

INDUSTRIAL FOR LEASE

# 11 PETTIPAS DRIVE

11 PETTIPAS DRIVE, DARTMOUTH, NS B3B 1P9



FOR LEASE

**KW COMMERCIAL ADVISORS**

1160 Bedford Highway, Suite 100  
Bedford, NS B4A 1C1



Each Office Independently Owned and Operated

**PRESENTED BY:**

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# EXECUTIVE SUMMARY

11 PETTIPAS DRIVE



## OFFERING SUMMARY

<b>AVAILABLE SPACE:</b>	2,000 SF
<b>UNIT DIMENSIONS:</b>	40' X 50' (14' x 19' Office) (14' x 30' Storage/flex room) (20' x 30' Storage mezzanine - low ceiling)
<b>CLEAR HEIGHT:</b>	16' Clear ceiling height
<b>GRADE DOORS:</b>	10' x 10' Grade loading doors
<b>LEASE RATE:</b>	\$16.00 Net
<b>CAM &amp; TAX:</b>	\$8.00 (2025)
<b>AVAILABILITY:</b>	November 1st, 2025

## PROPERTY OVERVIEW

The subject property at 11 Pettipas Drive, Nova Scotia, offers a versatile space ideal for a range of business operations. Available for lease starting November 1, 2025, the property features a 10' x 10' wide grade loading door, 16' clear ceilings, and a 40' x 50' layout, complemented by a 14' x 19' office, a 14' x 30' storage/flex room, and a 20' x 30' low-ceiling storage mezzanine. It offers businesses seeking modern, functional space in a strategic location. Perfect for warehousing, light industrial, or professional services, this property is ready to support your business needs.

## LOCATION OVERVIEW

Located in Dartmouth's Burnside Industrial Park, 11 Pettipas Drive, is ideally positioned in Atlantic Canada's premier industrial hub. Minutes from Highways 102 and 118, it offers excellent access to Halifax, Dartmouth, Halifax Stanfield International Airport (~20 min), and the Port of Halifax. Surrounded by diverse businesses like Precision BioLogic and Express Way Auto Services, the 34,056 SF lot benefits from municipal services and a vibrant commercial community. This location is perfect for businesses seeking connectivity and growth in a dynamic industrial setting.

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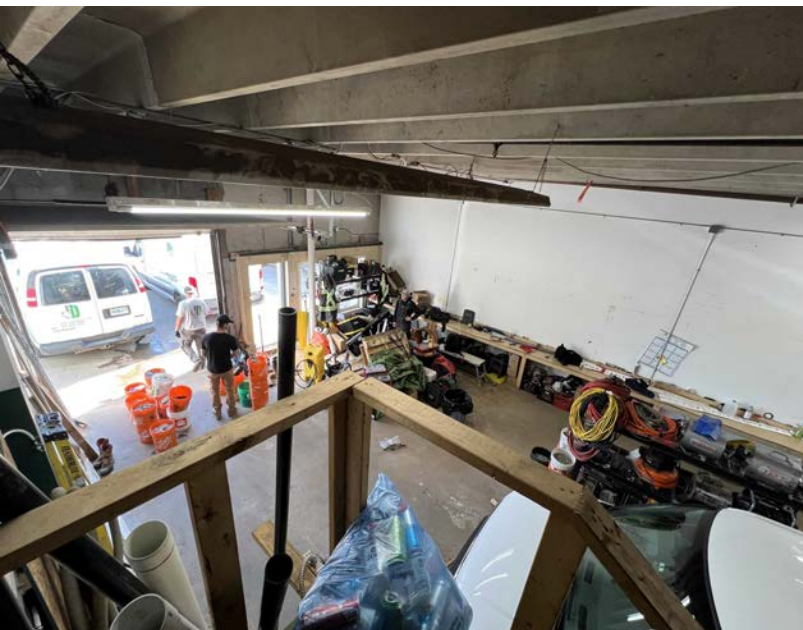
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# PROPERTY PHOTOS

11 PETTIPAS DRIVE





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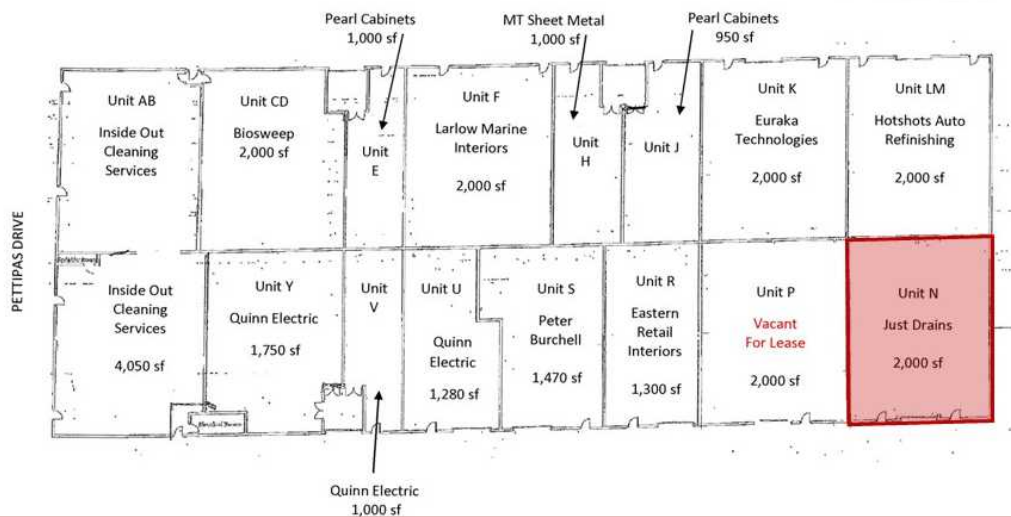


# FLOOR PLAN - UNIT N

11 PETTIPAS DRIVE



## Unit N



## Building Floor Plan

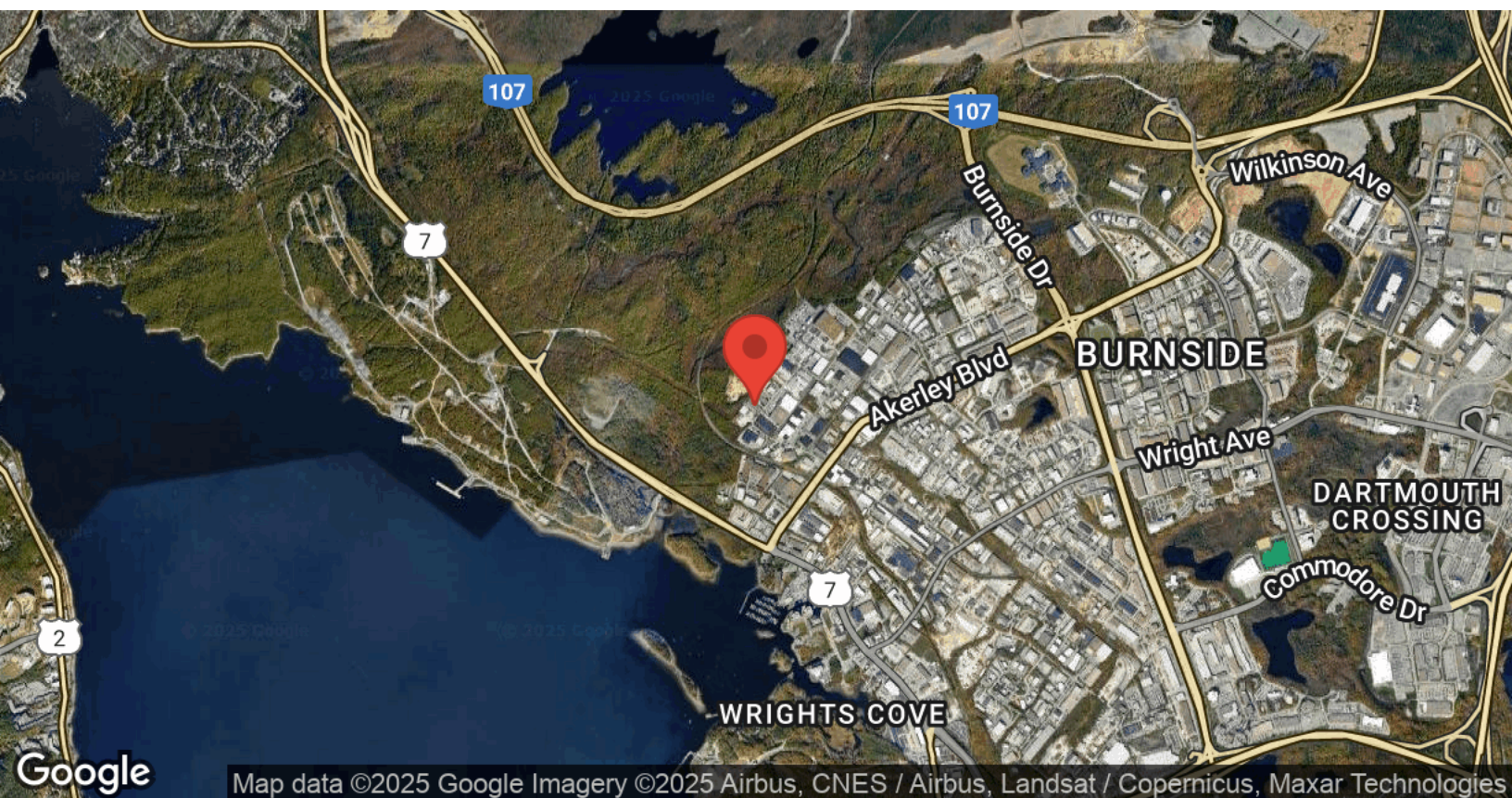
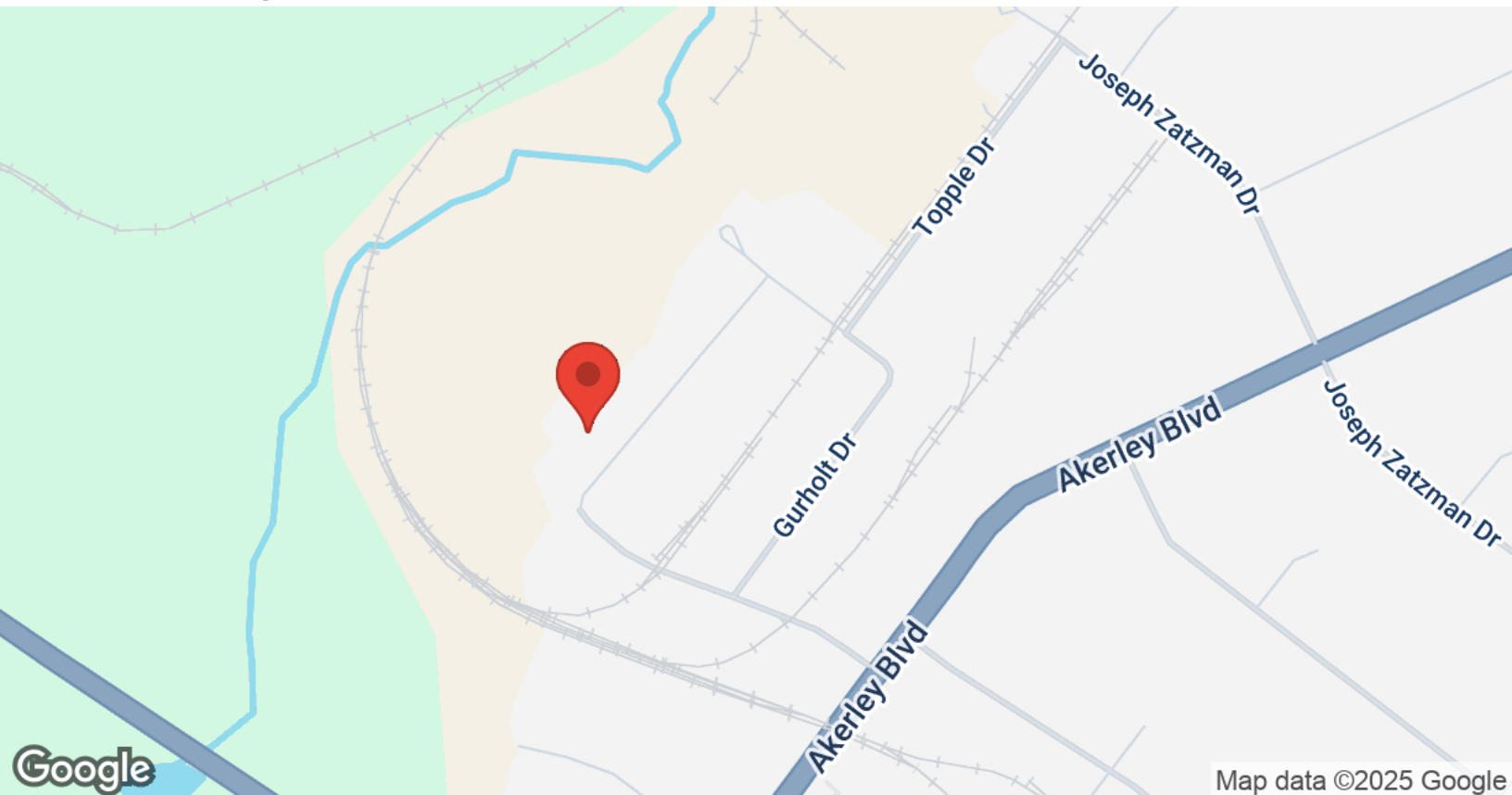
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## LOCATION MAPS

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## CONTACT INFORMATION

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