

INDUSTRIAL FOR LEASE

19 PETTIPAS DRIVE

19 PETTIPAS DRIVE, DARTMOUTH, NS B3B 1K1

kw COMMERCIAL
ADVISORS®



FOR LEASE

KW COMMERCIAL ADVISORS

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

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Each Office Independently Owned and Operated

PRESENTED BY:

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Nova Scotia

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EXECUTIVE SUMMARY

19 PETTIPAS DRIVE



OFFERING SUMMARY

Property Type: Industrial

Available Space:
Unit GHI | 4,250 SF (Demisable)
Unit LM | 2,000 SF
Unit Y | 1,087 SF

Office Component:
Unit GHI | +/- 15% Office
Unit LM | 2,000 SF +/- 20% Office
Unit Y | 1,087 SF +/- 80% Office

Loading:
Unit GHI | 10' x 10' (x3) Grade Level
Unit LM | 10' x 10' Grade Level
Unit Y | 10' x 10' Van Level

Parking: Paved Parking

Lease Rate: \$16.00 Net

CAM & Tax: \$8.00

PROPERTY OVERVIEW

The subject property at 19 Pettipas Drive, Nova Scotia, offers a versatile space ideal for a range of business operations. The property features a 10' x 10' wide grade loading door, 14' clear ceilings, and a variety of suite sizes. 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 at 19 Pettipas Drive, the site can be accessed either from Mosher Drive at the Akerley Tim Hortons intersection, or via Joseph Zatzman Drive by turning left onto Topple Drive, right onto Vidito Drive, and left onto Pettipas Drive. 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, and 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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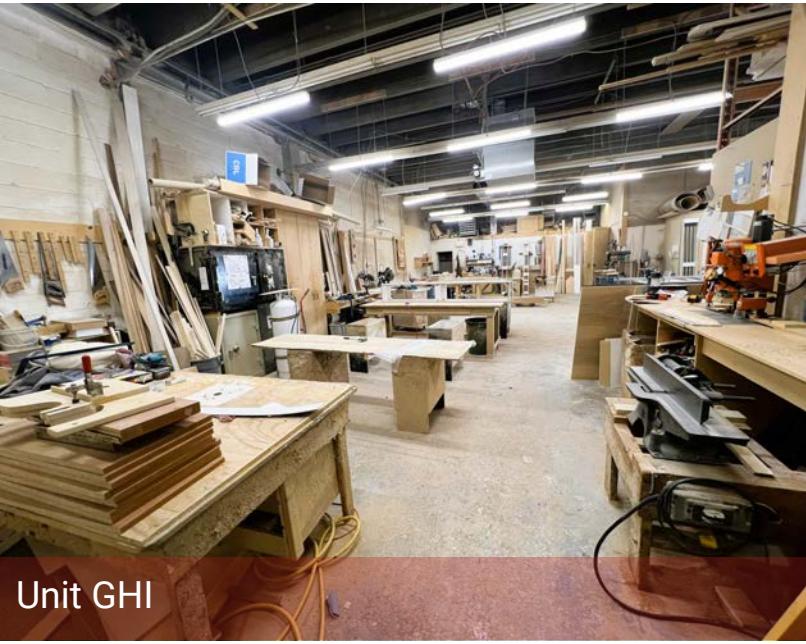
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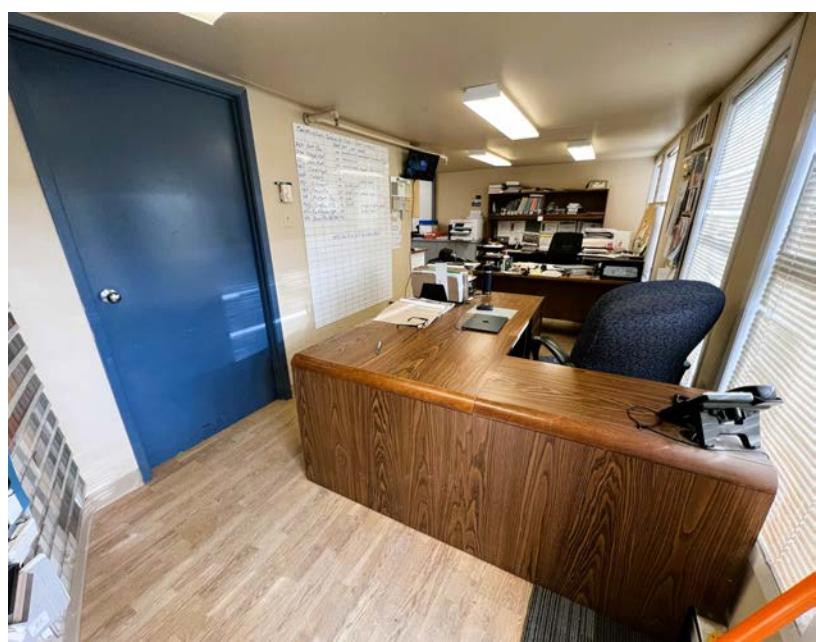
PROPERTY PHOTOS

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Unit GHI

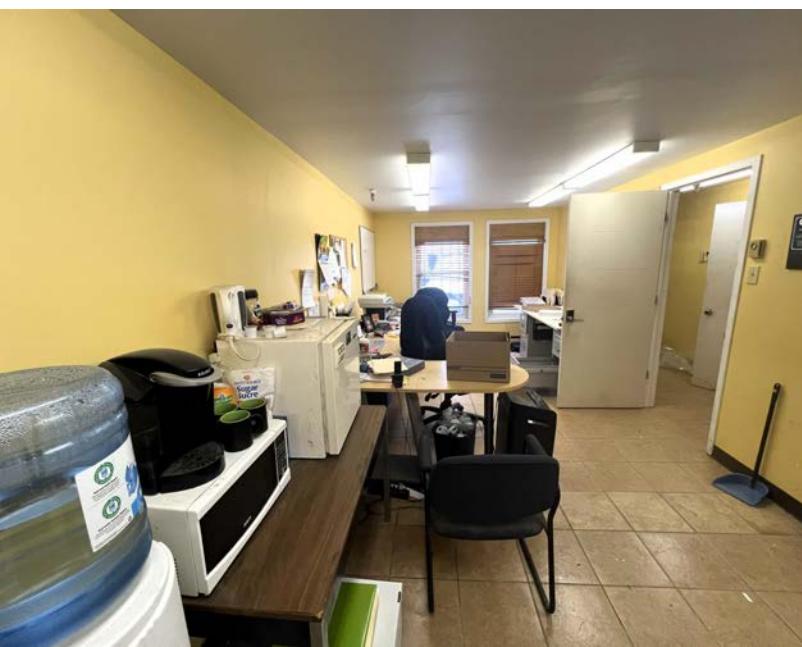
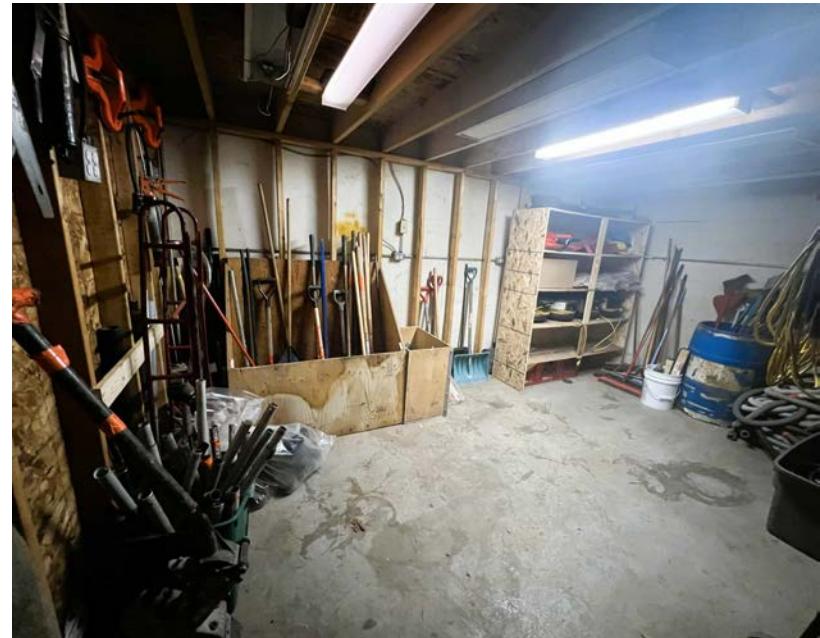


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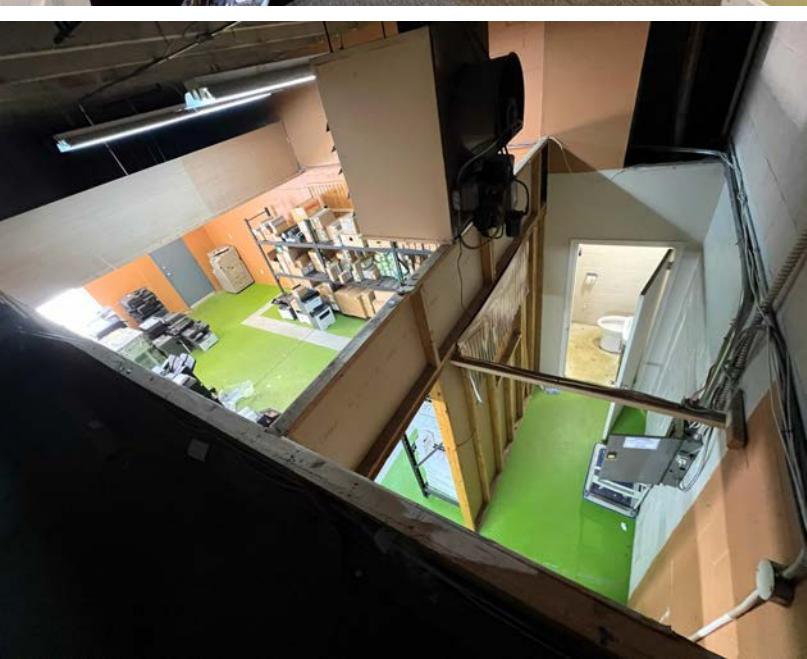
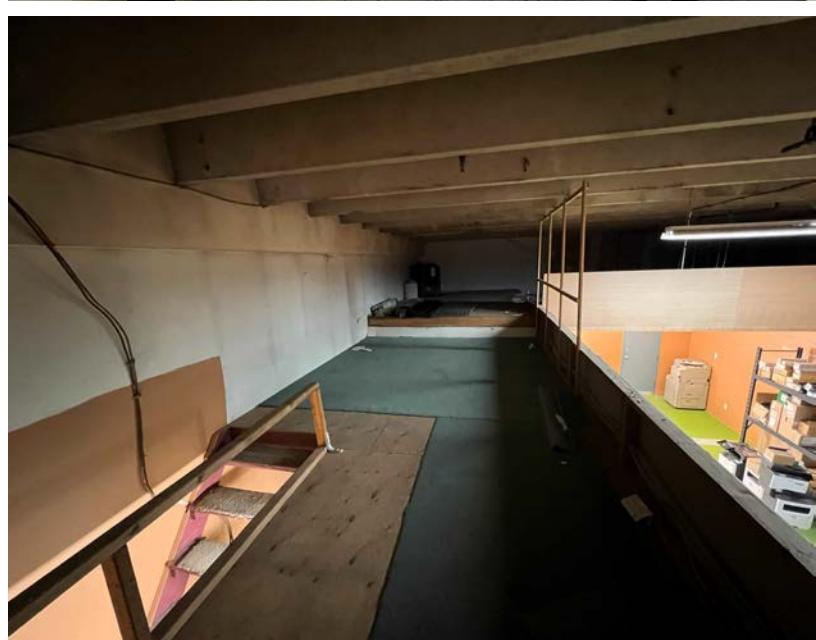
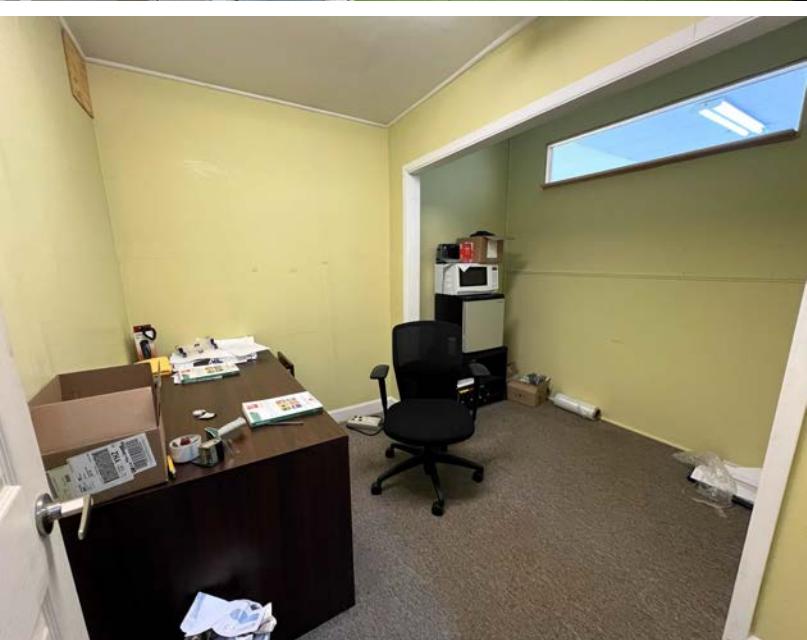
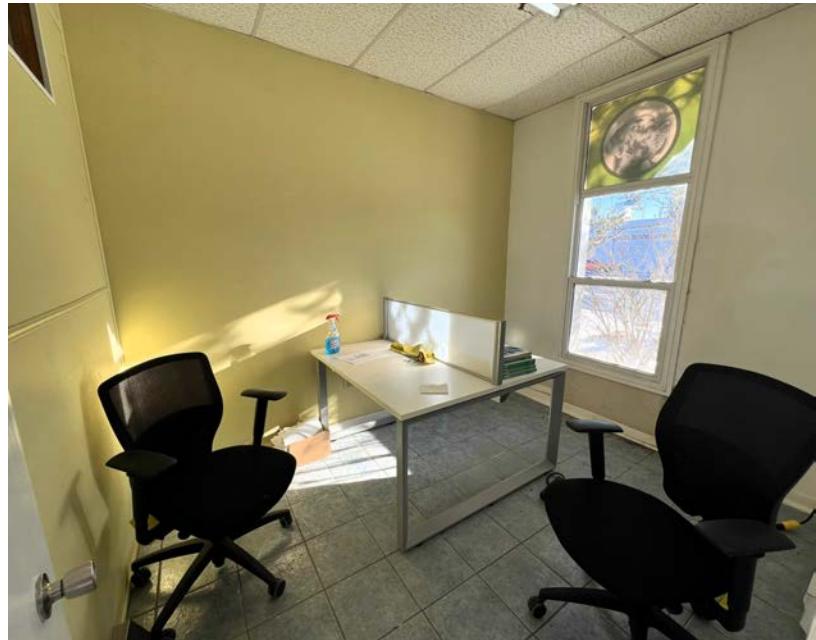
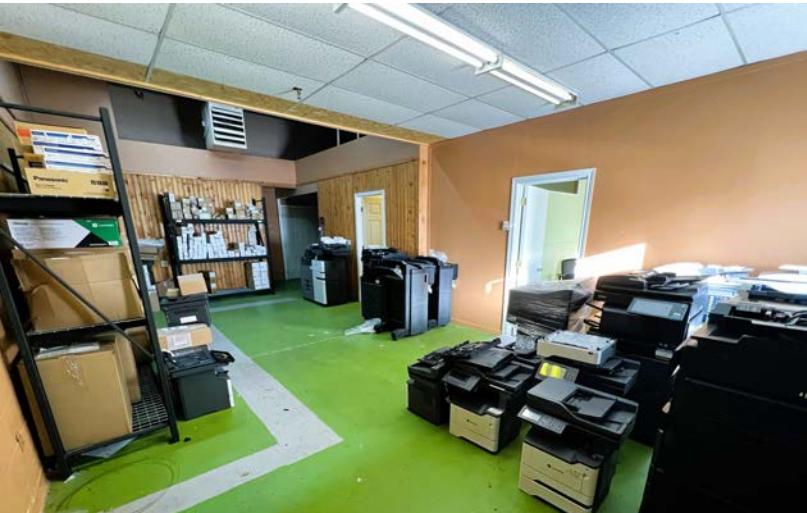
Unit LM



PROPERTY PHOTOS

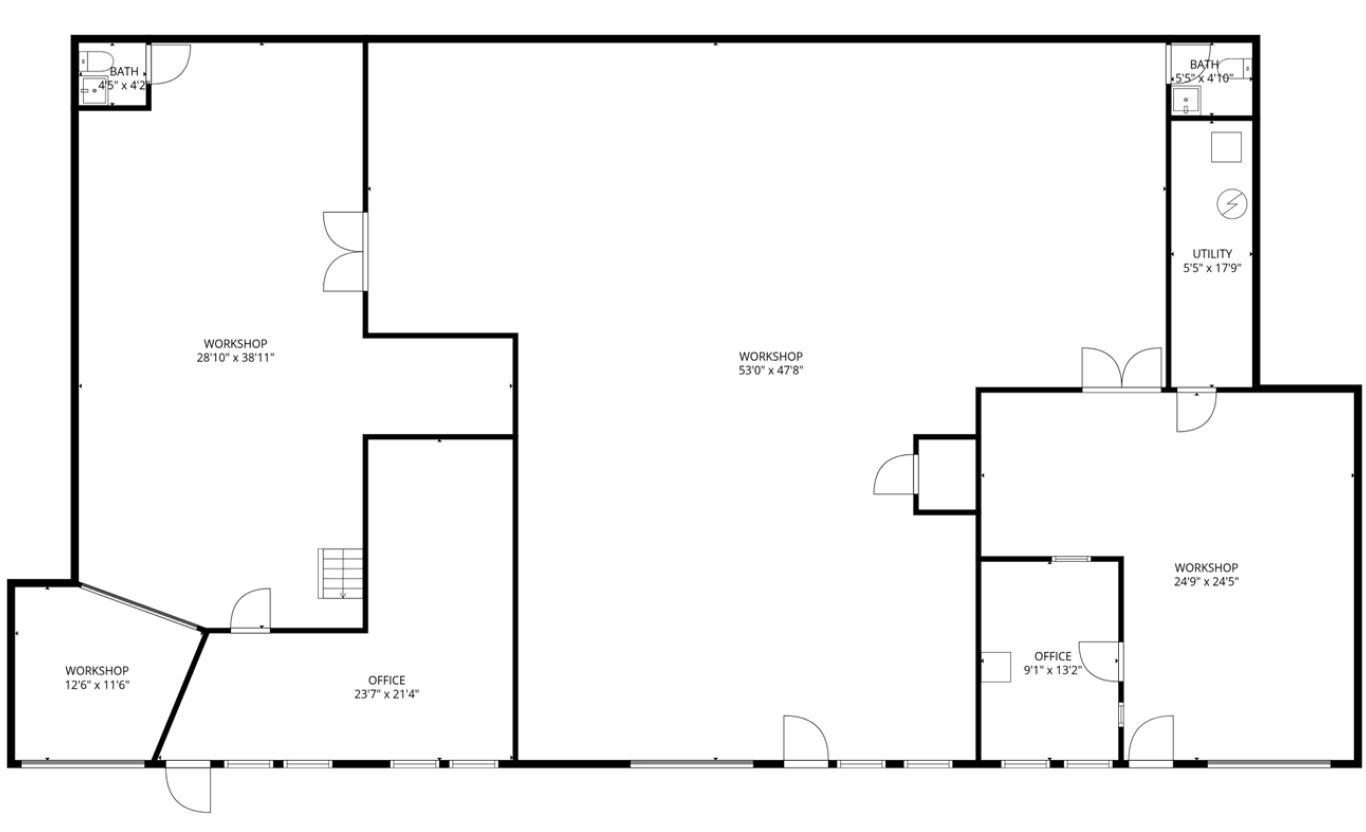
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FLOOR PLANS | UNIT GHI

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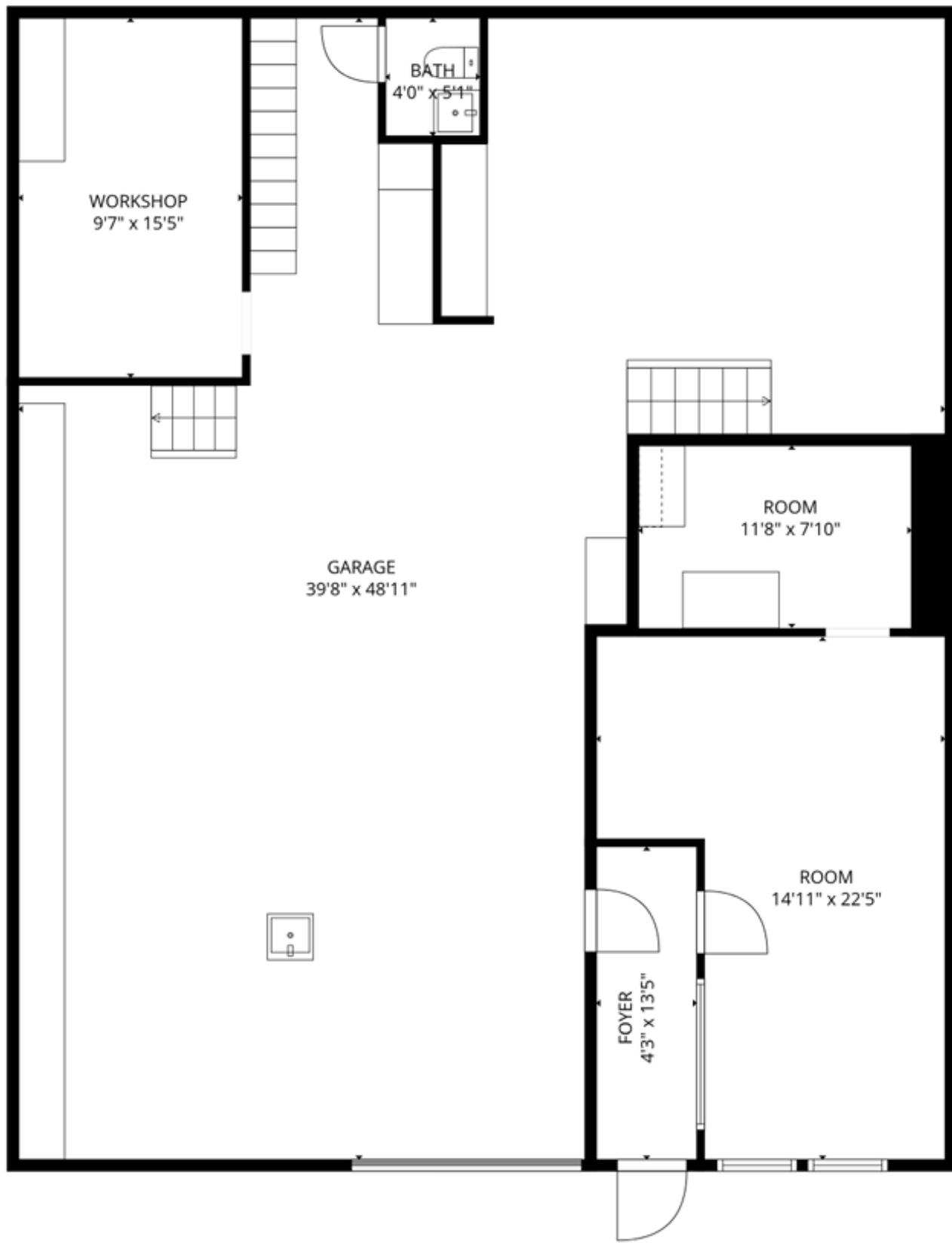
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FLOOR PLAN | LM

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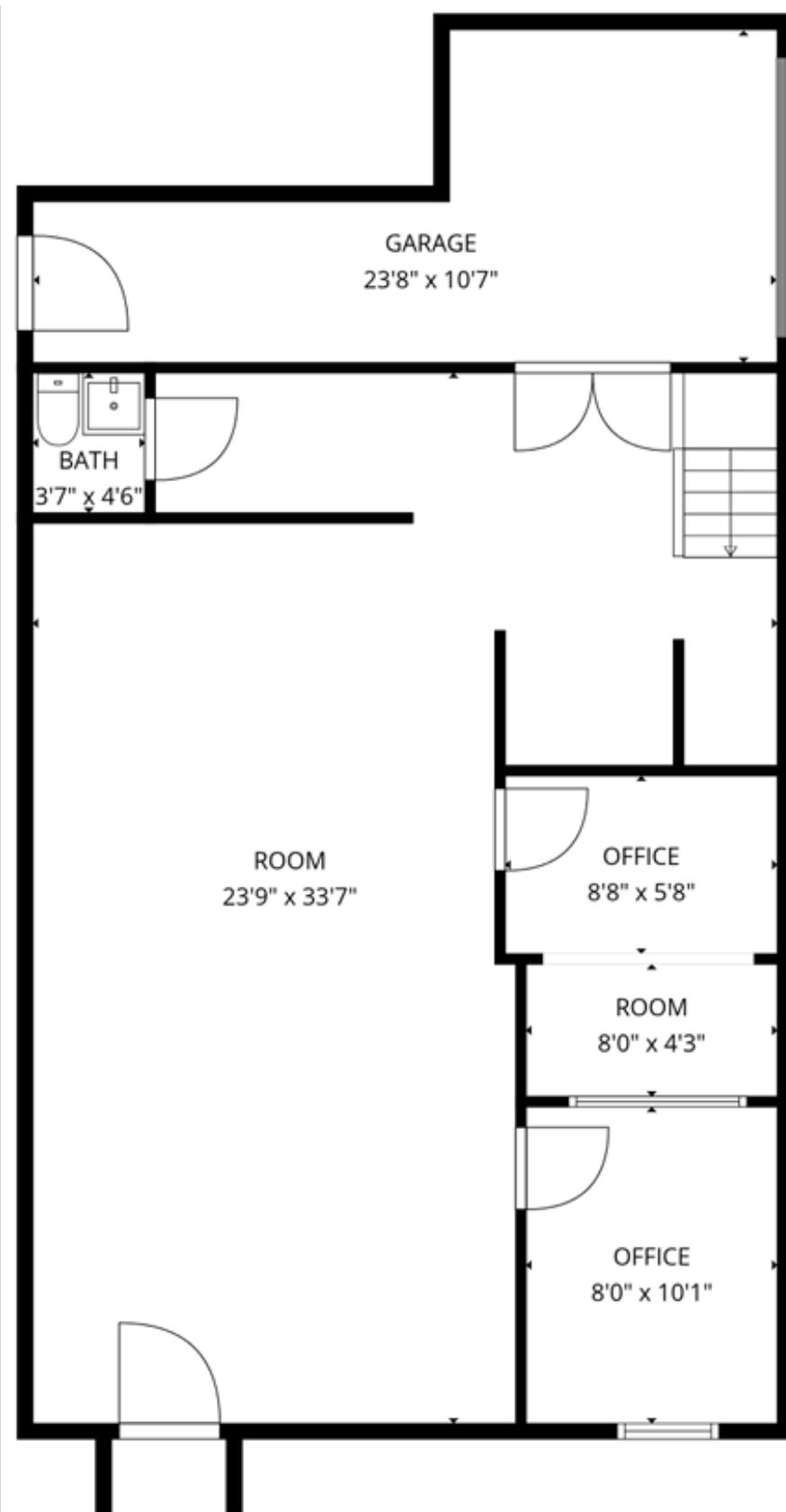
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FLOOR PLAN | UNIT Y

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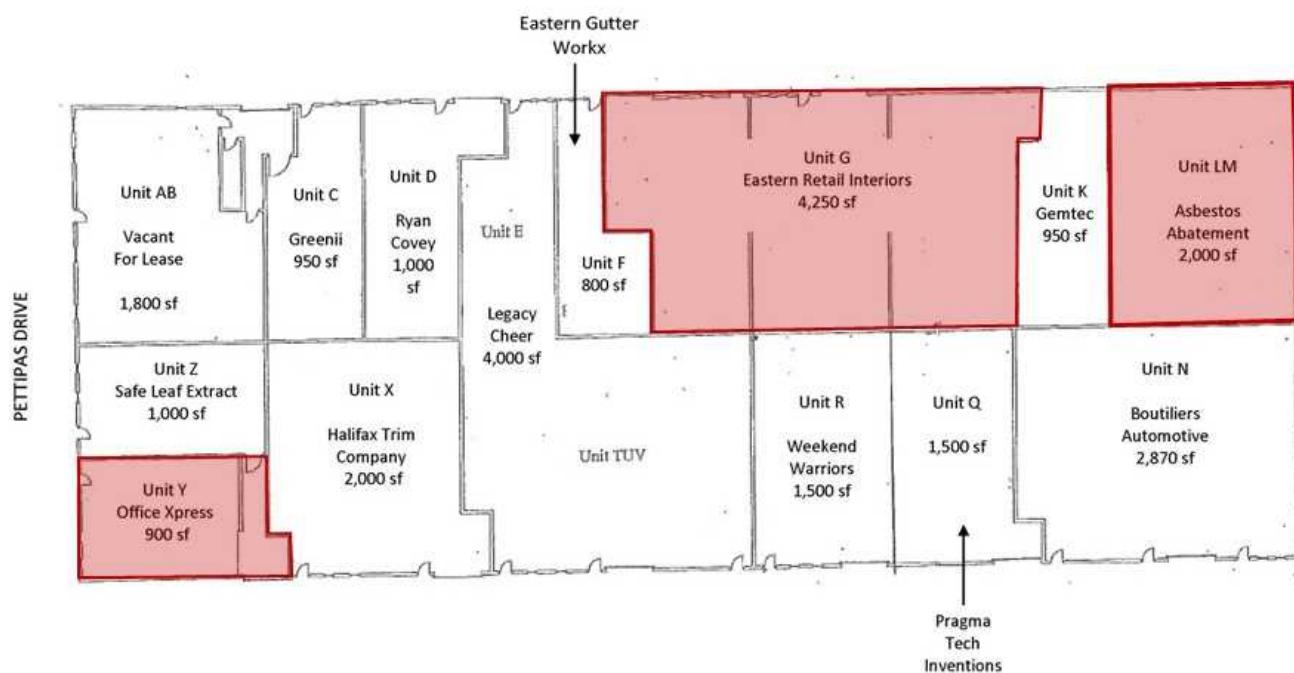
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BUILDING PLAN

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Available Units | GHI - LM - Y

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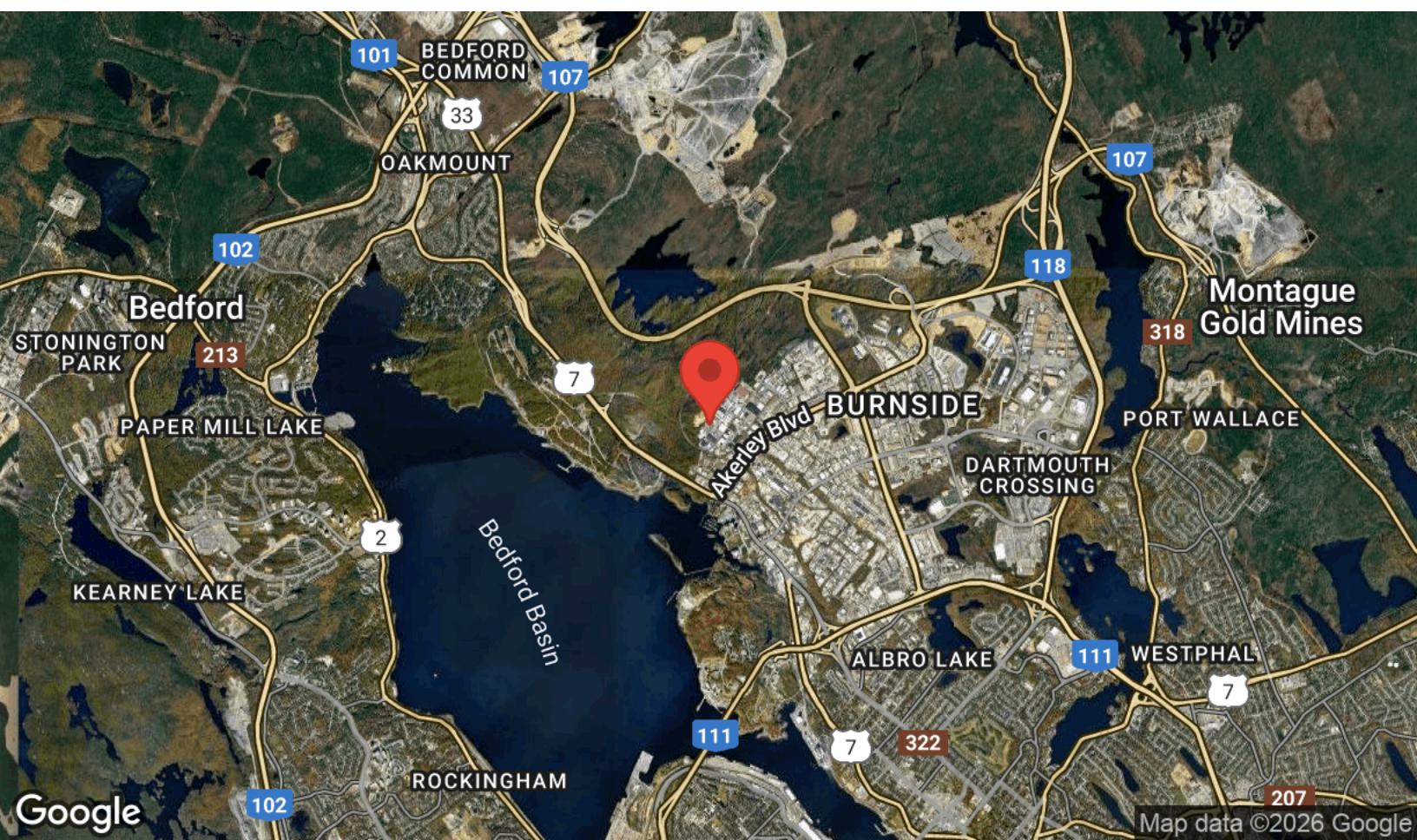
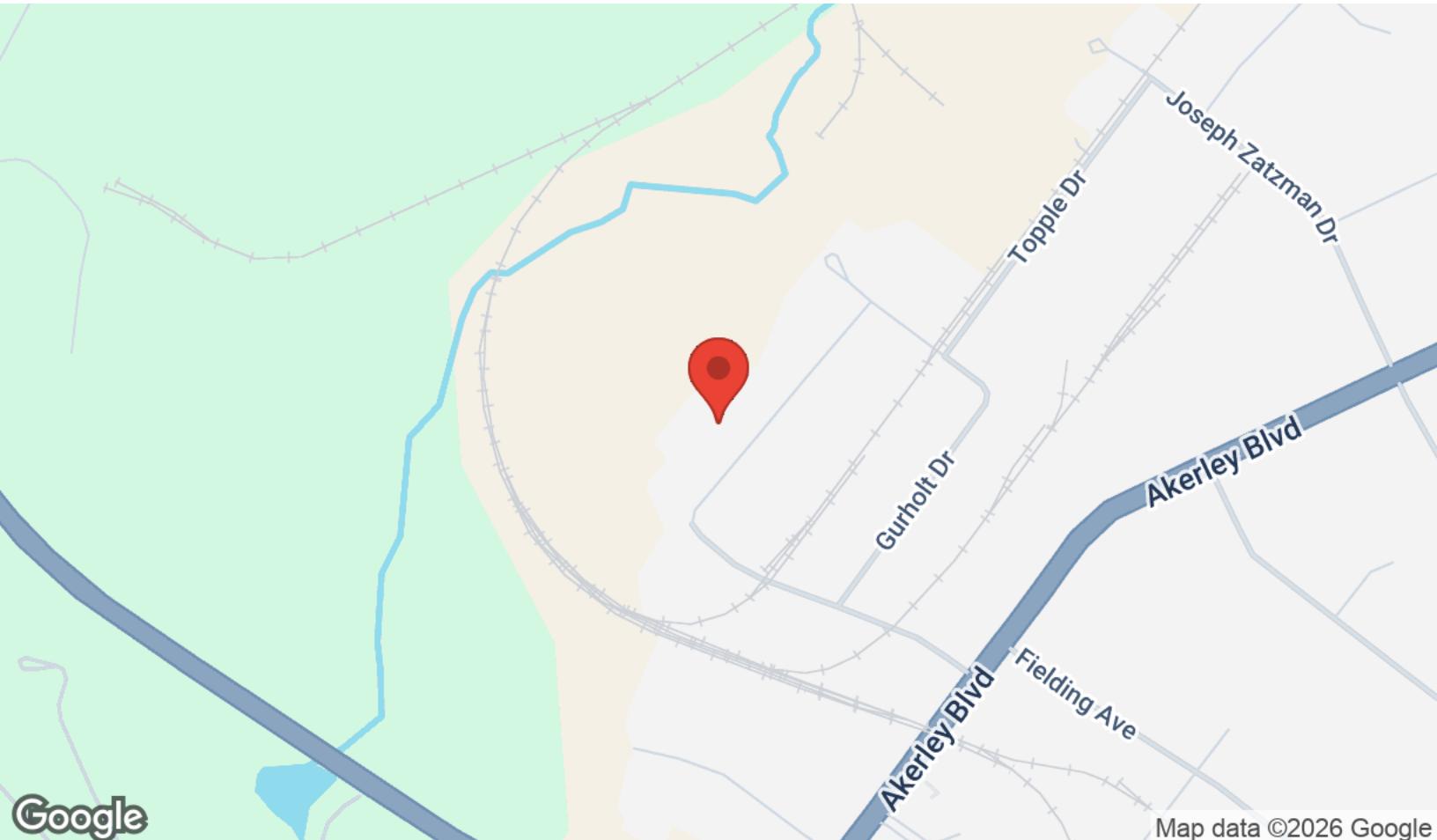
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LOCATION MAPS

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