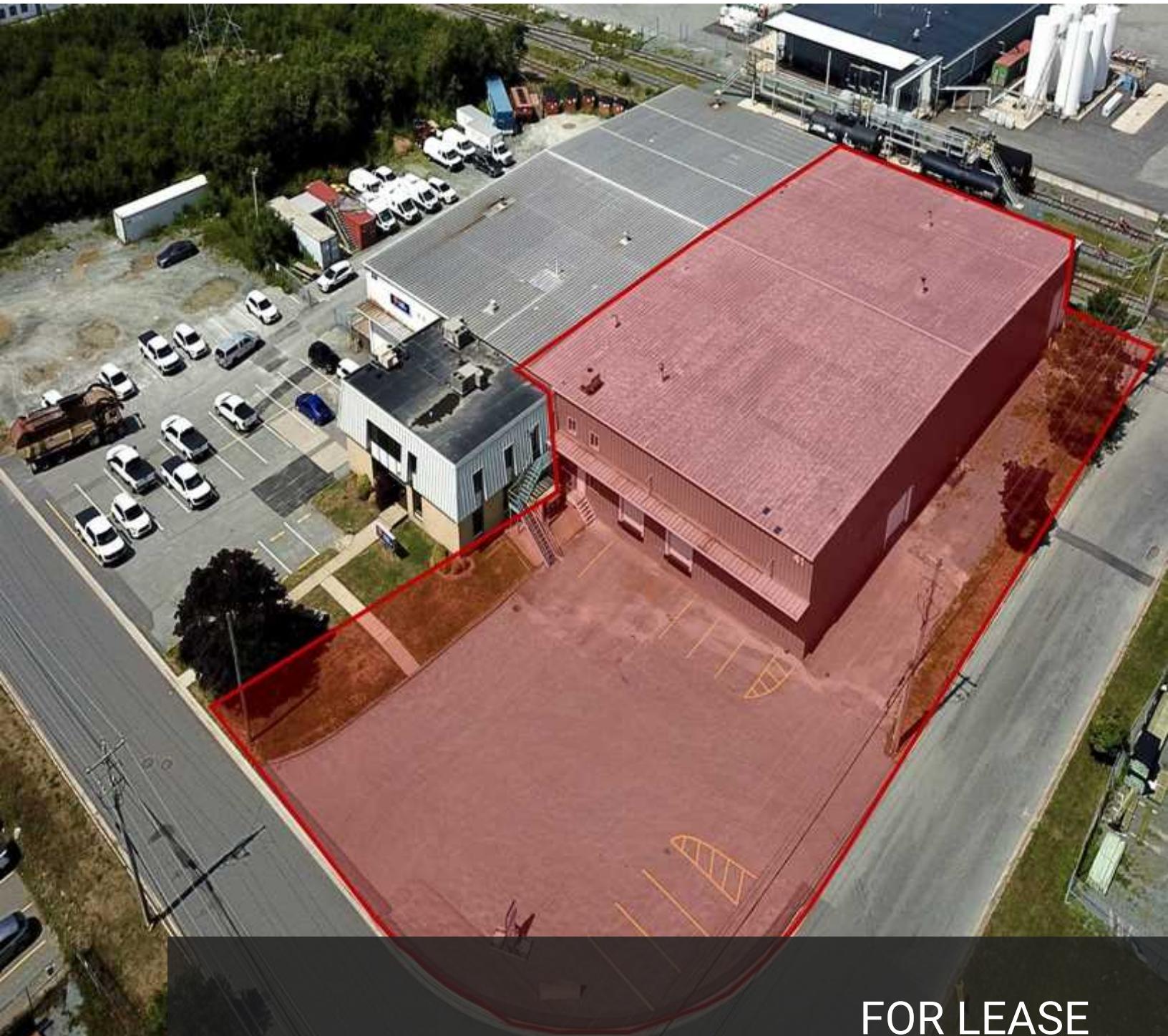


41 GURHOLT DRIVE

41 GURHOLT DRIVE, BURNSIDE, NS B3B 1J8



FOR LEASE

KW COMMERCIAL ADVISORS

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Bedford, NS B4A 1C1



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PRESENTED BY:

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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

41 GURHOLT DRIVE



OFFERING SUMMARY

PROPERTY TYPE: Industrial / Warehouse

AVAILABLE SPACE: 16,747 SF

UNIT DIMENSIONS: Main Level: 87' X 179' (approx.)
Mezzanine: 37' x 22'

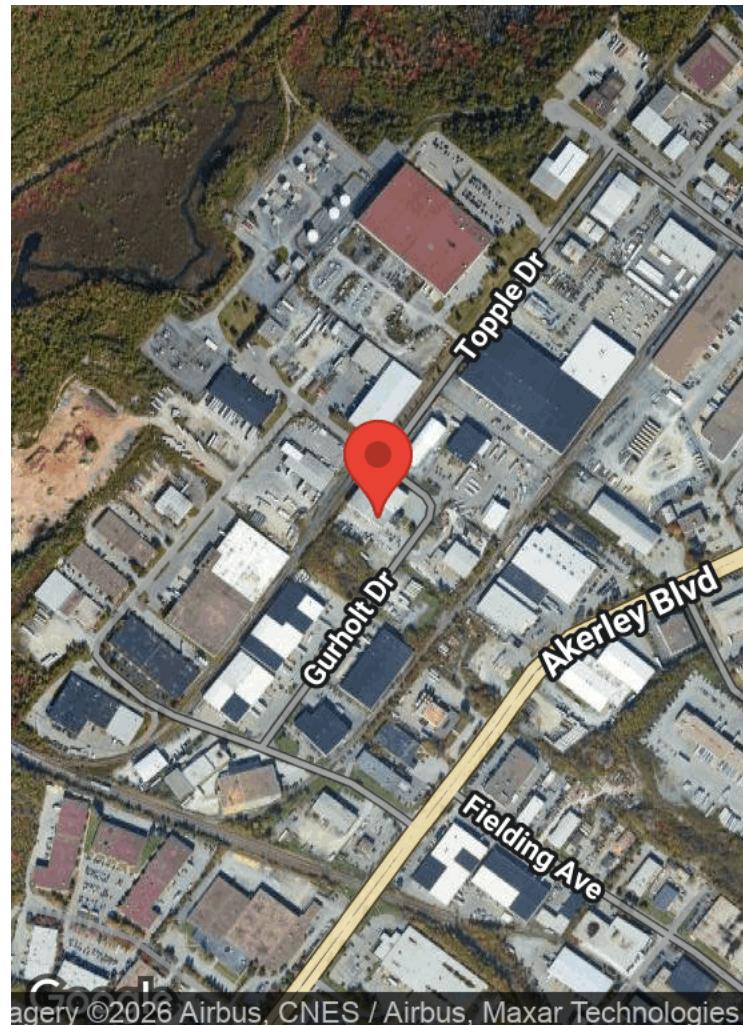
CEILING HEIGHT: 23' - 25' Clear

LOADING: Two (2) x Dock Loading
Two (2) x Grade Loading

PROPERTY FEATURES: Rail Siding Opportunity

LEASE RATE: \$13.00 Net

CAM & TAX: \$8.36 (2026)



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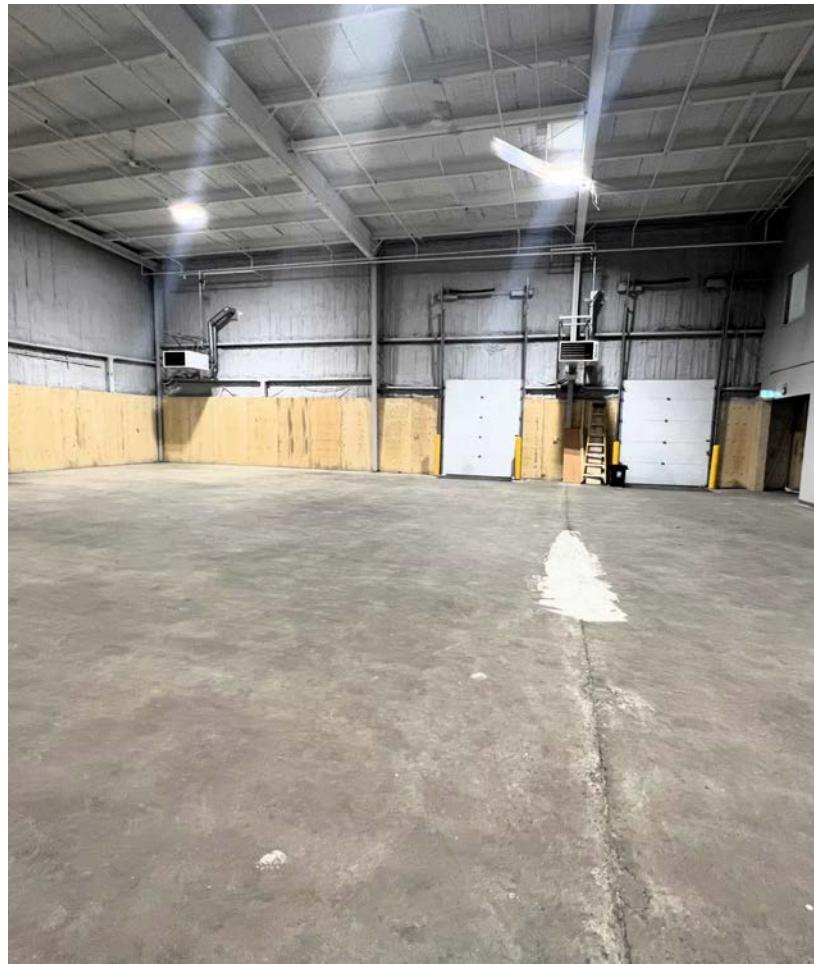
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PROPERTY PHOTOS

41 GURHOLT DRIVE

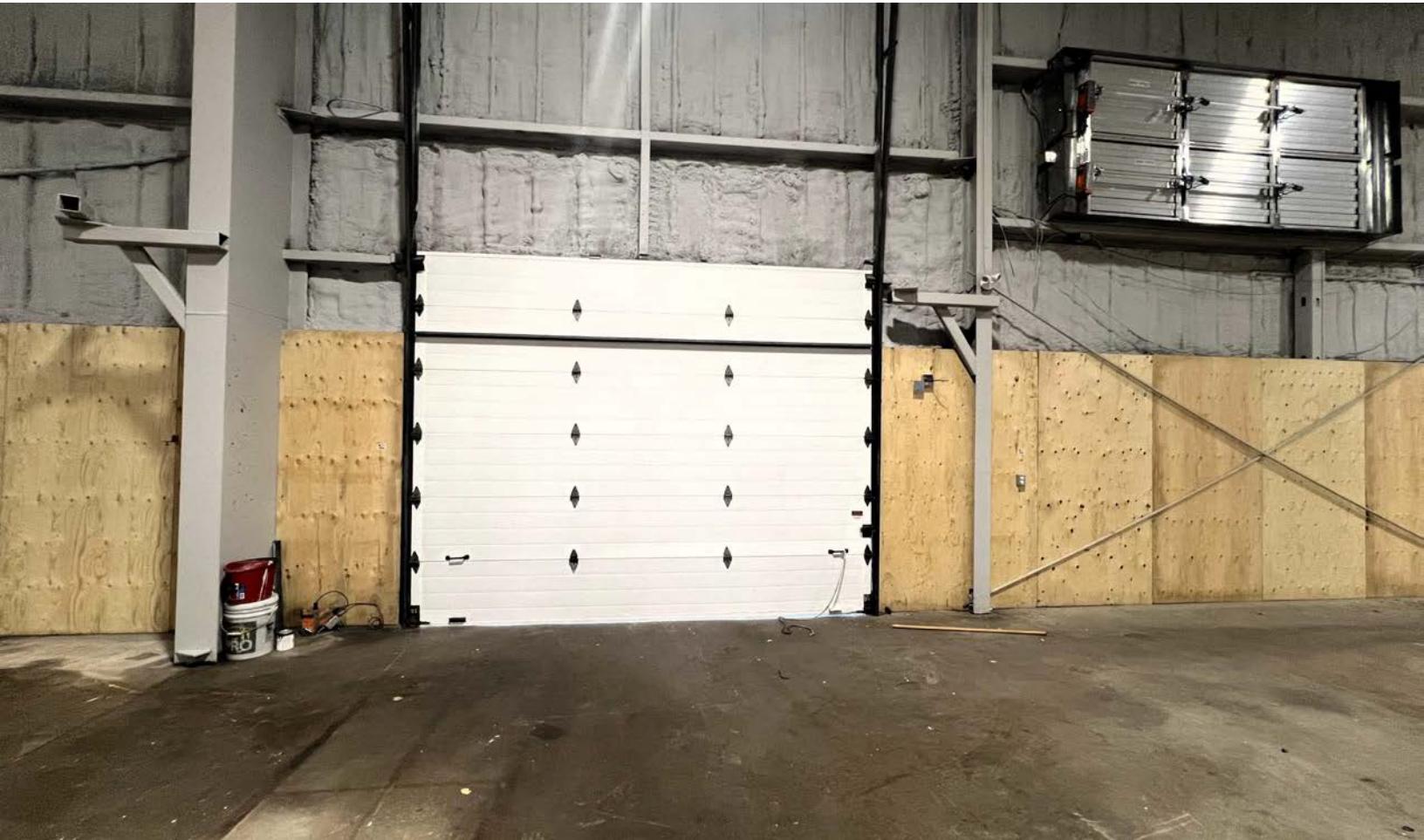


Main Level



PROPERTY PHOTOS

41 GURHOLT DRIVE



PROPERTY PHOTOS

41 GURHOLT DRIVE



Mezzanine



PROPERTY PHOTOS

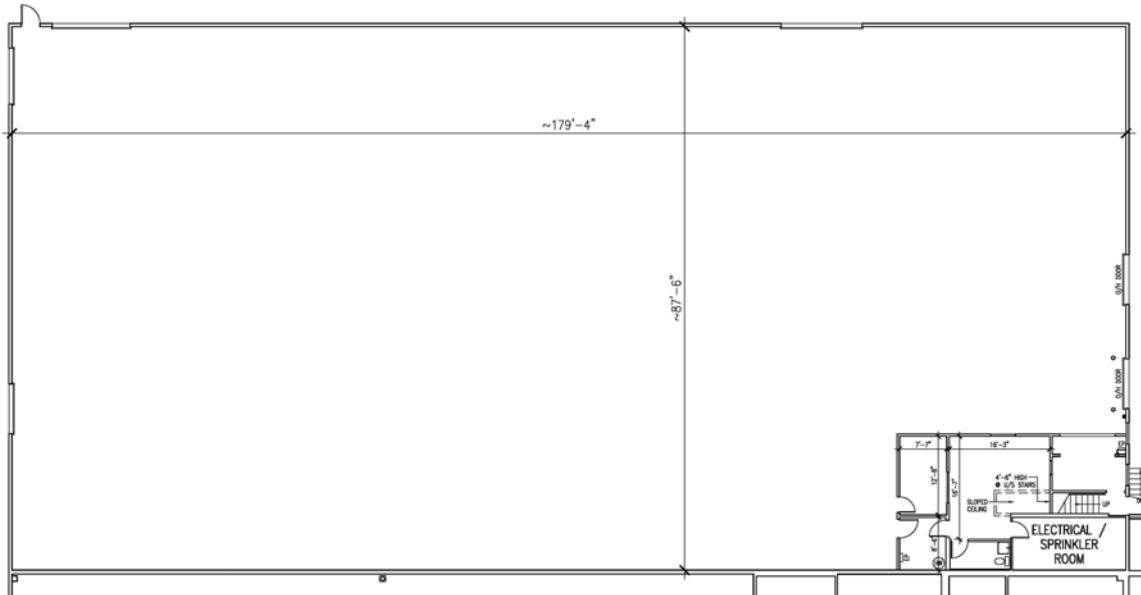
41 GURHOLT DRIVE



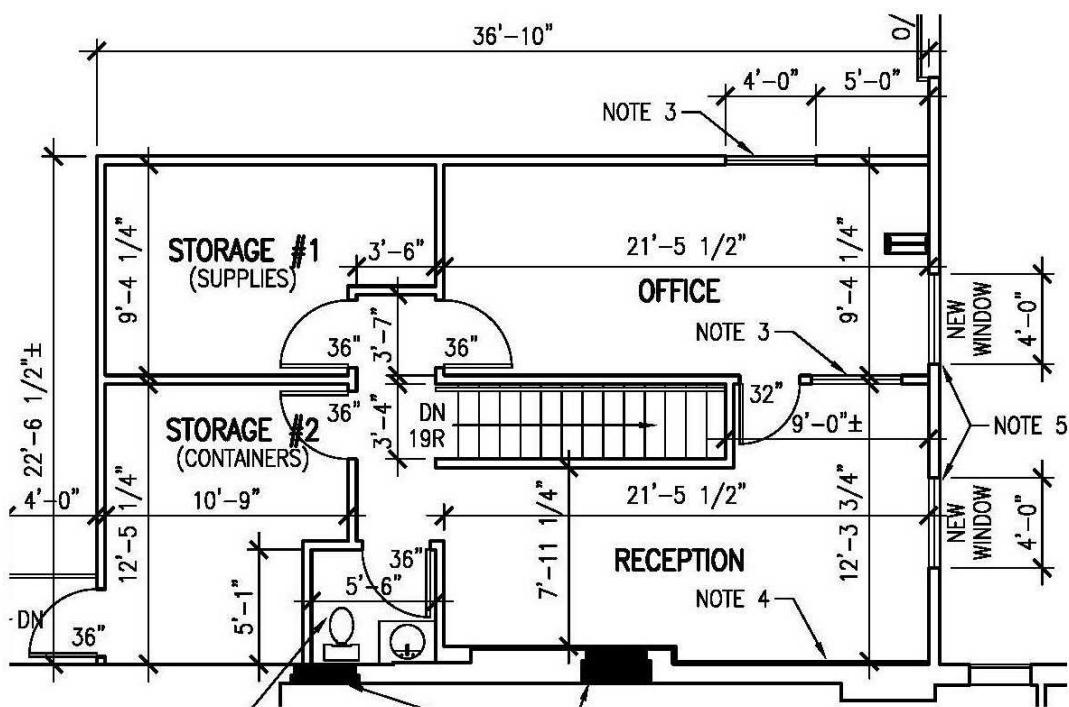
FLOOR PLAN

41 GURHOLT DRIVE

41 GURHOLT DRIVE GROUND FLOOR



Main Level



Mezzanine

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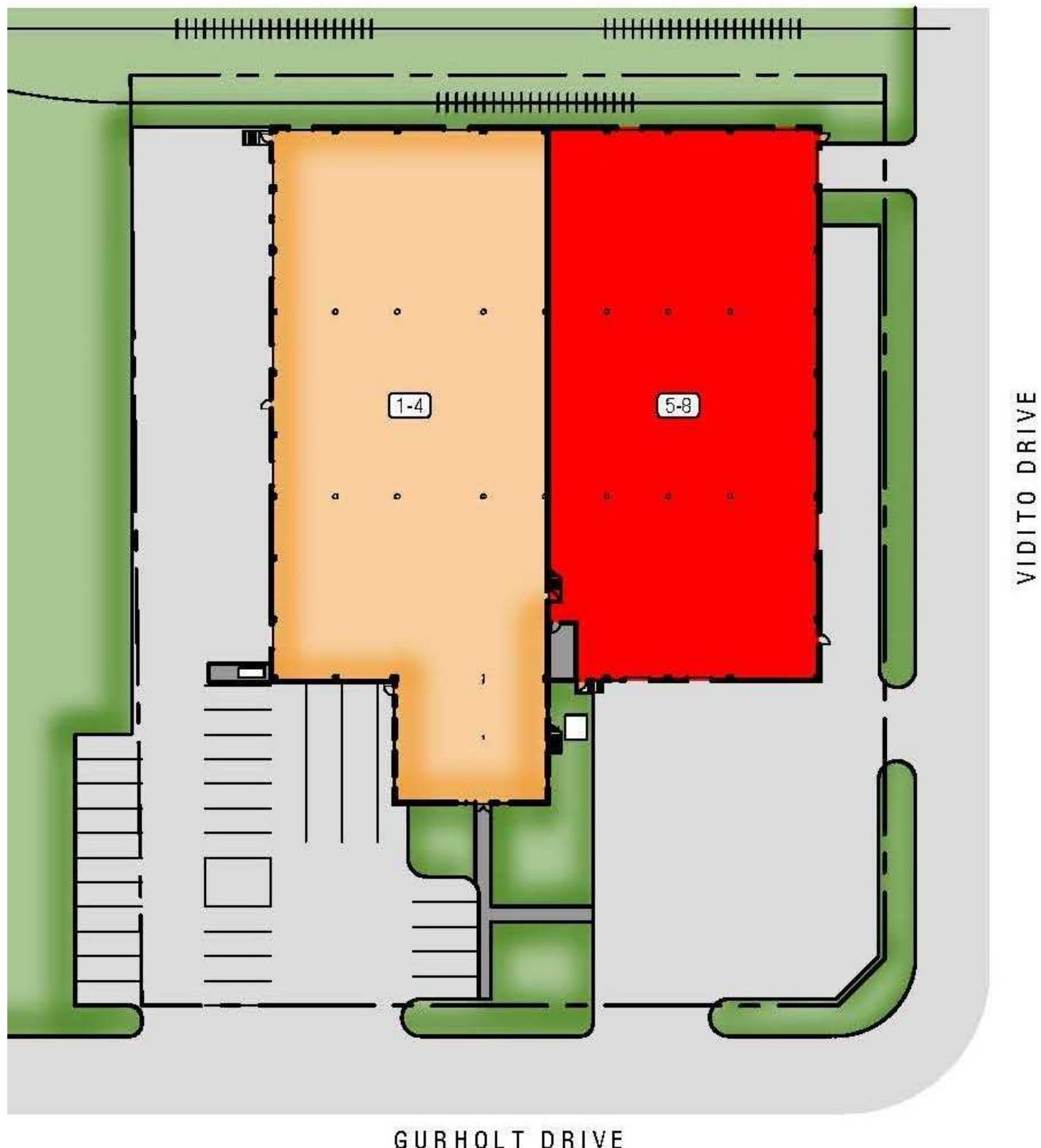
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SITE PLAN

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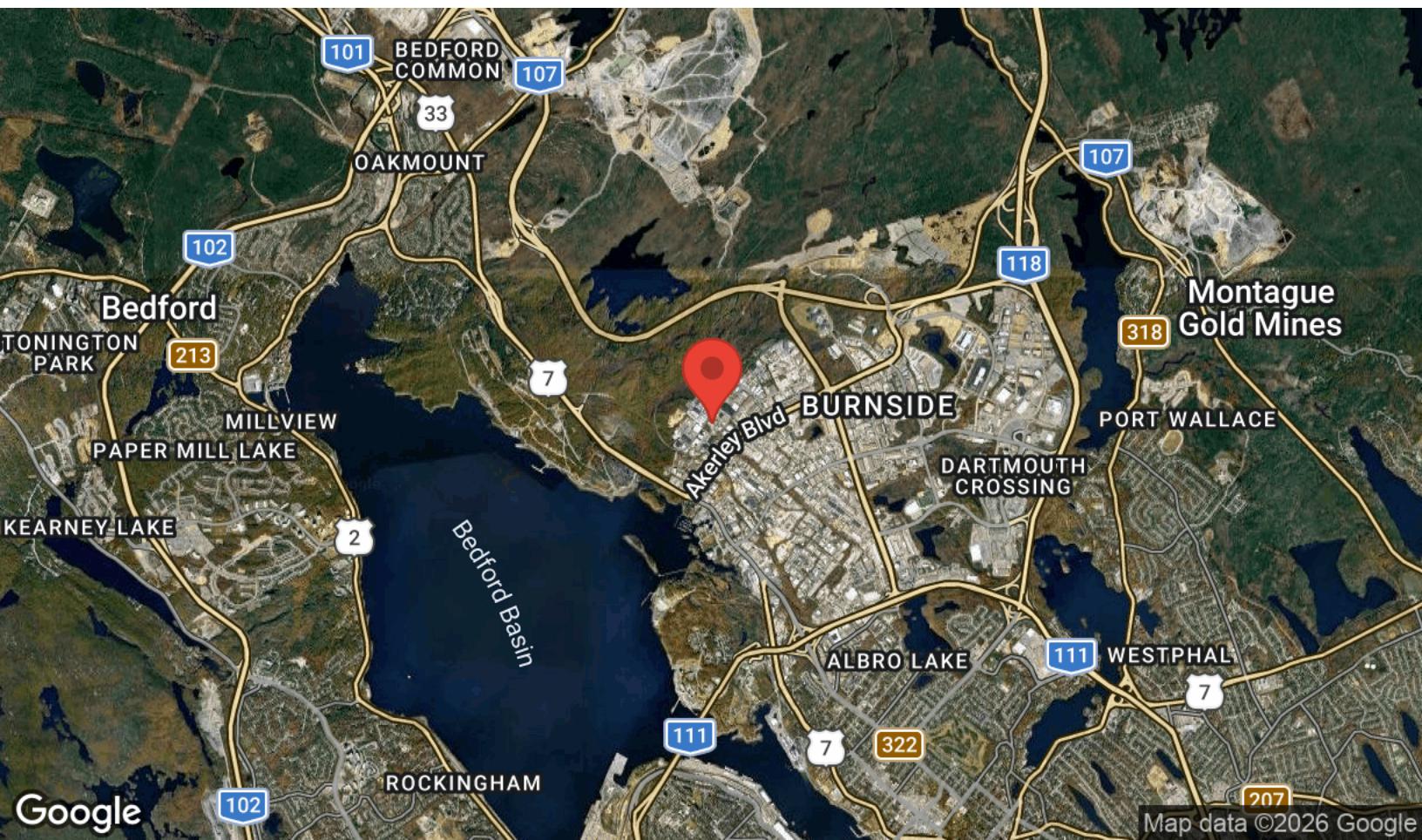
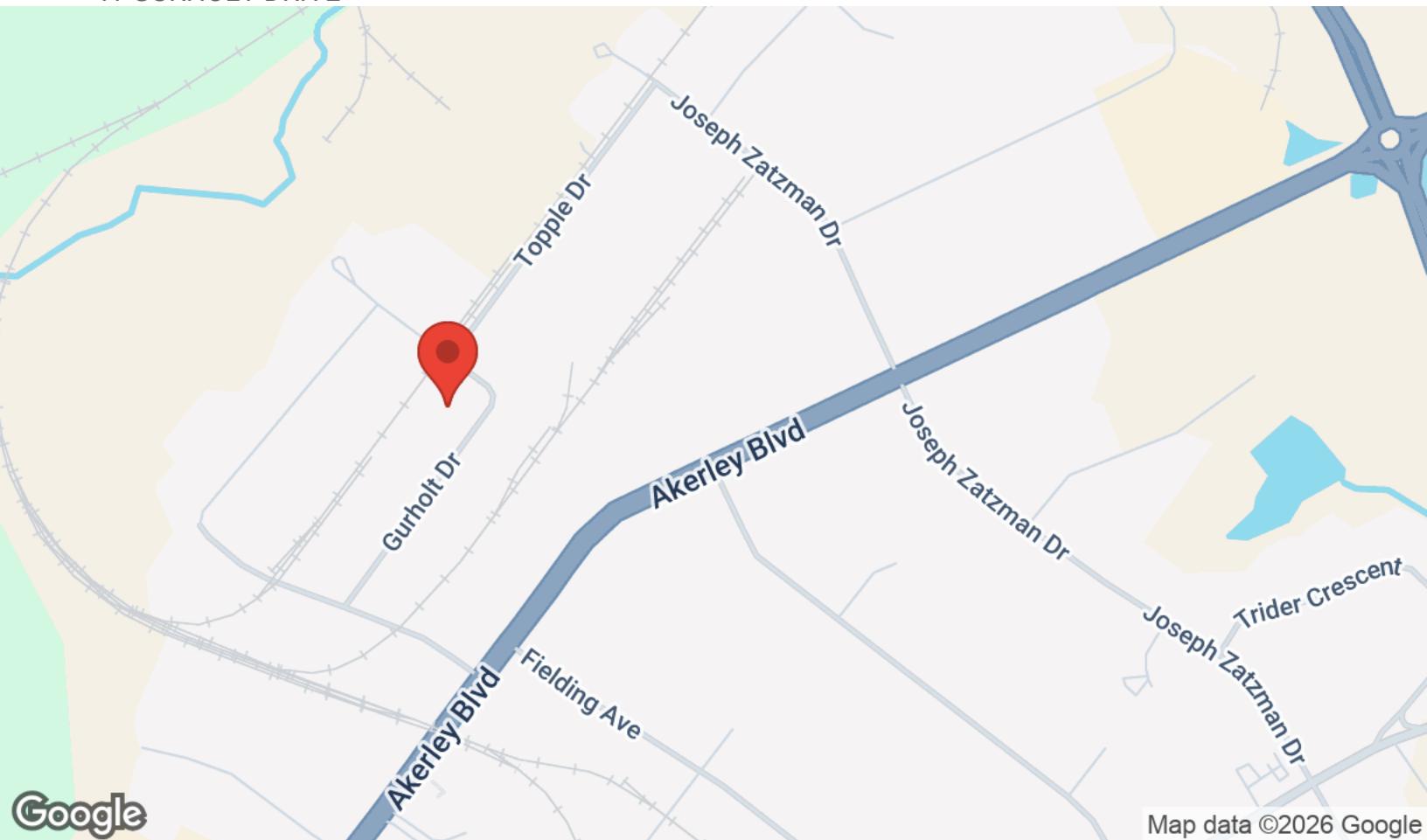
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LOCATION MAPS

41 GURHOLT DRIVE



BUSINESS MAP

41 GURHOLT DRIVE



CONTACT INFORMATION

41 GURHOLT DRIVE



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* Marketed on behalf of CHOICE PROPERTIES

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