

20-24 AKERLEY BOULEVARD

20-24 AKERLEY BOULEVARD, BURNSIDE, NS B3B 1J3



FOR LEASE

KW COMMERCIAL ADVISORS

1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1**kw** COMMERCIAL
ADVISORS[®]

Each Office Independently Owned and Operated

PRESENTED BY:

PHIL BOLHUIS

Commercial Real Estate Advisor
O: (902) 407-2854
C: (902) 293-4524
philbolhuis@kwcommercial.com

MATT OLSEN

Commercial Real Estate Advisor
O: (902) 407-2492
C: (902) 489-7187
mattolsen@kwcommercial.com
Nova Scotia

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

20-24 AKERLEY BOULEVARD

BUILDING AVENUE



OFFERING SUMMARY

PROPERTY TYPE:	Industrial / Warehouse
AVAILABLE SPACE:	21,709 SF 5,500 SF (Office) 16,209 SF (Warehouse)
UNIT DIMENSIONS:	168' X 178' Less jog (irregular shape) + 50' x 38' 2nd Floor
CLEAR HEIGHT:	16' - 20' Clear
LOADING:	2 Dock loading (10' x 10', 8' x 8') 2 Grade loading (12' High X 16' Wide, 8' x 8')
POWER:	600 Volt, 400 Amp, 3 Phase Main service
LEASE RATE:	\$14.00 Net
CAM & TAX:	\$8.81 (2026)

PROPERTY OVERVIEW

20-24 Akerley Boulevard features a 168' x 178' irregular layout with a 50' x 38' second-floor area, including ~5,500 SF of air-conditioned office space. The property offers 16'-20' clear ceiling heights, two dock doors (10' x 10', 8' x 8'), two grade doors (12' x 16', 8' x 8'), and a 600 Volt, 400 Amp, 3 Phase electrical service. This versatile space is ideal for businesses seeking a well-equipped industrial facility with robust infrastructure.

LOCATION OVERVIEW

Strategically situated in Burnside Industrial Park, Atlantic Canada's largest industrial hub, 20-24 Akerley Boulevard offers prime access for commercial businesses with over 1,300 enterprises and 15,000 employees nearby.

Located in Dartmouth, the property is just minutes from downtown Halifax (7 km, 10-minute drive) via Highways 111 and 118, and 25 km (20 minutes) from Robert L. Stanfield International Airport, ensuring excellent connectivity. The proximity to key amenities like Dartmouth Crossing and Mic Mac Mall (5-7 km) supports business operations, and its location provides high visibility and signage opportunities, ideal for businesses seeking a strong presence in a thriving industrial area.

KW COMMERCIAL ADVISORS
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

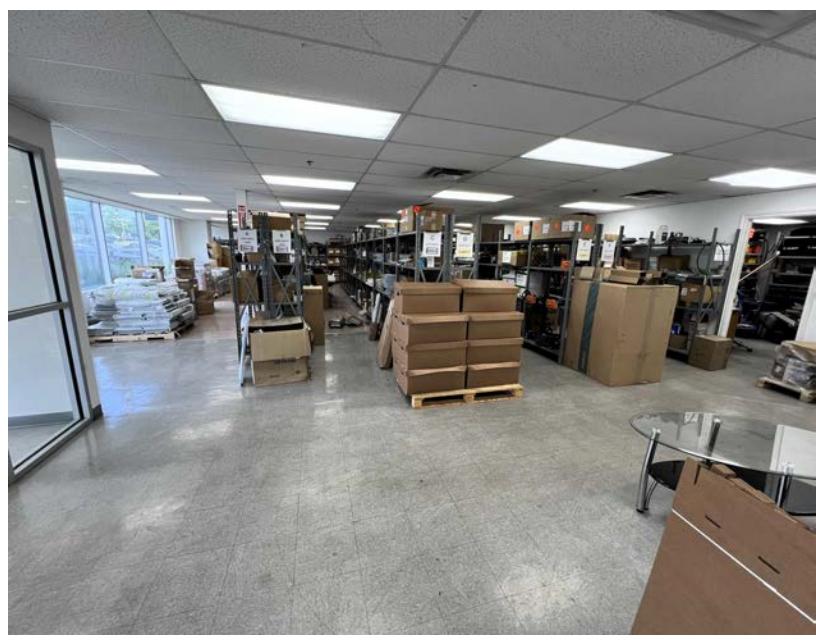
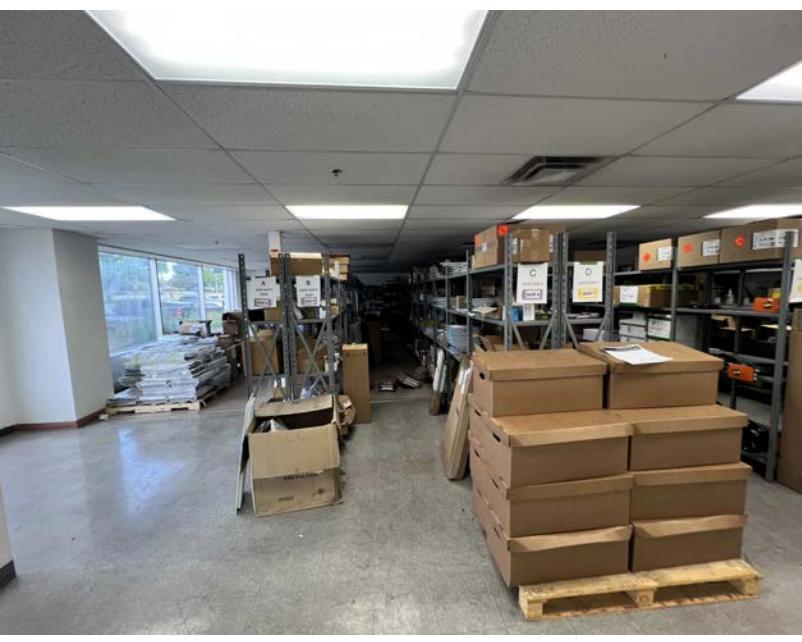
kw COMMERCIAL ADVISORS
Each Office Independently Owned and Operated

PHIL BOLHUIS
Commercial Real Estate Advisor
O: (902) 407-2854
C: (902) 293-4524
philbolhuis@kwcommercial.com

MATT OLSEN
Commercial Real Estate Advisor
O: (902) 407-2492
C: (902) 489-7187
mattolsen@kwcommercial.com
Nova Scotia

PROPERTY PHOTOS

20-24 AKERLEY BOULEVARD



PROPERTY PHOTOS

20-24 AKERLEY BOULEVARD



2nd Level



PROPERTY PHOTOS

20-24 AKERLEY BOULEVARD



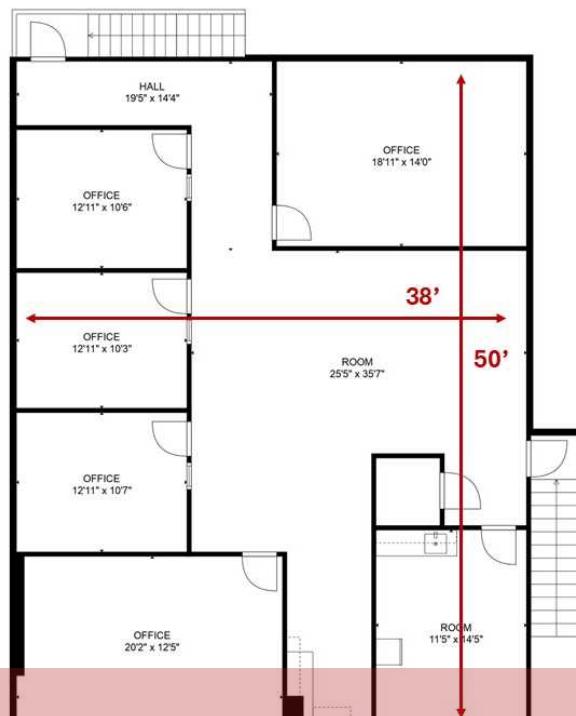
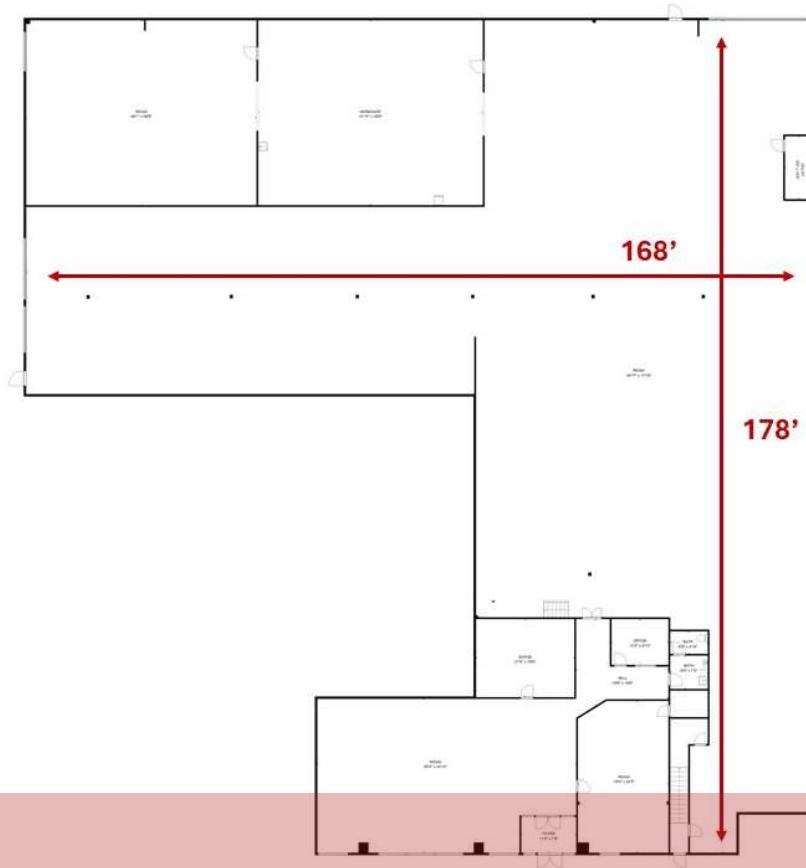
PROPERTY PHOTOS

20-24 AKERLEY BOULEVARD



FLOOR PLANS

20-24 AKERLEY BOULEVARD



KW COMMERCIAL ADVISORS
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

kw COMMERCIAL
ADVISORS
Each Office Independently Owned and Operated

PHIL BOLHUIS
Commercial Real Estate Advisor
O: (902) 407-2854
C: (902) 293-4524
philbolhuis@kwcommercial.com

MATT OLSEN
Commercial Real Estate Advisor
O: (902) 407-2492
C: (902) 489-7187
mattolsen@kwcommercial.com
Nova Scotia

FLOOR PLANS (3D)

20-24 AKERLEY BOULEVARD



KW COMMERCIAL ADVISORS
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

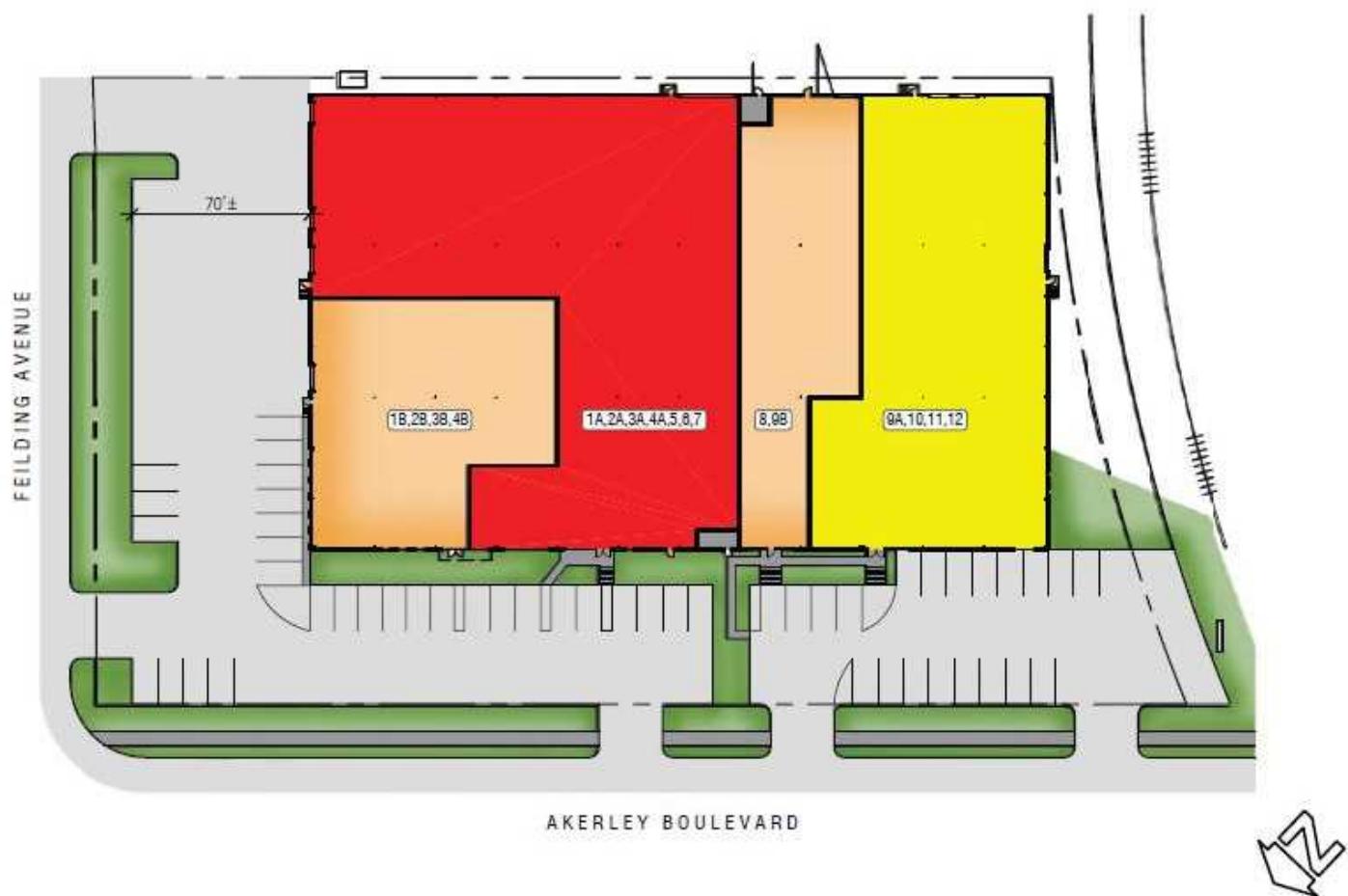
kw COMMERCIAL
ADVISORS
Each Office Independently Owned and Operated

PHIL BOLHUIS
Commercial Real Estate Advisor
O: (902) 407-2854
C: (902) 293-4524
philbolhuis@kwcommercial.com

MATT OLSEN
Commercial Real Estate Advisor
O: (902) 407-2492
C: (902) 489-7187
mattolsen@kwcommercial.com
Nova Scotia

SITE PLAN

20-24 AKERLEY BOULEVARD



Unit 1A, 2A, 3A, 4A, 5, 6, 7 (in Red)

KW COMMERCIAL ADVISORS
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

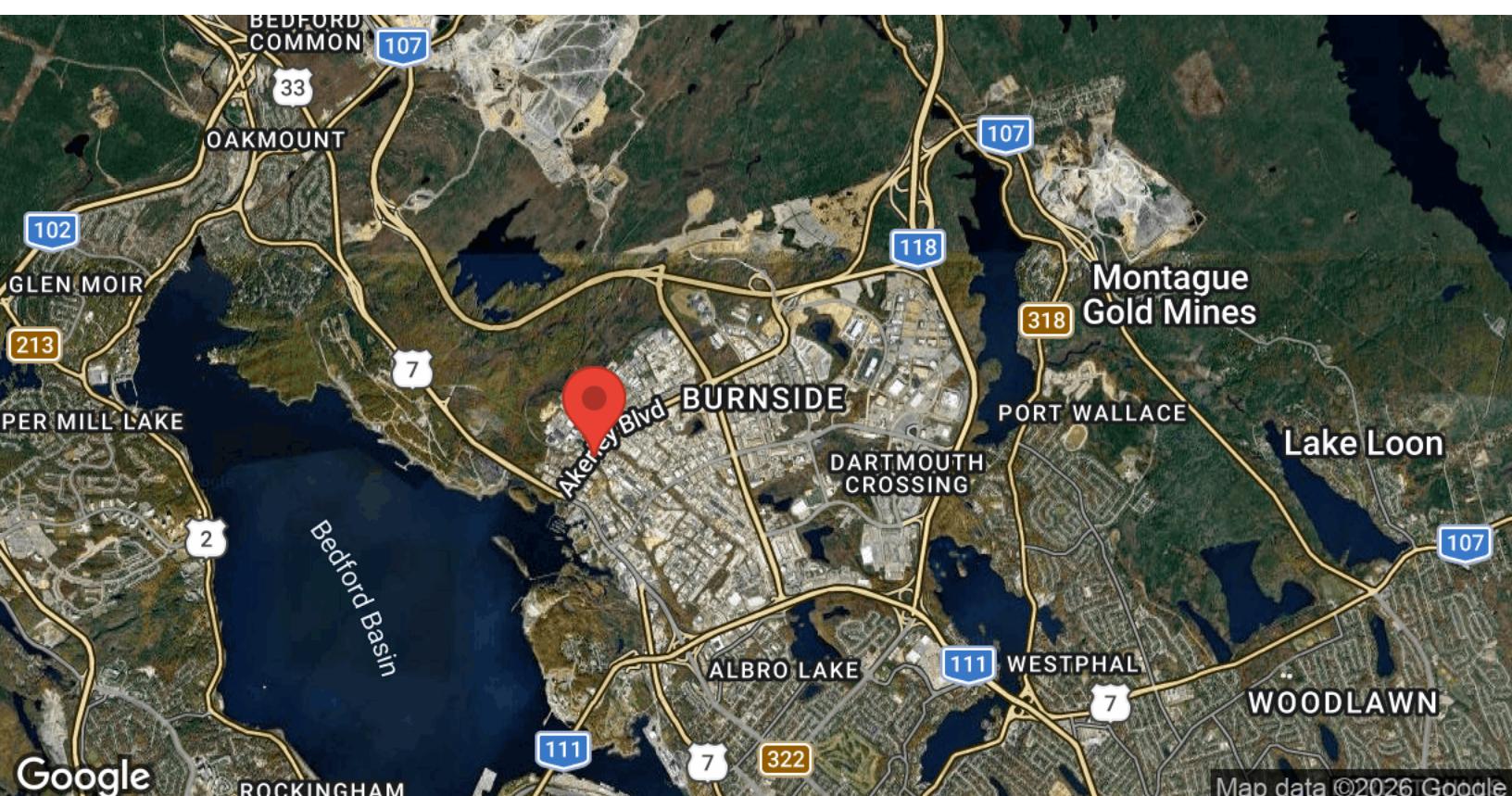
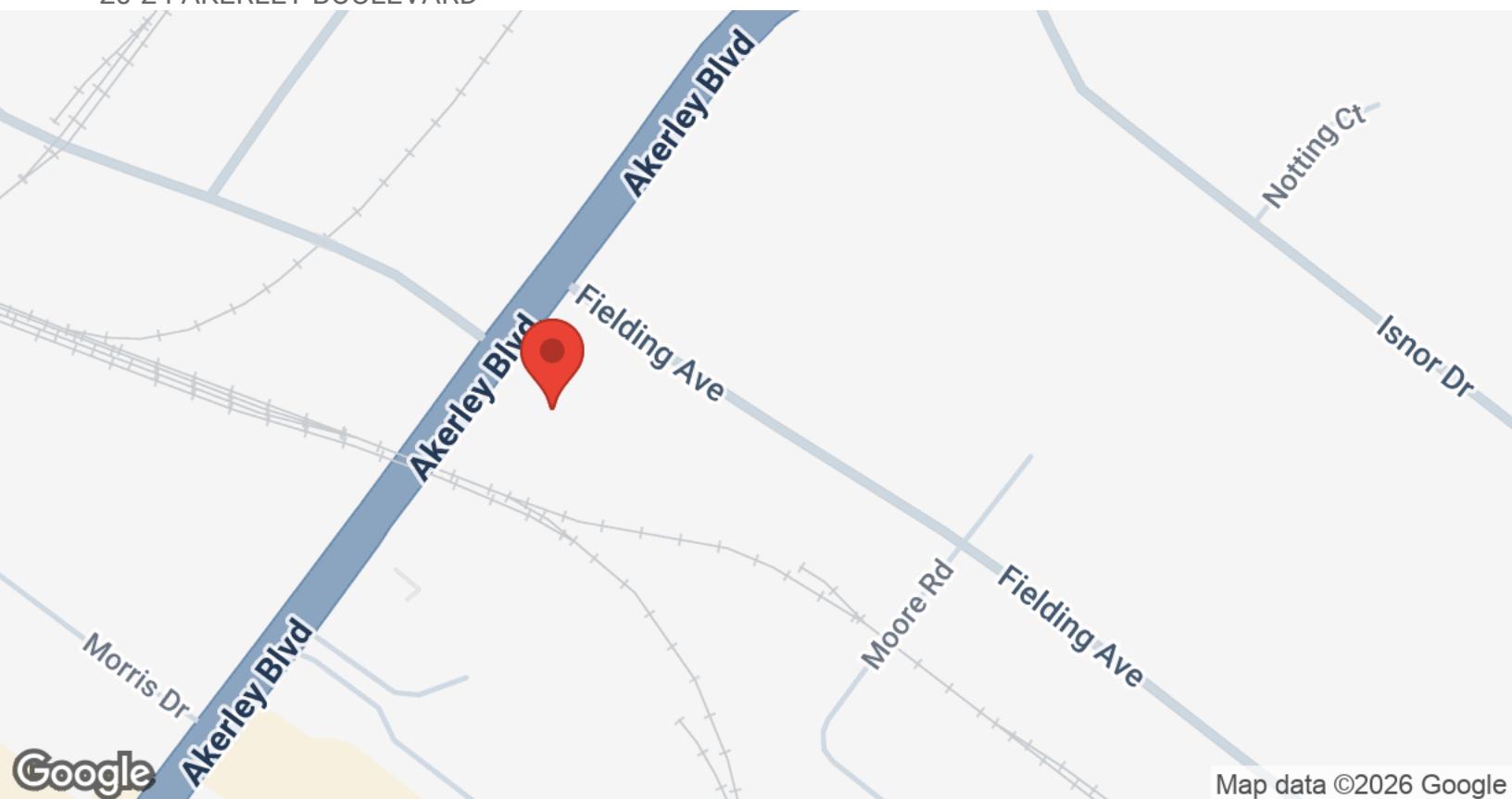
KW COMMERCIAL
ADVISORS
Each Office Independently Owned and Operated

PHIL BOLHUIS
Commercial Real Estate Advisor
O: (902) 407-2854
C: (902) 293-4524
philbolhuis@kwcommercial.com

MATT OLSEN
Commercial Real Estate Advisor
O: (902) 407-2492
C: (902) 489-7187
mattolsen@kwcommercial.com
Nova Scotia

LOCATION MAPS

20-24 AKERLEY BOULEVARD



KW COMMERCIAL ADVISORS
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

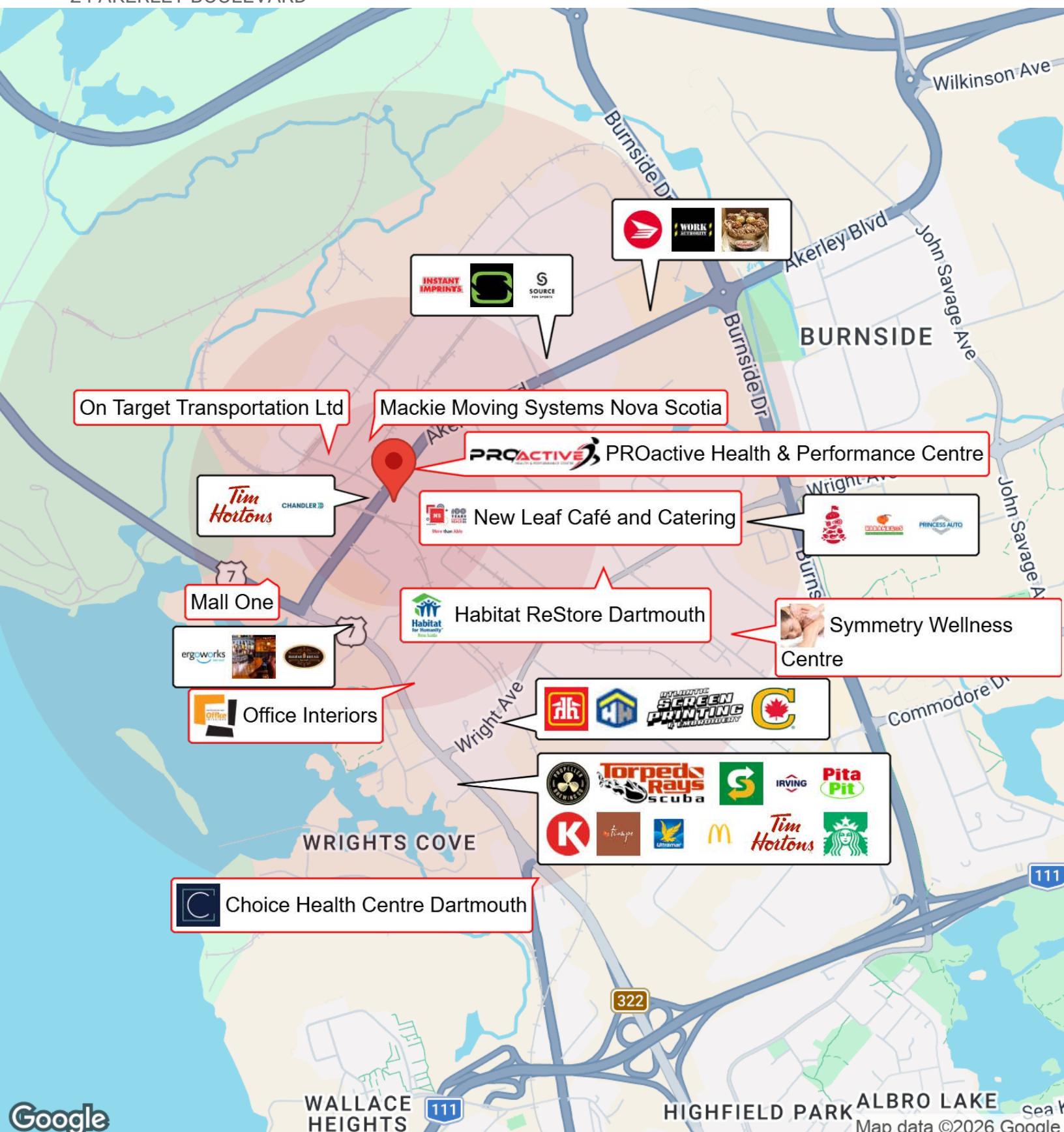
KW COMMERCIAL ADVISORS
Each Office Independently Owned and Operated

PHIL BOLHUIS
Commercial Real Estate Advisor
O: (902) 407-2854
C: (902) 293-4524
philbolhuis@kwcommercial.com

MATT OLSEN
Commercial Real Estate Advisor
O: (902) 407-2492
C: (902) 489-7187
mattolsen@kwcommercial.com
Nova Scotia

BUSINESS MAP

24 AKERLEY BOULEVARD



KW COMMERCIAL ADVISORS
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

kw COMMERCIAL ADVISORS
Each Office Independently Owned and Operated

PHIL BOLHUIS
Commercial Real Estate Advisor
O: (902) 407-2854
C: (902) 293-4524
philbolhuis@kwcommercial.com

MATT OLSEN
Commercial Real Estate Advisor
O: (902) 407-2492
C: (902) 489-7187
mattolsen@kwcommercial.com
Nova Scotia

CONTACT INFORMATION

20-24 AKERLEY BOULEVARD



MATT OLSEN
COMMERCIAL REAL ESTATE ADVISOR
KW COMMERCIAL ADVISORS

902-489-7187 | MATTOLSEN@KWCORPORAL.COM



PHIL BOLHUIS
COMMERCIAL REAL ESTATE ADVISOR
KW COMMERCIAL ADVISORS

902-293-4524 | PHILBOLHUIS@KWCORPORAL.COM

ChoiceProperties

*Marketed on behalf of CHOICE PROPERTIES

KW COMMERCIAL ADVISORS
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

kw COMMERCIAL
ADVISORS
Each Office Independently Owned and Operated

PHIL BOLHUIS
Commercial Real Estate Advisor
O: (902) 407-2854
C: (902) 293-4524
philbolhuis@kwcommercial.com

MATT OLSEN
Commercial Real Estate Advisor
O: (902) 407-2492
C: (902) 489-7187
mattolsen@kwcommercial.com
Nova Scotia