

INDUSTRIAL FOR LEASE

45 THORNE AVENUE

45 THORNE AVENUE, DARTMOUTH, NS B3B 0A4



FOR LEASE

KW COMMERCIAL ADVISORS

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Bedford, NS B4A 1C1



Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

45 THORNE AVENUE



OFFERING SUMMARY

Available Space:	2,000 SF - 4,000 SF (Units 1 & 2)
Unit Dimensions:	40' x 50'
Ceiling Height:	16' Clear
Loading:	14' x 12' Grade loading door,
Electrical:	120/240V 200A 3-phase power
Lease Rate:	\$20.00 Net + \$8.00 CAM & Tax
Availability:	December 1, 2025

PROPERTY OVERVIEW

Units 1 & 2 at 45 Thorne Avenue, offer 2,000–4,000 SF of new construction industrial space, available December 1, 2025. Each unit features a 40' x 50' layout with a 14' x 12' grade loading door, 16' clear ceilings, 3-ton ducted heat pumps with HRV, and up to two barrier-free washrooms. Built for durability with a 4000 PSI floor, R50 roof and R24 wall insulation, and 120/240V 200A 3-phase power, this property is ideal for modern industrial needs.

LOCATION OVERVIEW

45 Thorne is located on a quiet street with easy access to Wright Avenue via MacDonald Avenue. Wright Avenue is one of Burnside's main thoroughfares that run from Windmill Road right through to exits and interchanges for Highway 118, 102, & 111.

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.

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PROPERTY PHOTOS

45 THORNE AVENUE



PROPERTY PHOTOS

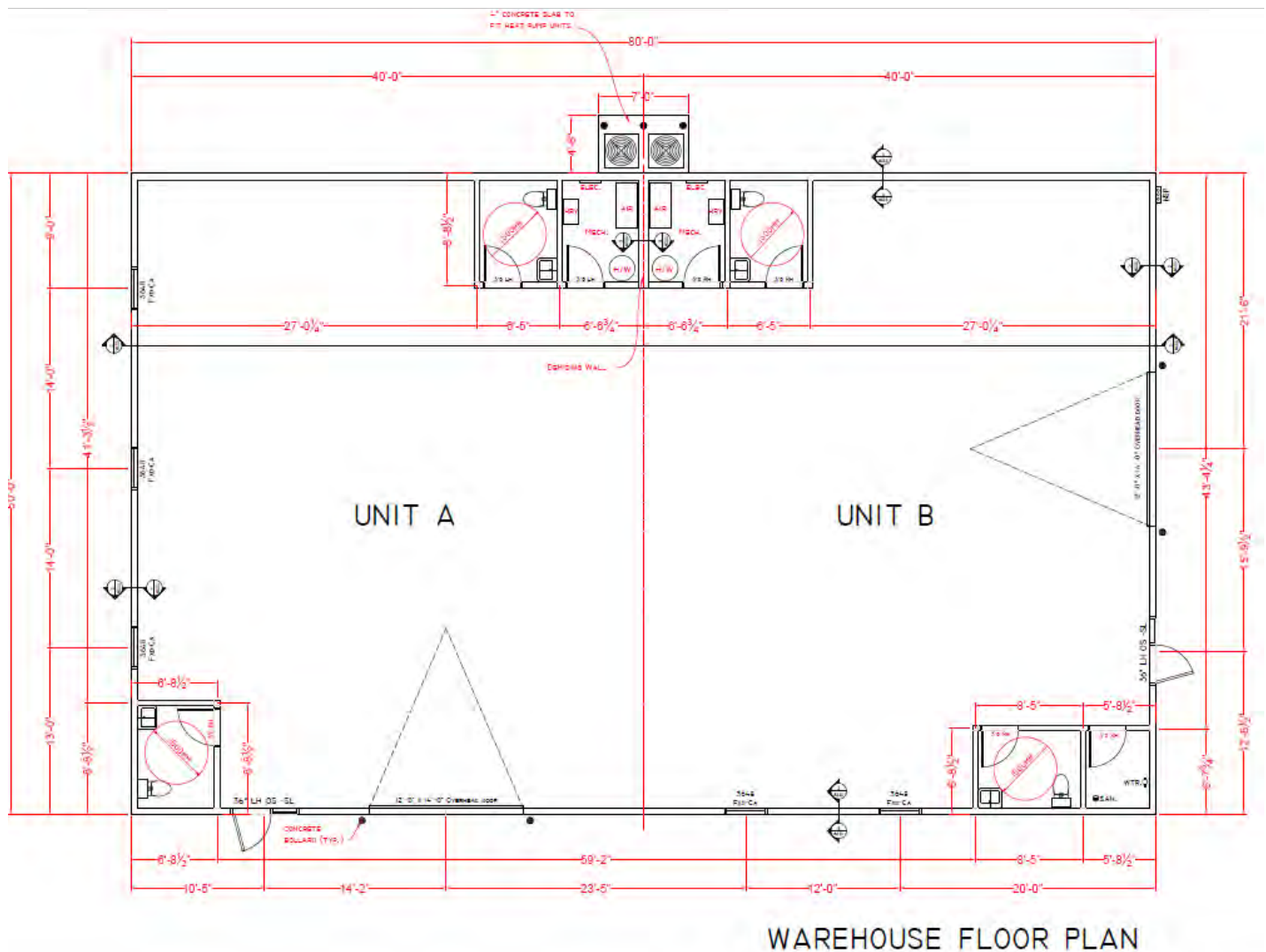
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PROPERTY PHOTOS

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LOCATION MAPS

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CONTACT INFORMATION

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