

INDUSTRIAL FOR LEASE

109 ILSLEY AVENUE

109 ILSLEY AVENUE, BURNSIDE, NS B3B 1C7



FOR SUBLEASE

KW COMMERCIAL ADVISORS

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Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

109 ILSLEY AVENUE



OFFERING SUMMARY

Available Space:	2,222 SF
Loading:	1 x 8' Grade load door 1 x 12' Grade load door
Heating & Cooling:	Rooftop unit heating/cooling, natural gas forced air heat in the warehouse
Sublease Rate:	\$14.68 - \$16.04 Net
CAM & Tax:	\$9.85 (2025 Budget)
Sublease Term:	Ends September 30th, 2029

PROPERTY OVERVIEW

Versatile industrial property with over 2,000 SF, featuring combined office and warehouse space. The sublease term extends until September 30th, 2029. The space is equipped with efficient rooftop unit heating and cooling for the office area, natural gas forced air heat in the warehouse, and convenient access via one 8' grade load door and one 12' grade load door, making it ideal for light industrial or distribution operations.

LOCATION OVERVIEW

Ilsley Avenue is well positioned for both high visibility and is centrally located in Burnside with quick access to Wright Avenue, Akerley Boulevard, Burnside Drive and Dartmouth Crossing. Burnside provides convenient access to exits and interchanges for Highway 111, 118 and 102, proximity to the Halifax International Airport, Downtown Halifax and the Port of Halifax.

Burnside is the largest business park in Atlantic Canada with over 1,500 hundred enterprises and over 15,000 employees. It is a centrally located urban business park with superb transportation links and located adjacent to five 100 series highways providing quick access to and from the park. Additionally, Burnside businesses are located within 10-15 minutes travel time to the downtown Halifax CBD, the Halifax International Airport, and the Port of Halifax.

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PROPERTY PHOTOS

109 ILSLEY AVENUE



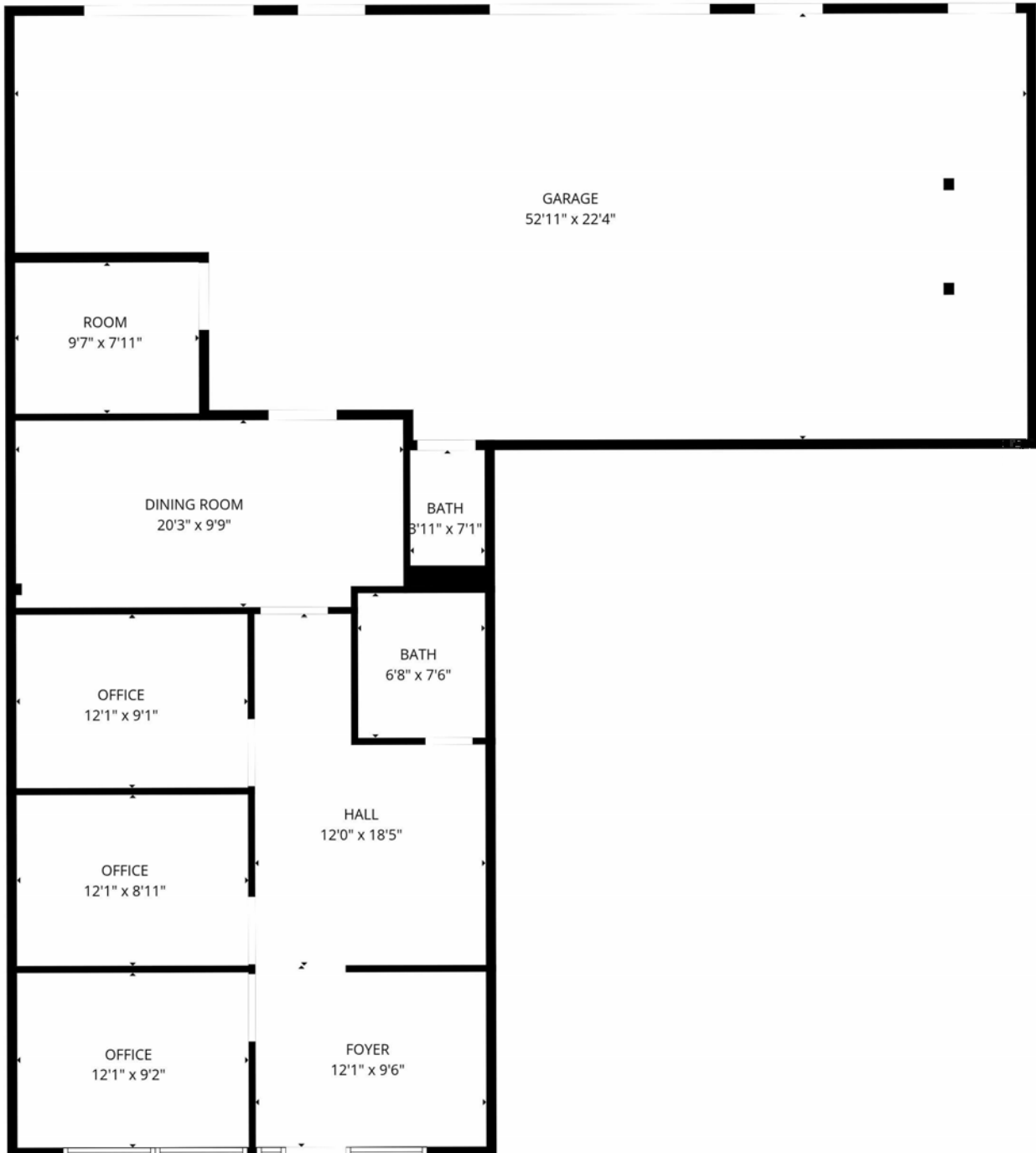
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FLOOR PLAN

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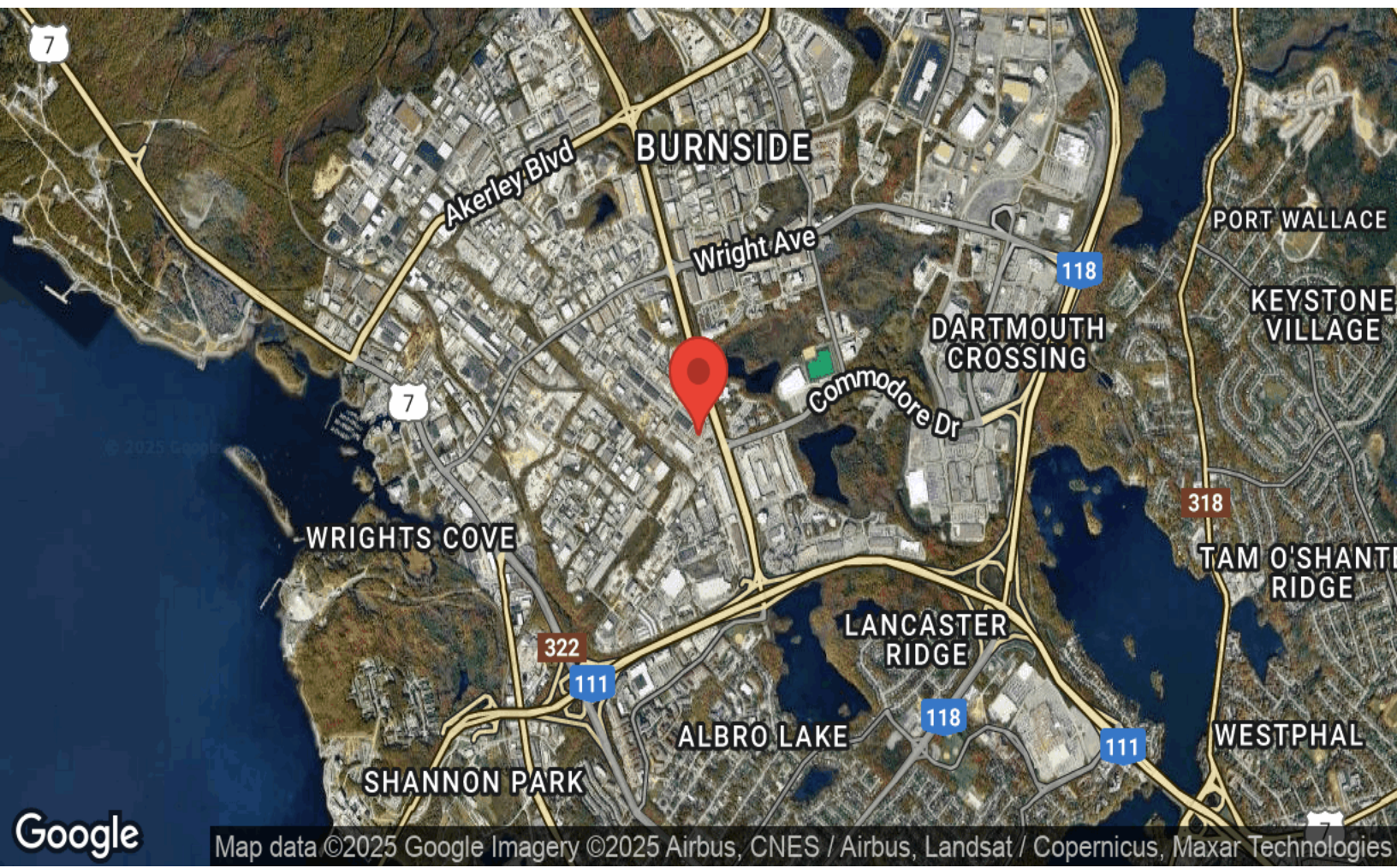
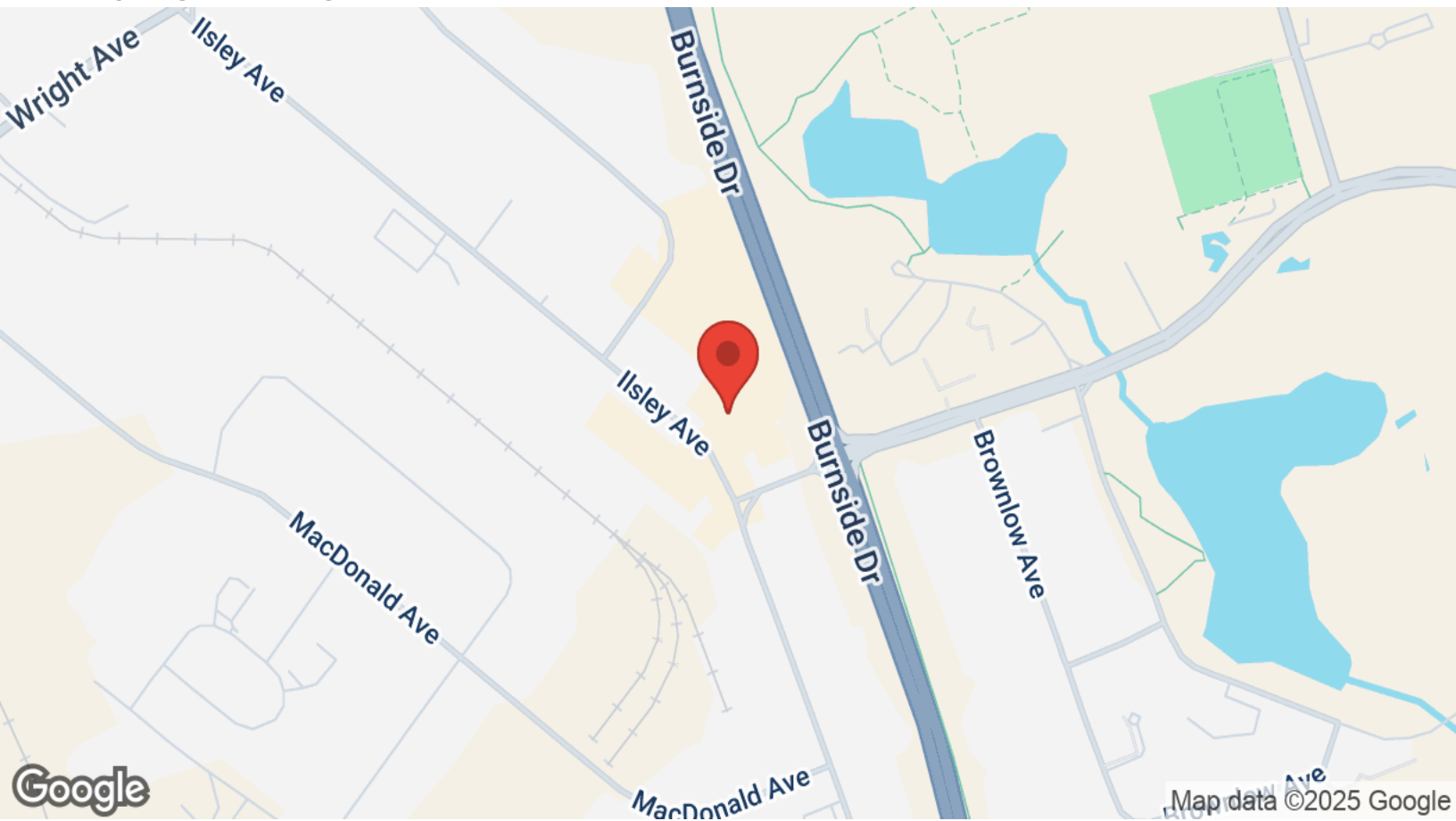
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LOCATION MAPS

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CONTACT INFORMATION

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