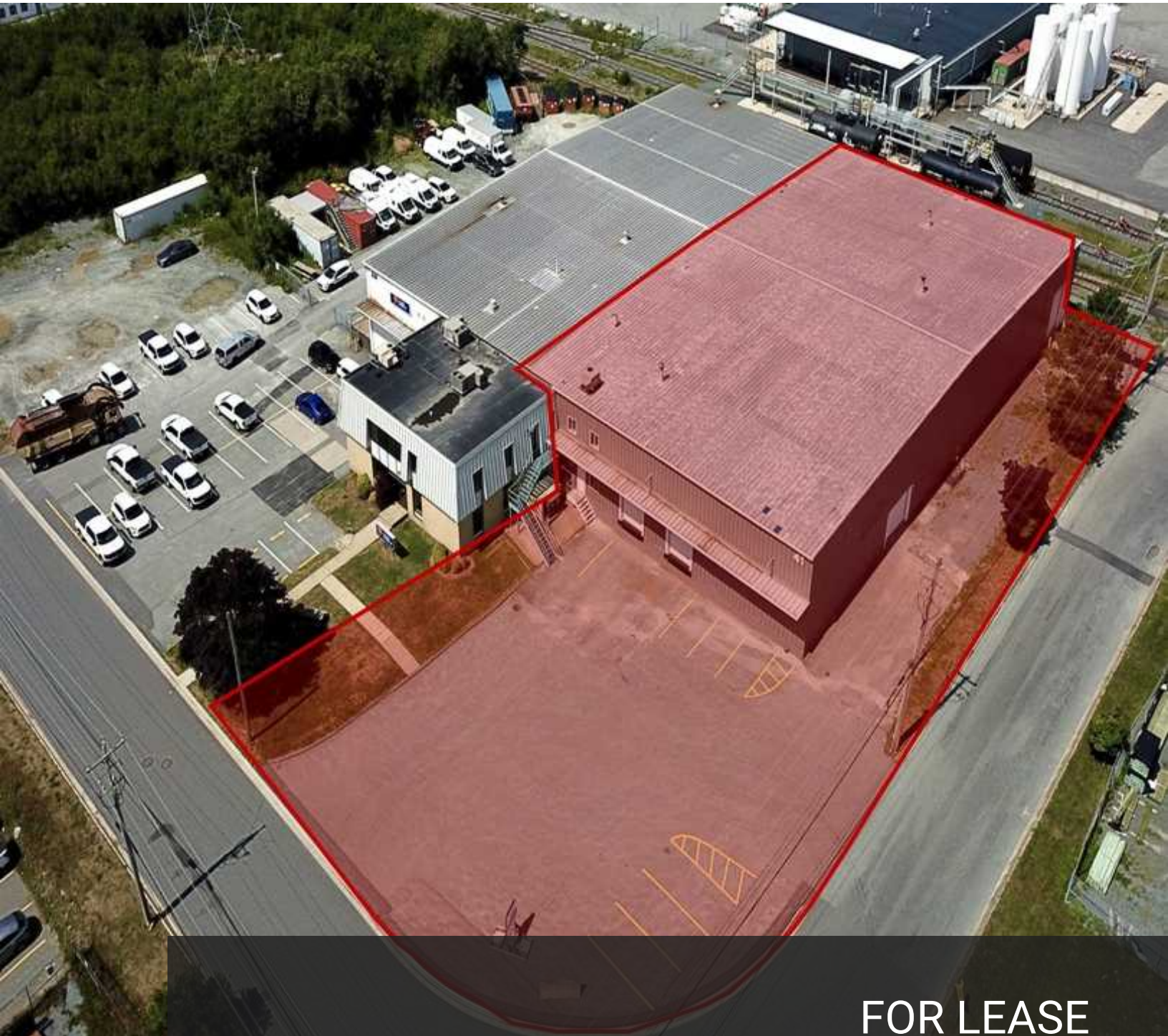


INDUSTRIAL FOR LEASE

ChoiceProperties

41 GURHOLT DRIVE

41 GURHOLT DRIVE, BURNSIDE, NS B3B 1J8



FOR LEASE

KW COMMERCIAL ADVISORS

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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.

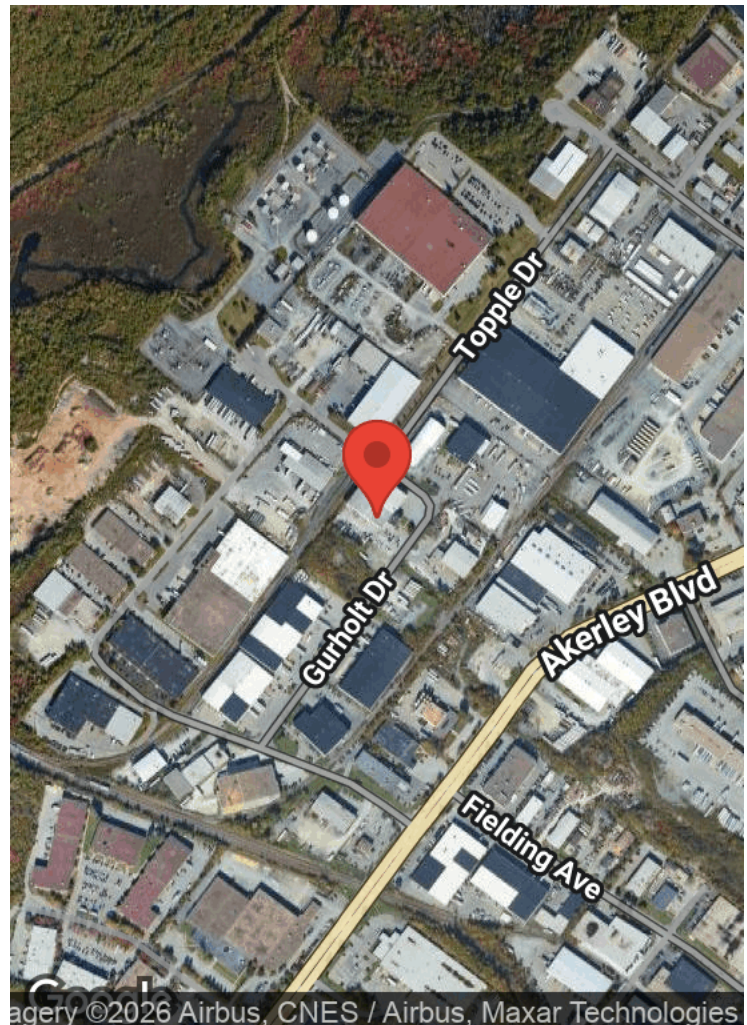
EXECUTIVE SUMMARY

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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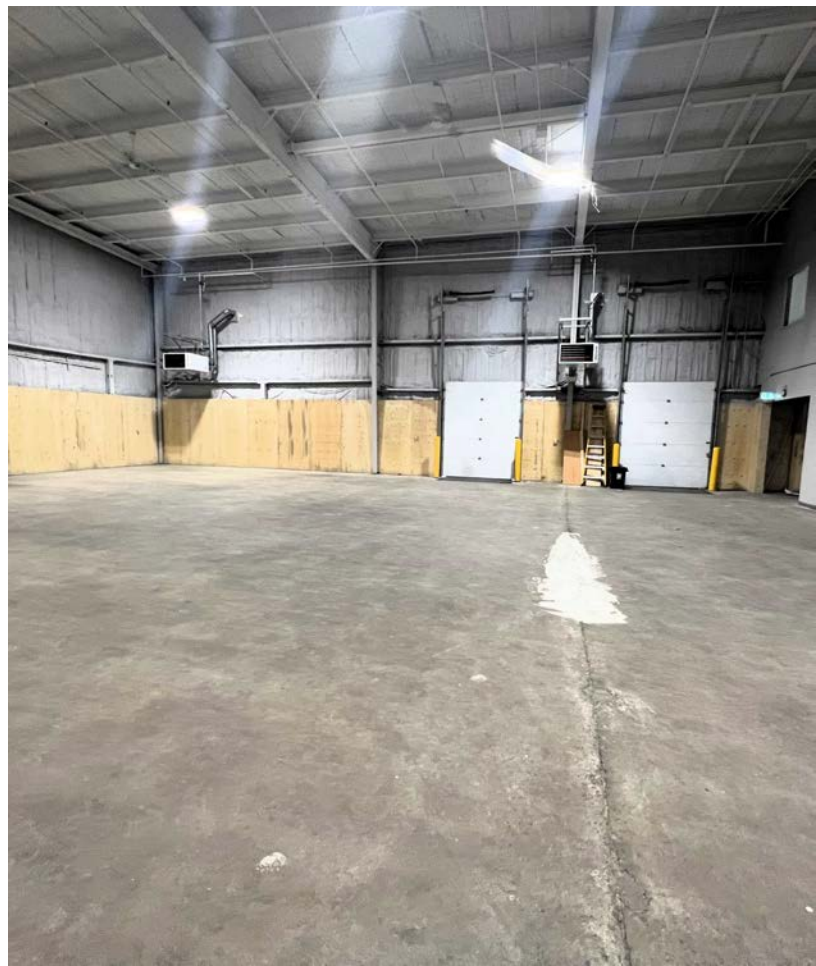
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PROPERTY PHOTOS

41 GURHOLT DRIVE



Main Level



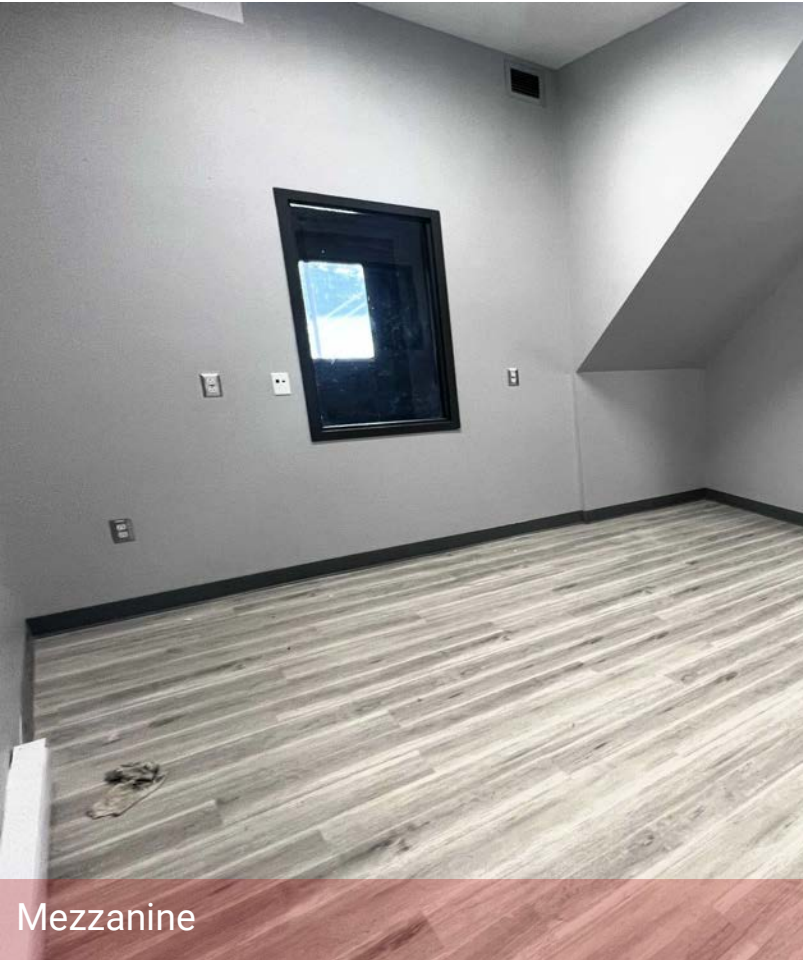
PROPERTY PHOTOS

41 GURHOLT DRIVE



PROPERTY PHOTOS

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PROPERTY PHOTOS

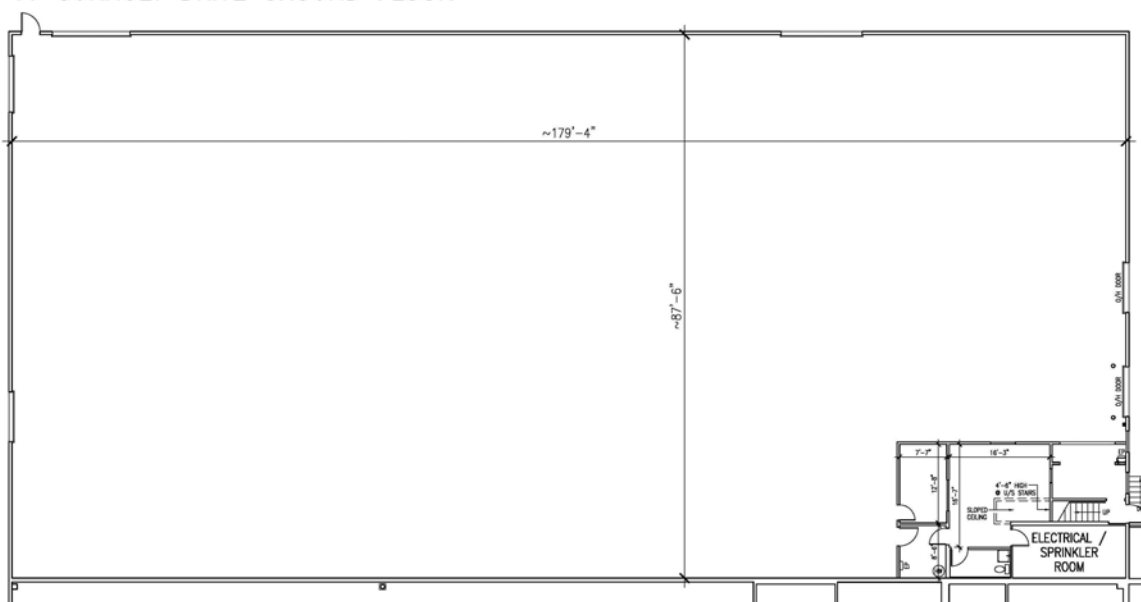
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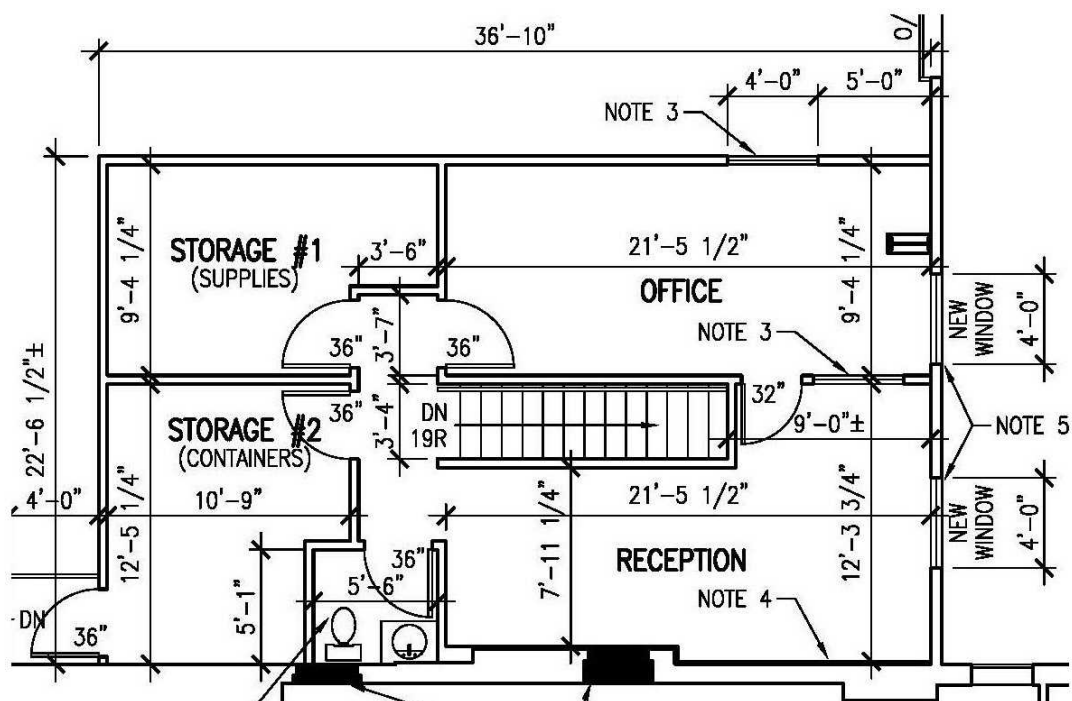
FLOOR PLAN

41 GURHOLT DRIVE

41 GURHOLT DRIVE GROUND FLOOR



Main Level



Mezzanine

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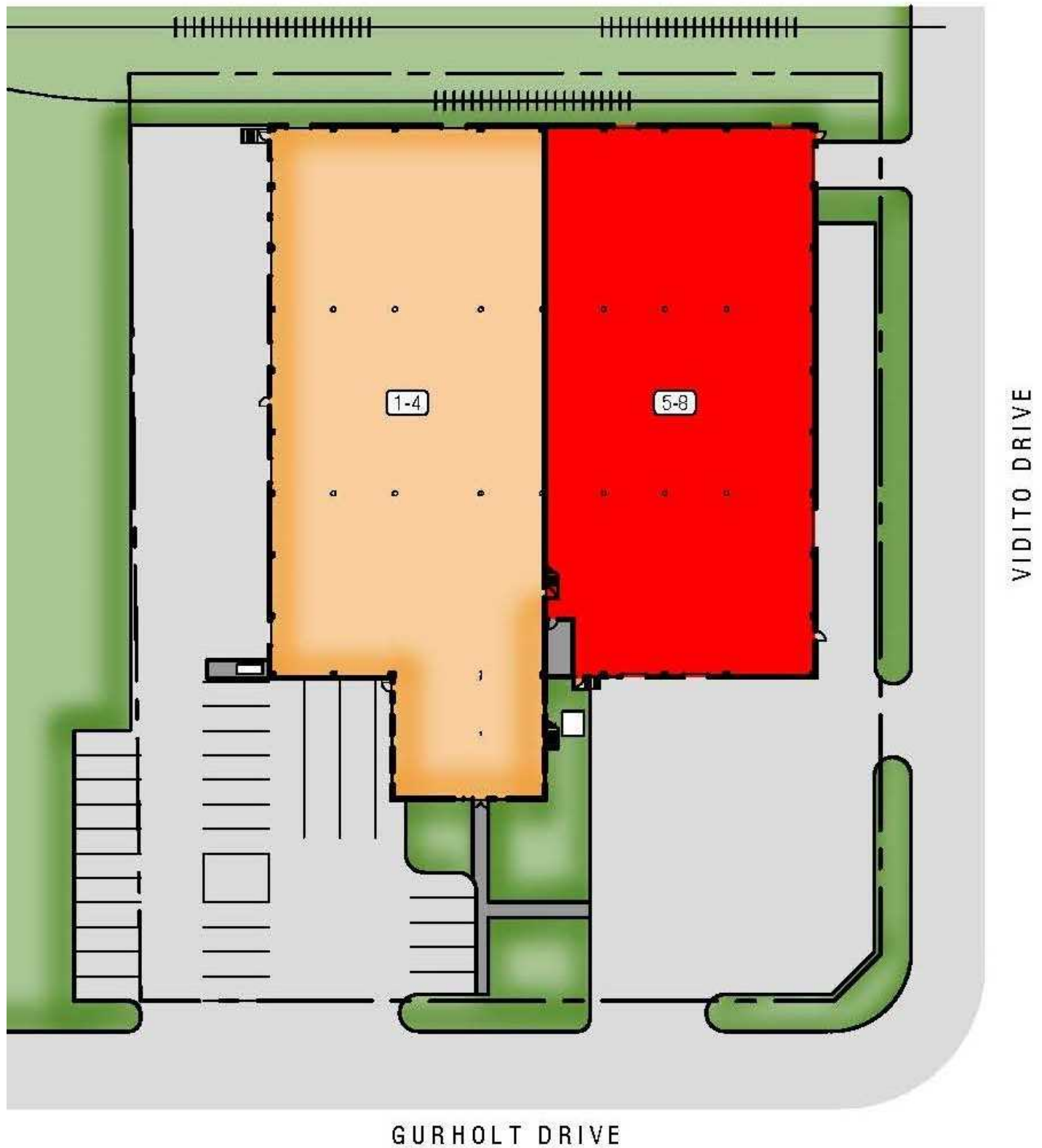
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SITE PLAN

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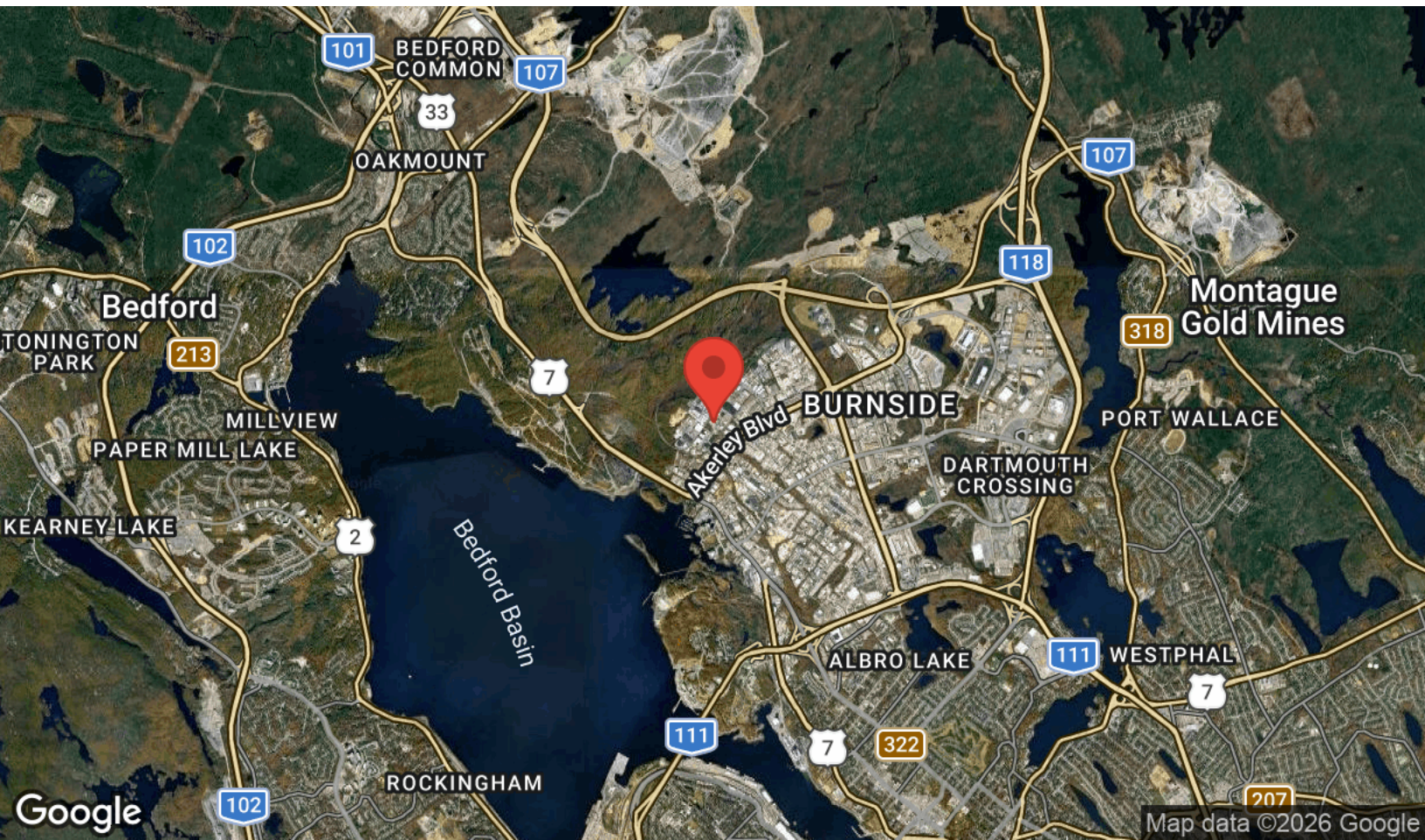
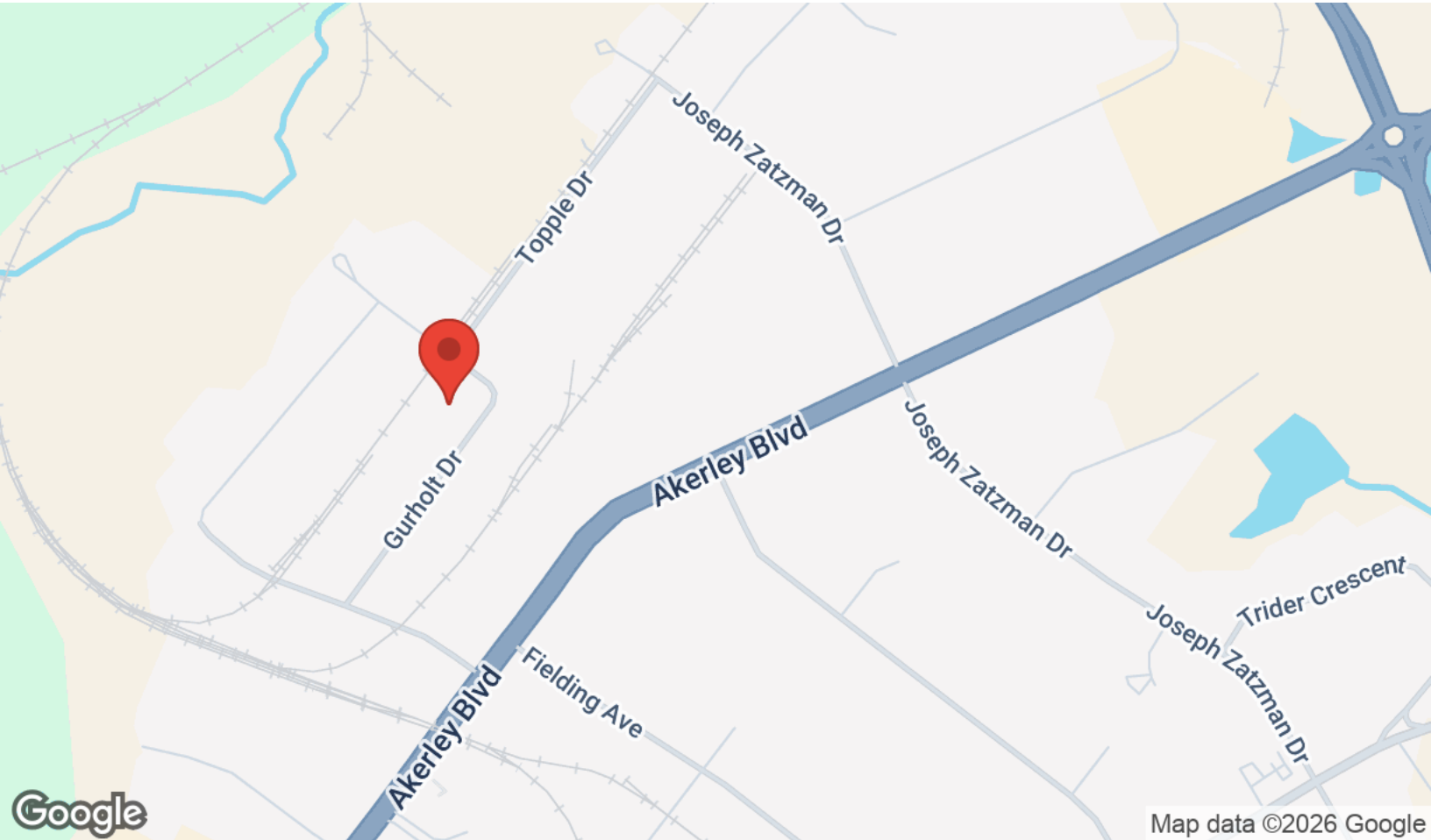
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LOCATION MAPS

41 GURHOLT DRIVE



BUSINESS MAP

41 GURHOLT DRIVE



CONTACT INFORMATION

41 GURHOLT DRIVE



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