

INDUSTRIAL FOR LEASE

ChoiceProperties

## 41 GURHOLT DRIVE

41 GURHOLT DRIVE, BURNSIDE, NS B3B 1J8



FOR LEASE

### KW COMMERCIAL ADVISORS

1160 Bedford Highway, Suite 100  
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Each Office Independently Owned and Operated

### PRESENTED BY:

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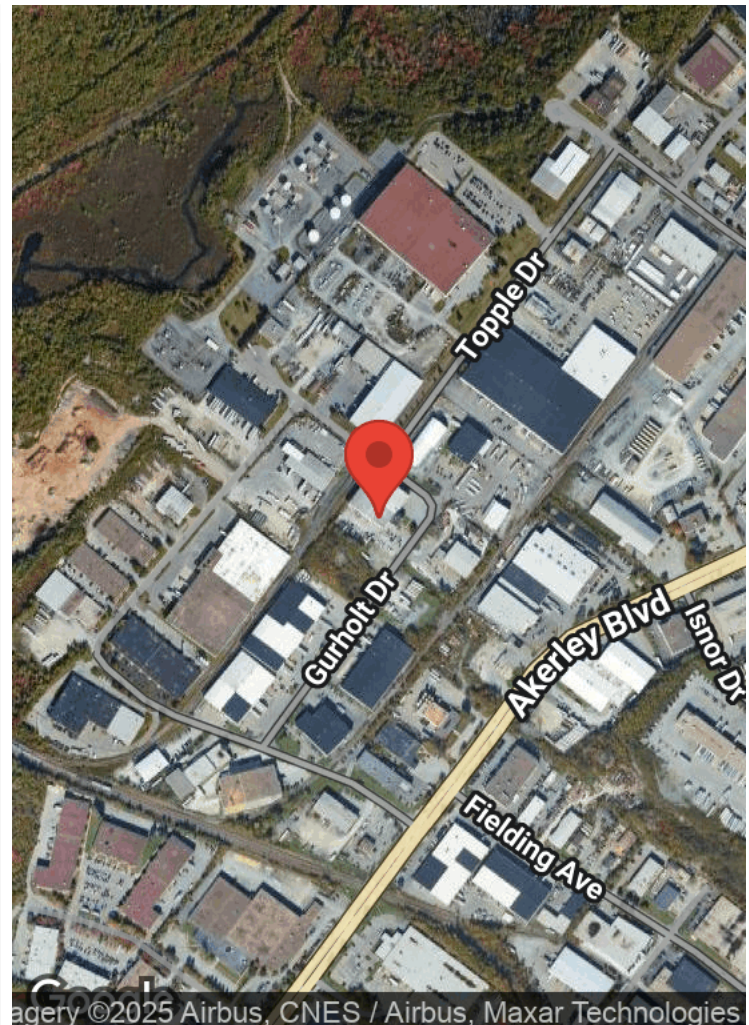
## EXECUTIVE SUMMARY

41 GURHOLT DRIVE



## OFFERING SUMMARY

<b>PROPERTY TYPE:</b>	Industrial / Warehouse
<b>AVAILABLE SPACE:</b>	16,747 SF
<b>UNIT DIMENSIONS:</b>	Main Level: 87' X 179' (approx.) Mezzanine: 37' x 22'
<b>CEILING HEIGHT:</b>	23' - 25' Clear
<b>LOADING:</b>	Two (2) x Dock Loading Two (2) x Grade Loading
<b>PROPERTY FEATURES:</b>	Rail Siding Opportunity
<b>LEASE RATE:</b>	\$13.00 Net
<b>CAM &amp; TAX:</b>	\$7.62 (2025)



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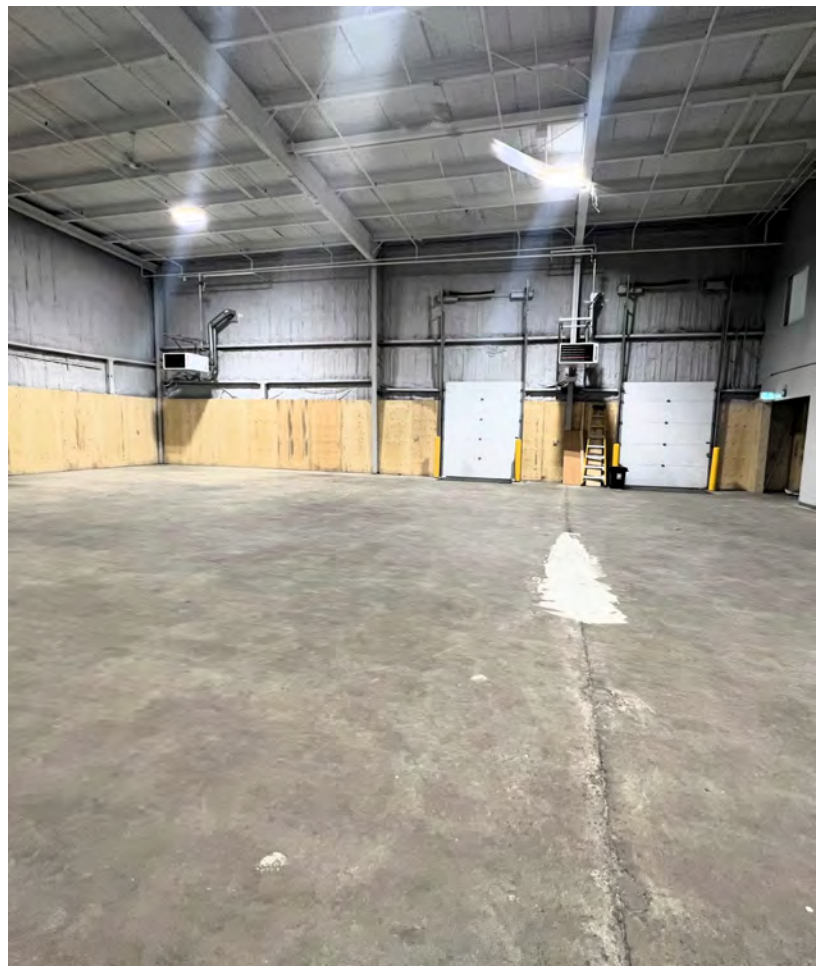


## PROPERTY PHOTOS

41 GURHOLT DRIVE



Main Level





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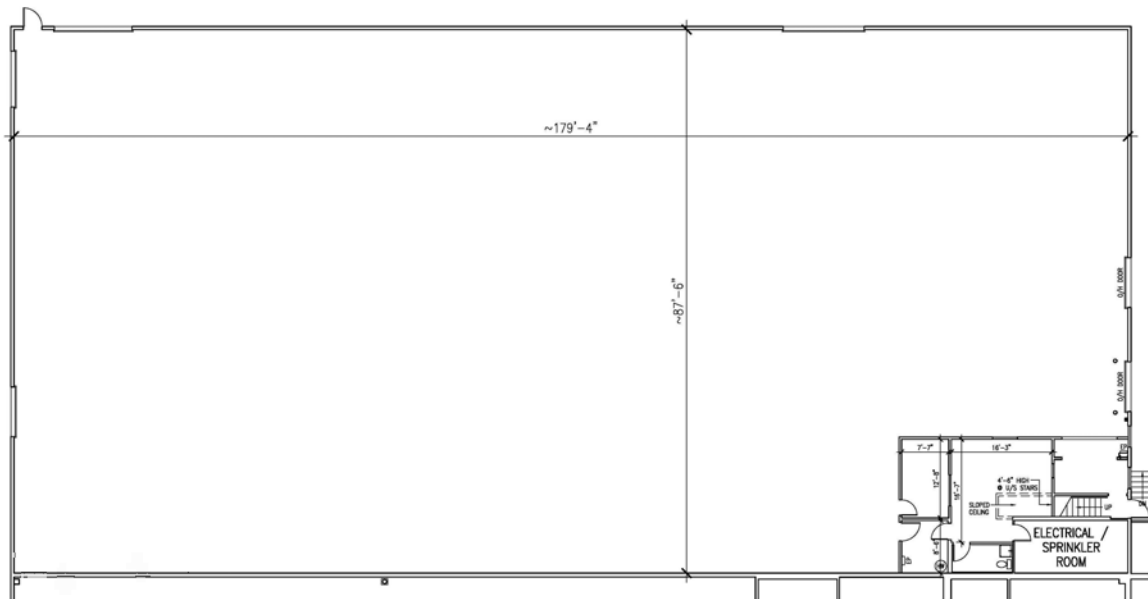




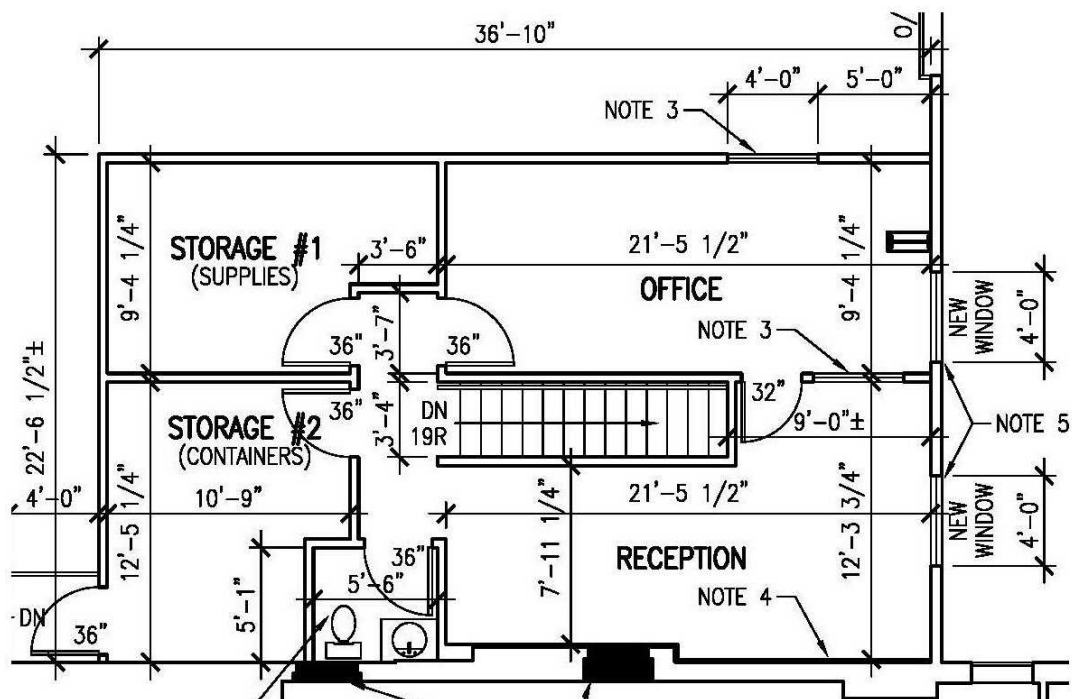
## FLOOR PLAN

41 GURHOLT DRIVE

41 GURHOLT DRIVE GROUND FLOOR



## Main Level



## Mezzanine

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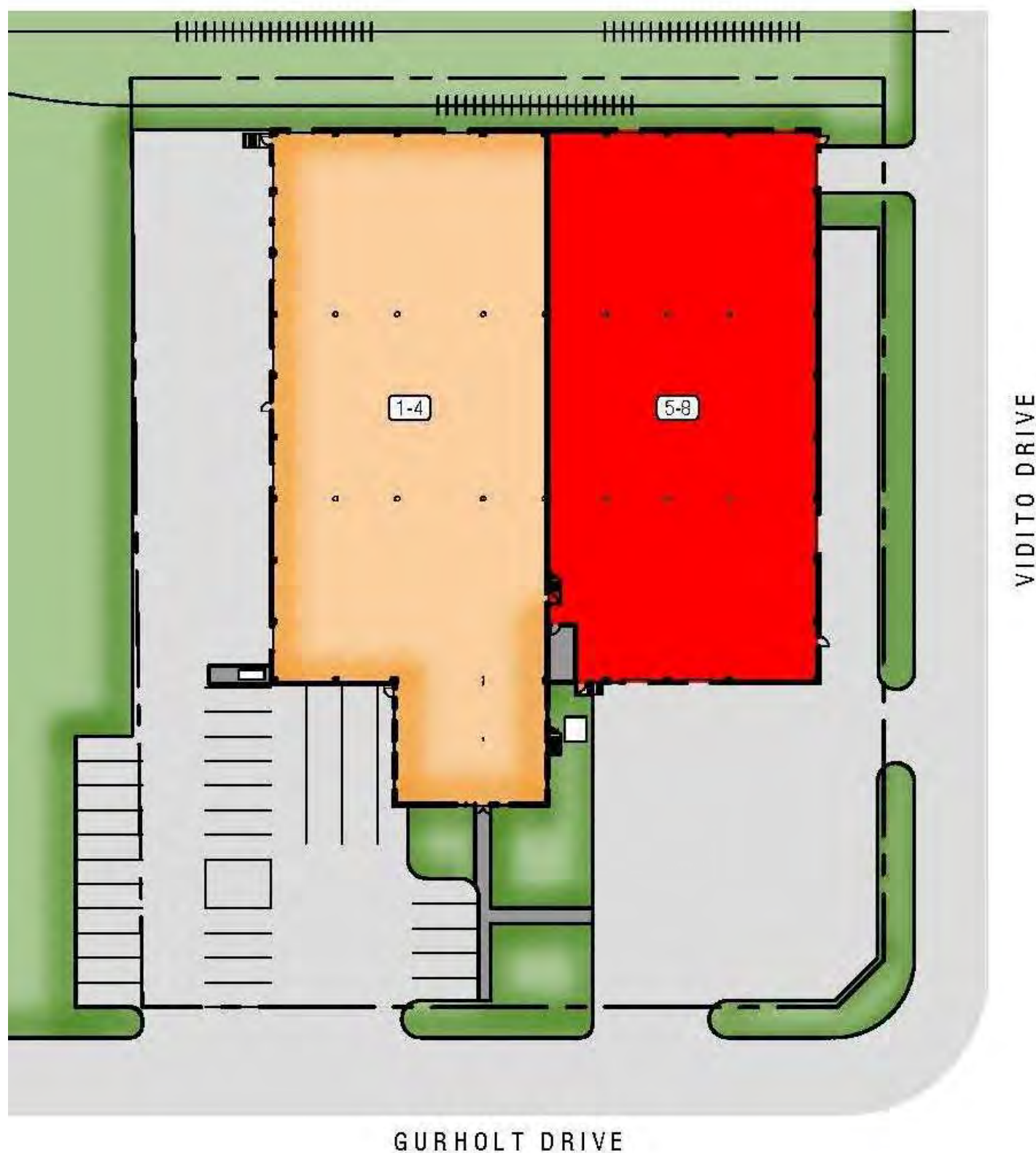
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## SITE PLAN

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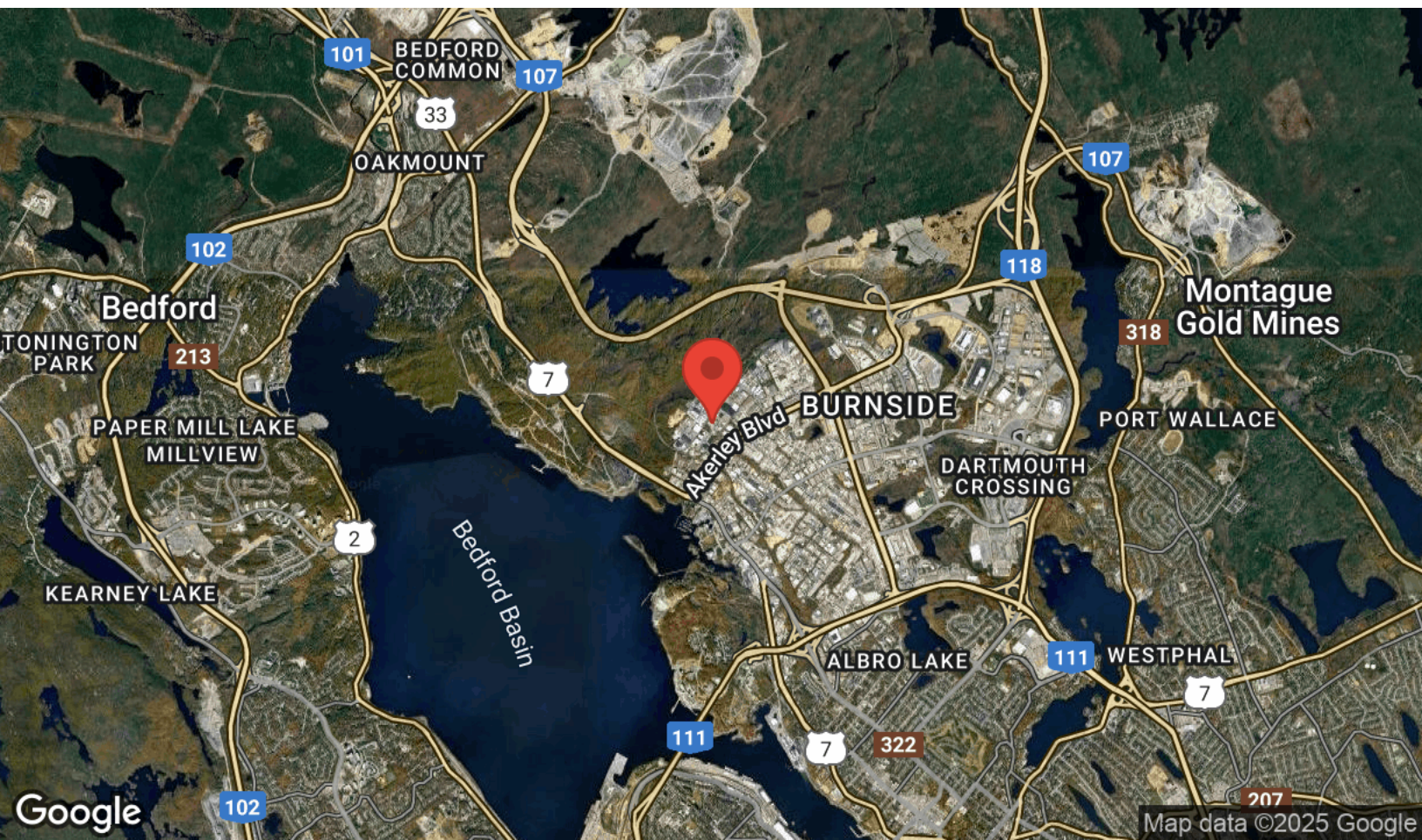
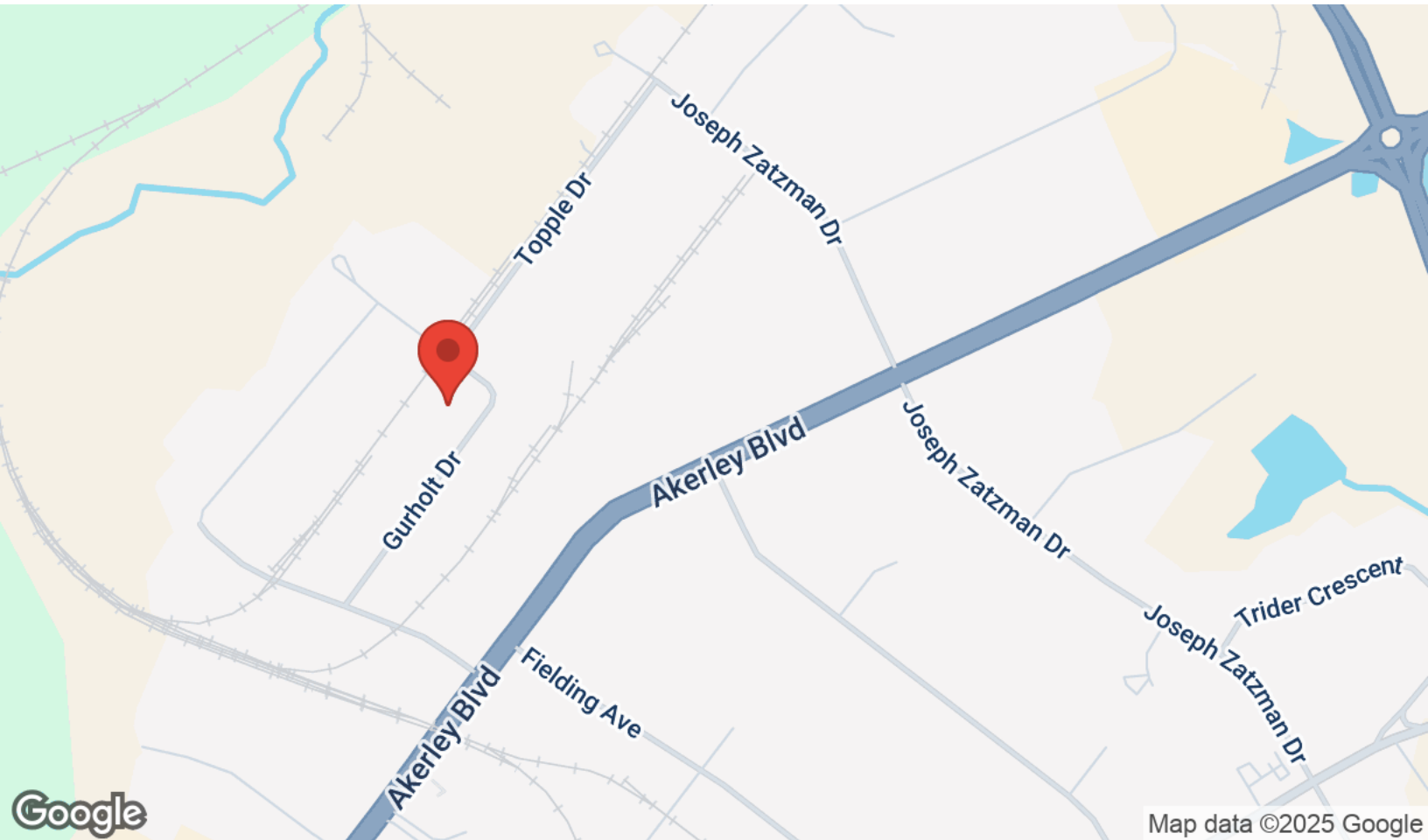
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# LOCATION MAPS

41 GURHOLT DRIVE





# BUSINESS MAP

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## CONTACT INFORMATION

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\* Marketed on behalf of CHOICE PROPERTIES

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