

INDUSTRIAL FOR LEASE



19 PETTIPAS DRIVE

19 PETTIPAS DRIVE, DARTMOUTH, NS B3B 1K1



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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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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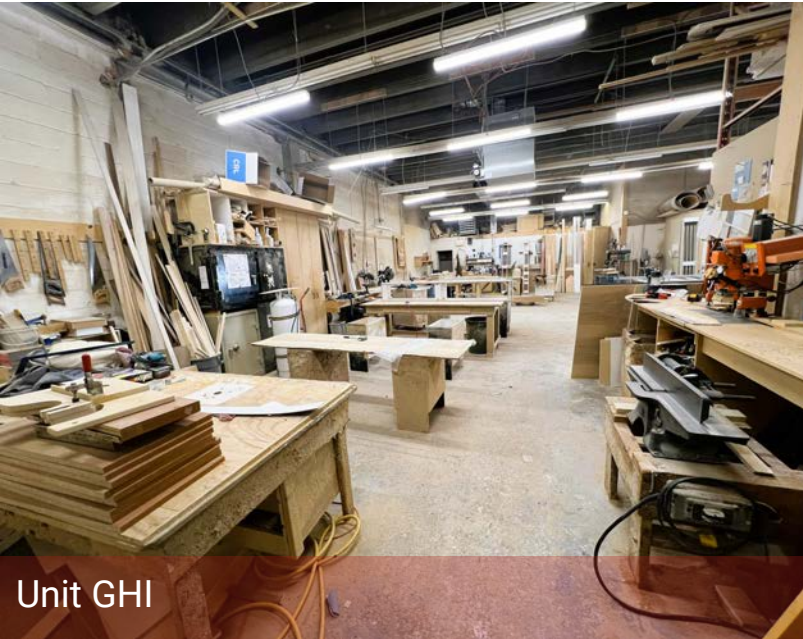
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PROPERTY PHOTOS

19 PETTIPAS DRIVE

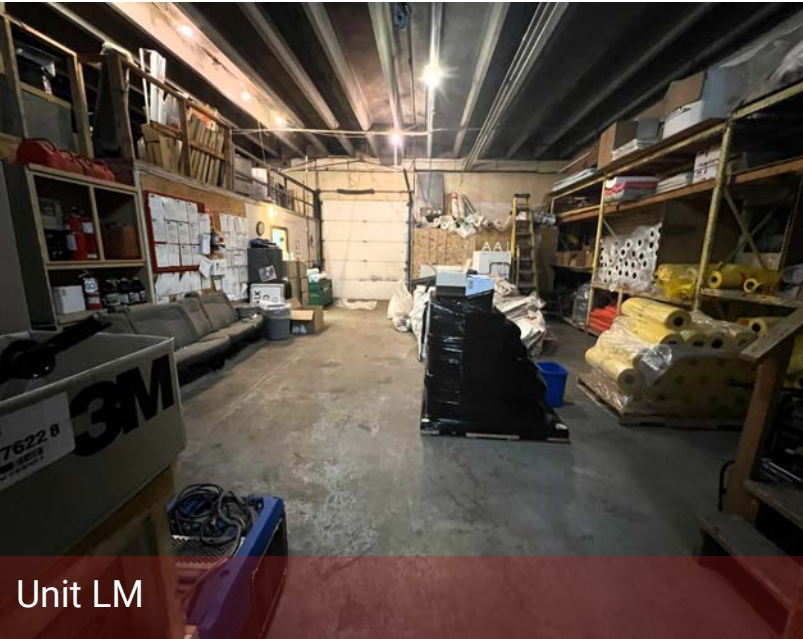


Unit GHI



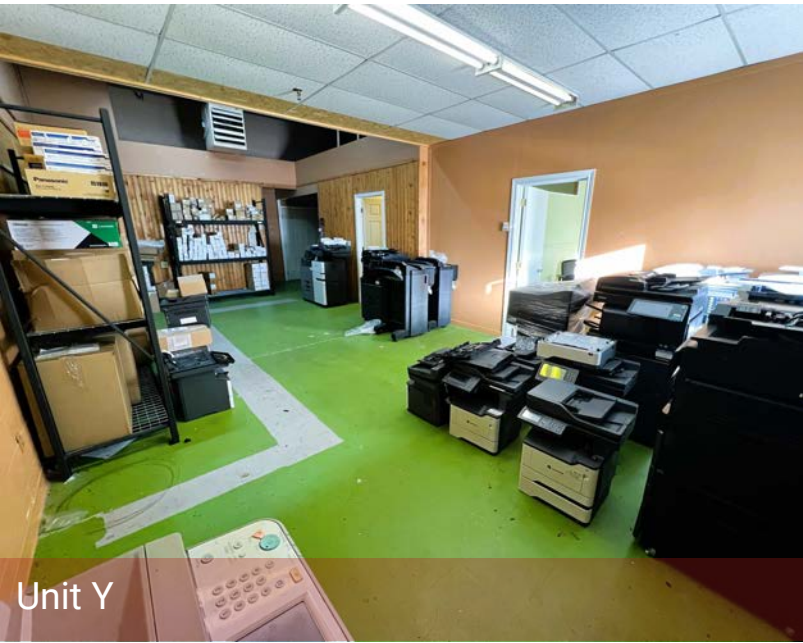
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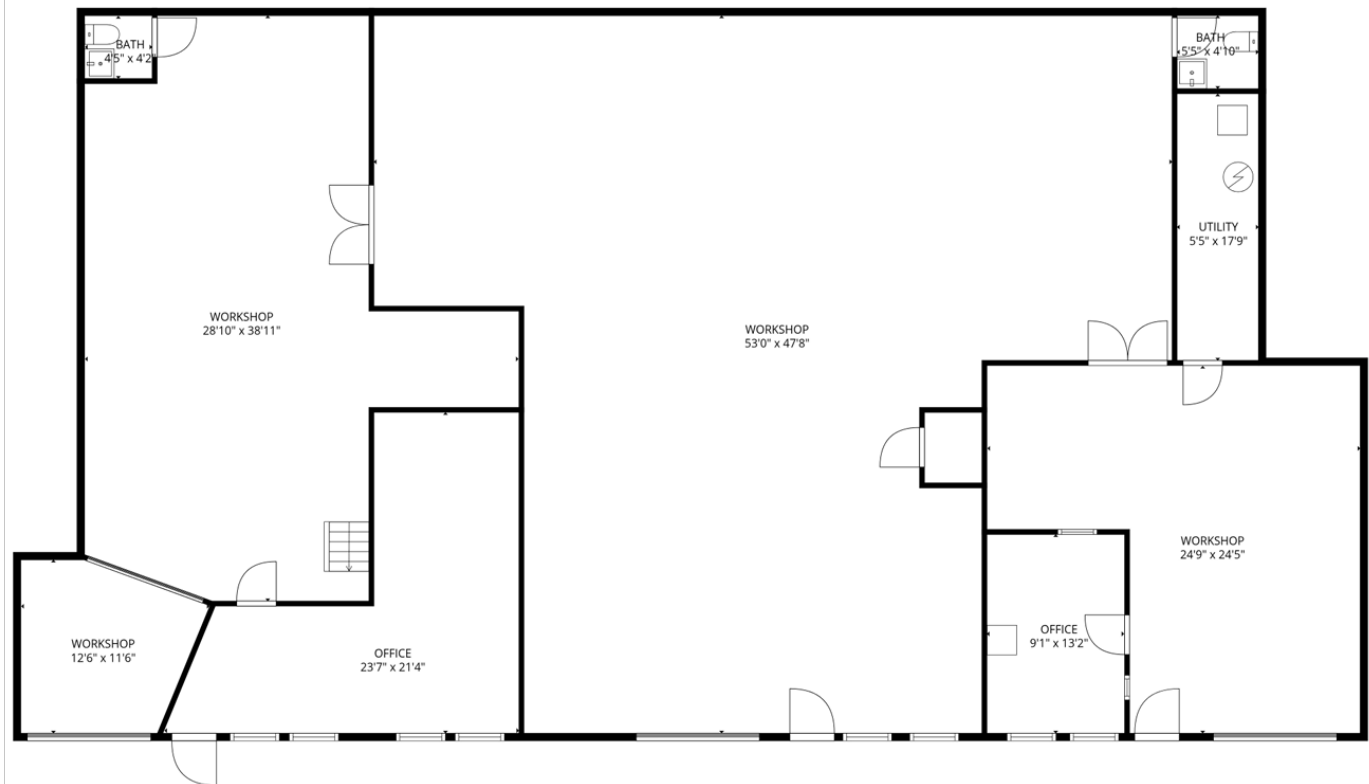
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FLOOR PLANS | UNIT GHI

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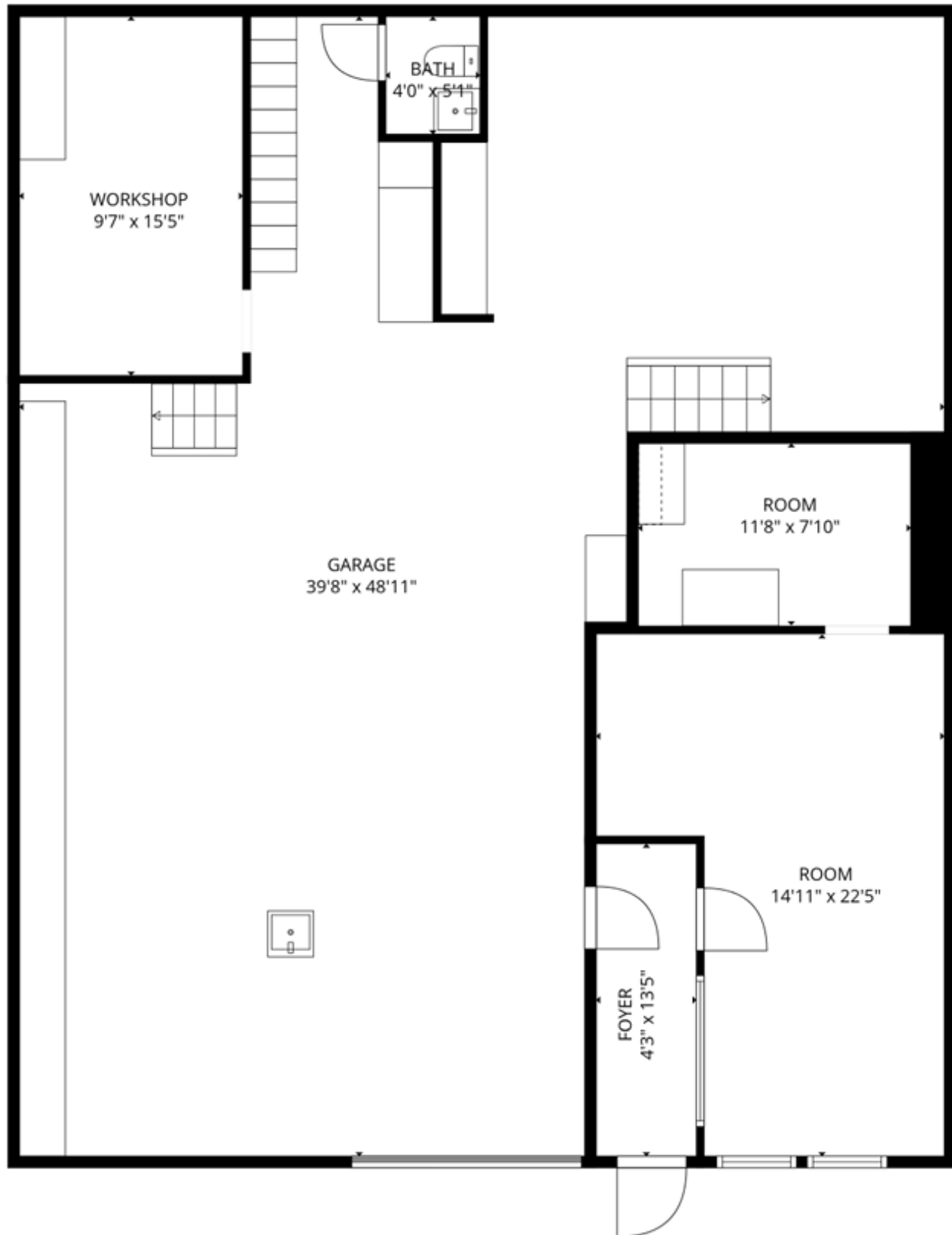
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FLOOR PLAN | LM

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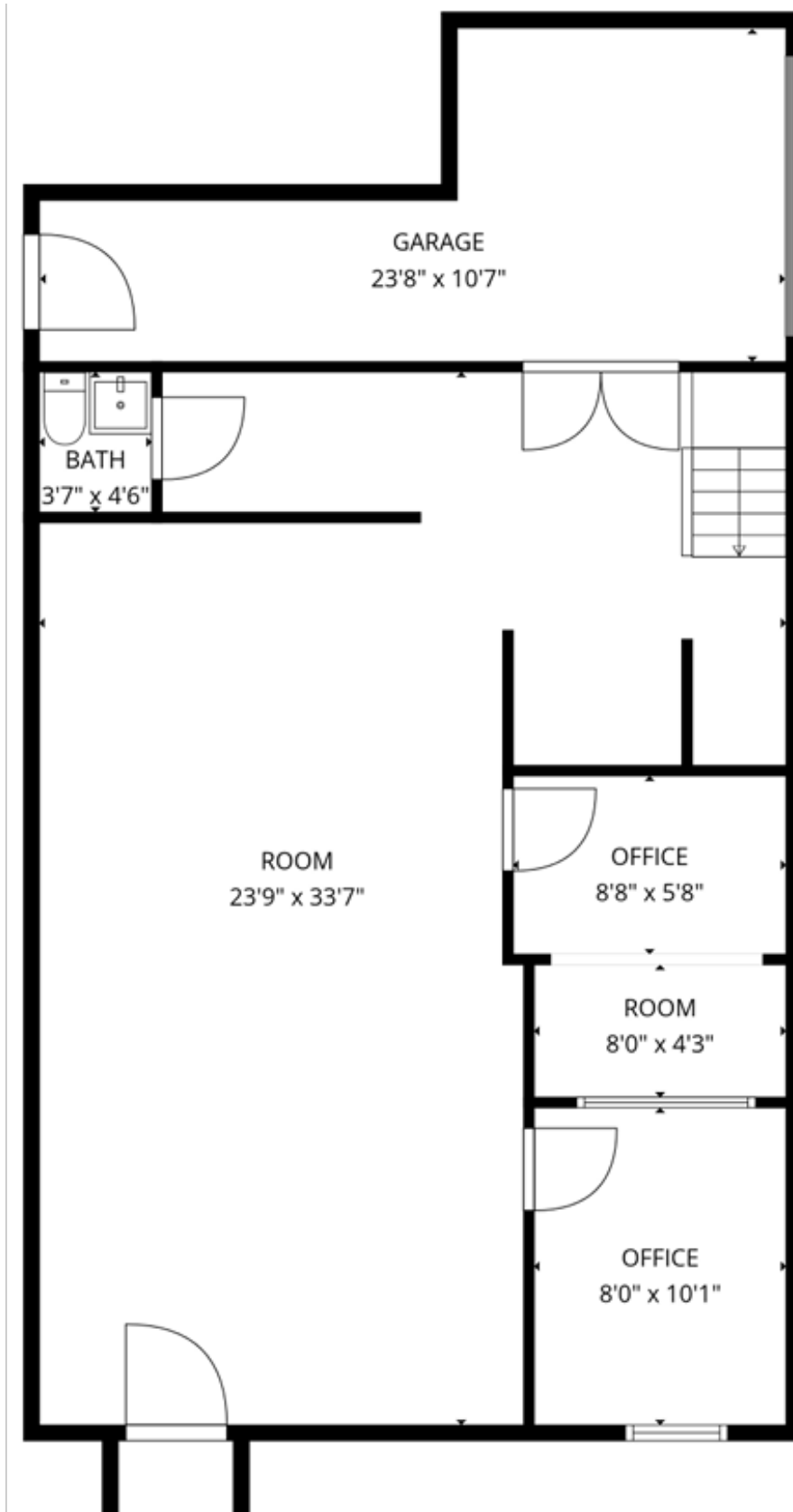
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FLOOR PLAN | UNIT Y

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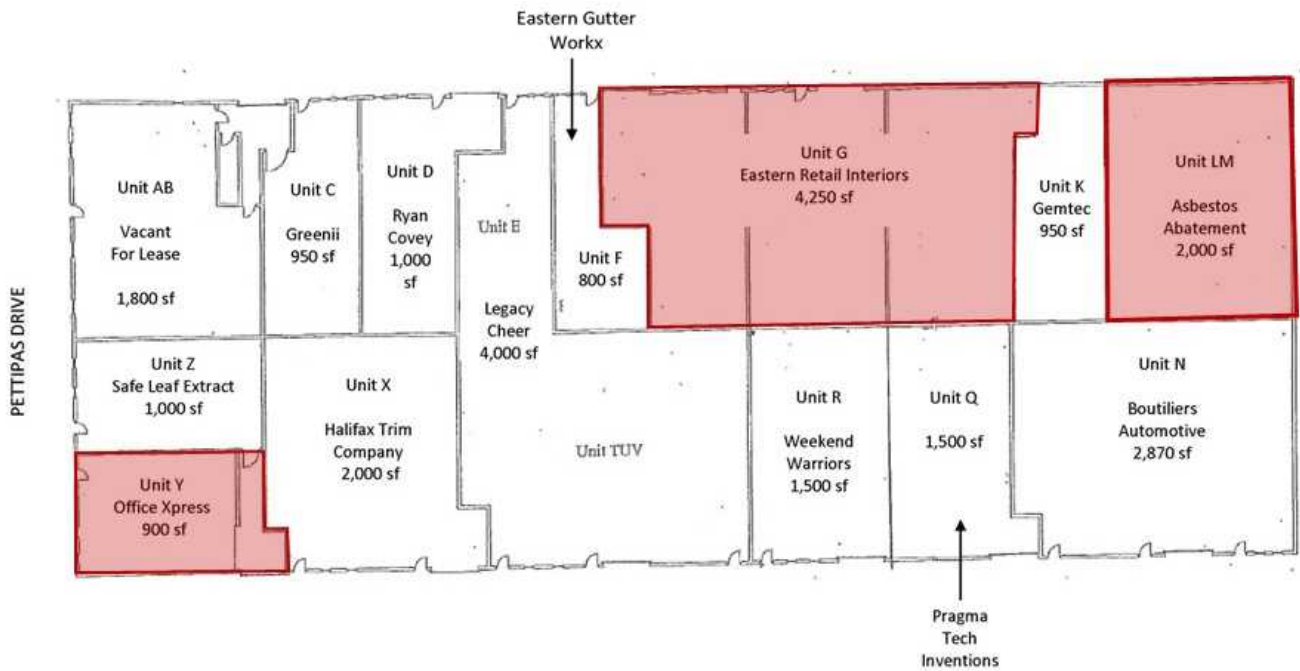
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BUILDING PLAN

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Available Units | GHI - LM - Y

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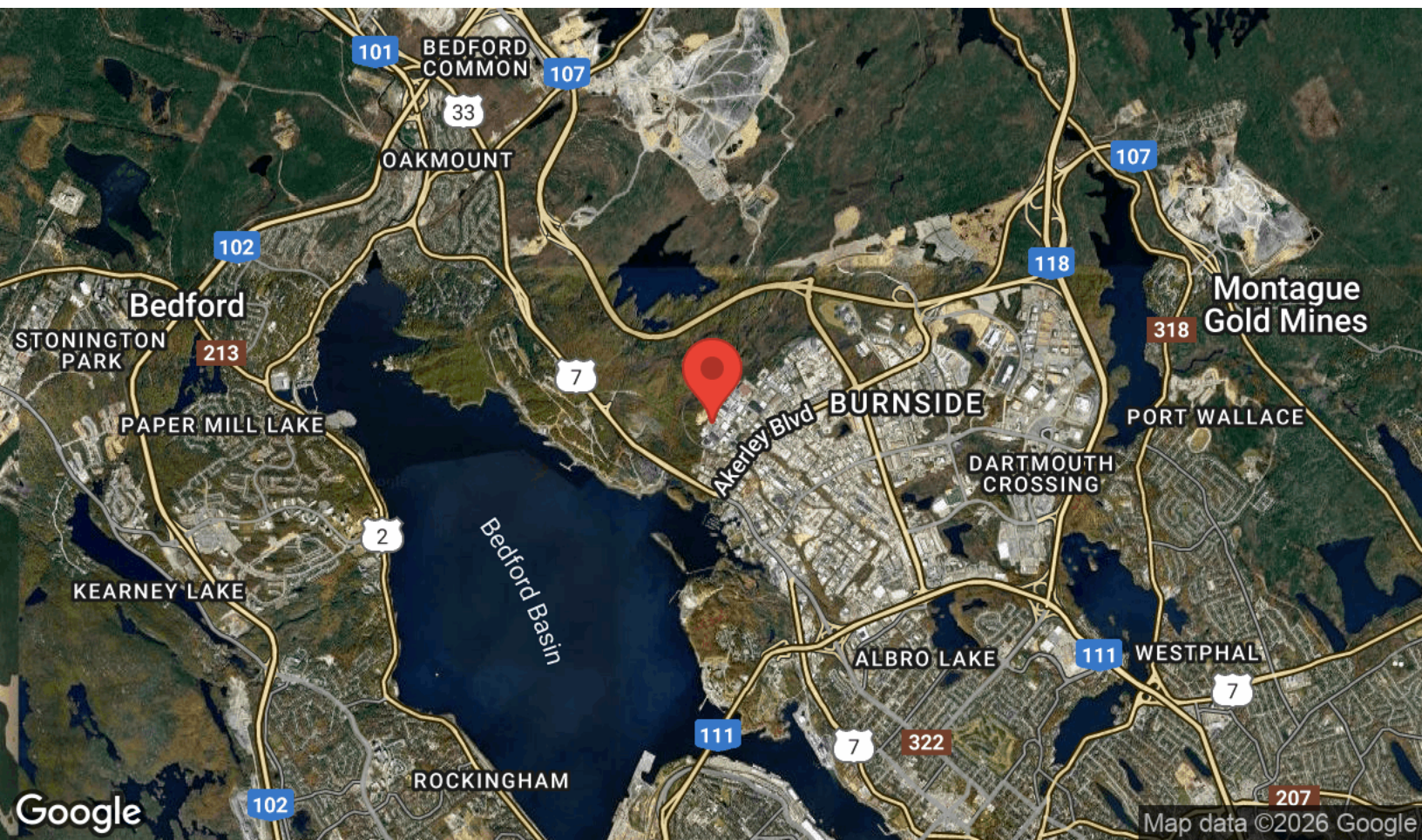
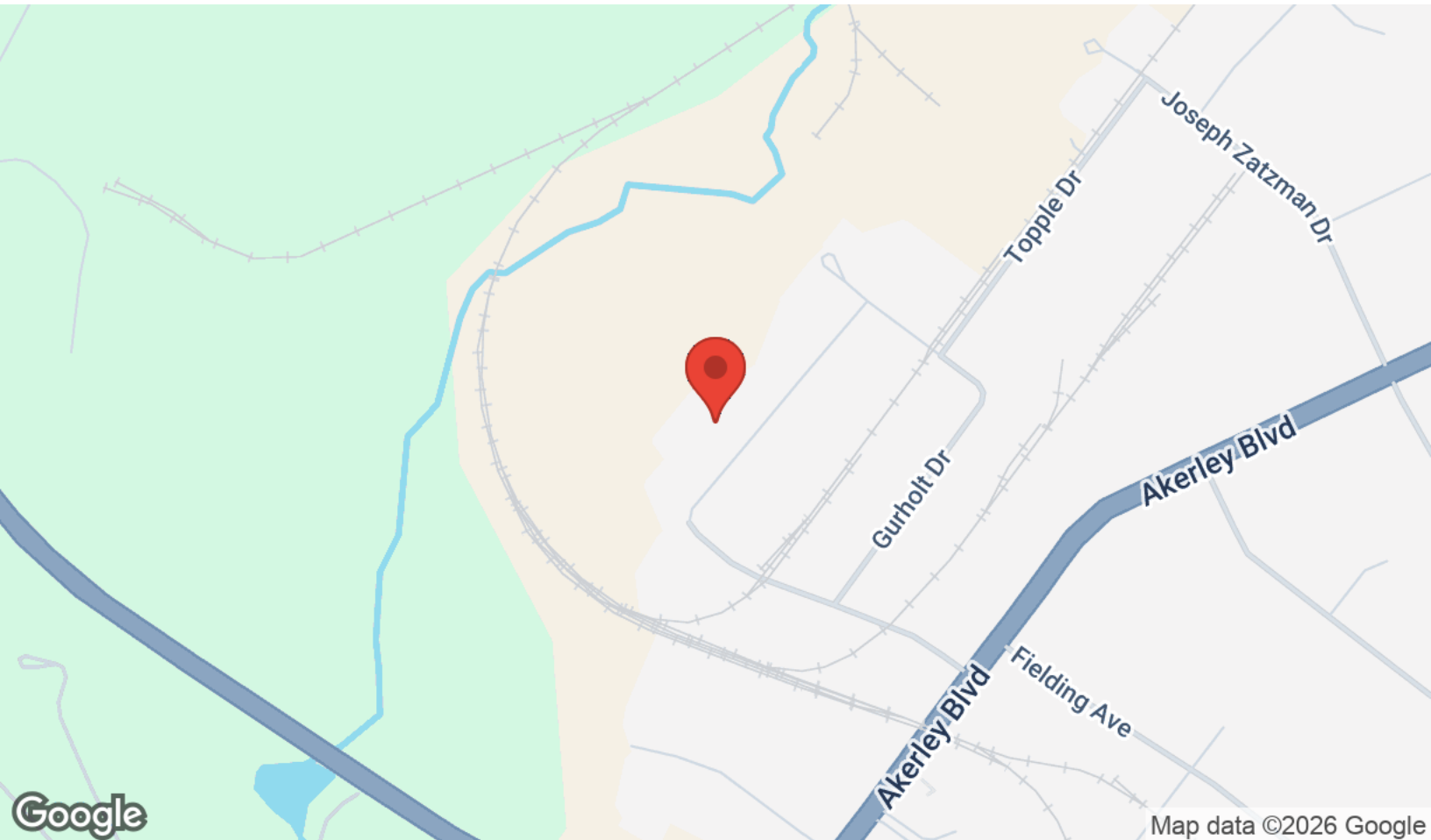
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LOCATION MAPS

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CONTACT INFORMATION

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