

INDUSTRIAL FOR LEASE



11 PETTIPAS DRIVE

11 PETTIPAS DRIVE, DARTMOUTH, NS B3B 1P9



FOR LEASE

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



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

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

11 PETTIPAS DRIVE



OFFERING SUMMARY

AVAILABLE SPACE:	2,000 SF (Unit N)
CLEAR HEIGHT:	14' Clear Ceiling Height
GRADE DOORS:	10' x 10' Grade Loading Doors
LEASE RATE:	\$16.00 Net
CAM & TAX:	\$6.75 (2026)

PROPERTY OVERVIEW

The subject property at 11 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, and 14' clear ceilings. Unit N has a 40' x 50' layout, complemented by a 14' x 19' office, a 14' x 30' storage/flex room, and a 20' x 30' low-ceiling storage mezzanine.

The property 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, 11 Pettipas Drive, is ideally positioned in Atlantic Canada's premier industrial hub. 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, the 34,056 SF lot benefits from municipal services and a vibrant commercial community. This location is perfect for businesses seeking connectivity and growth in a dynamic industrial setting.

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

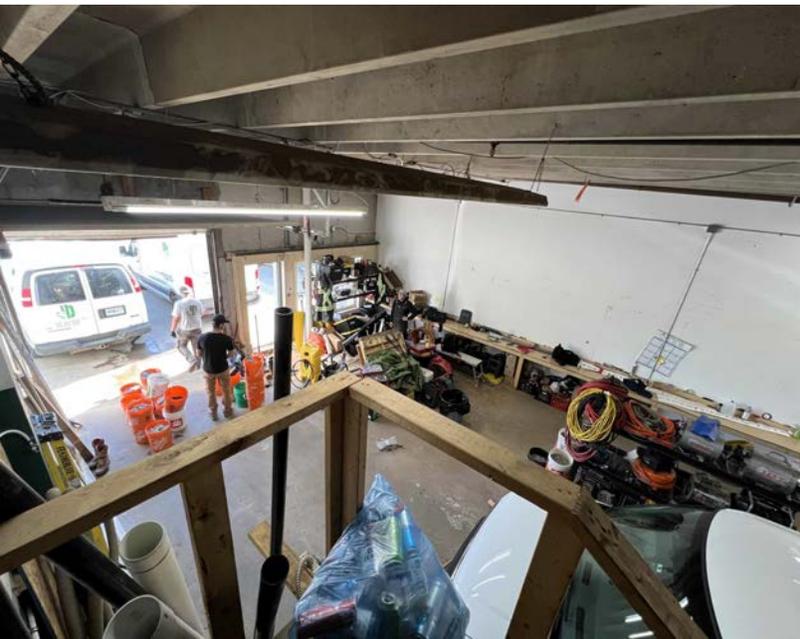


Each Office Independently Owned and Operated

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

PROPERTY PHOTOS

11 PETTIPAS DRIVE



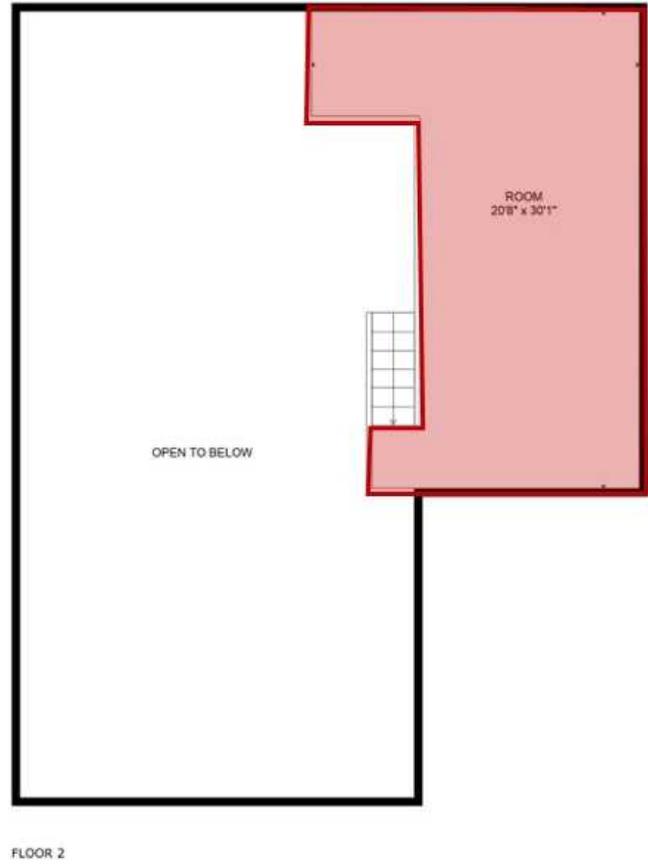
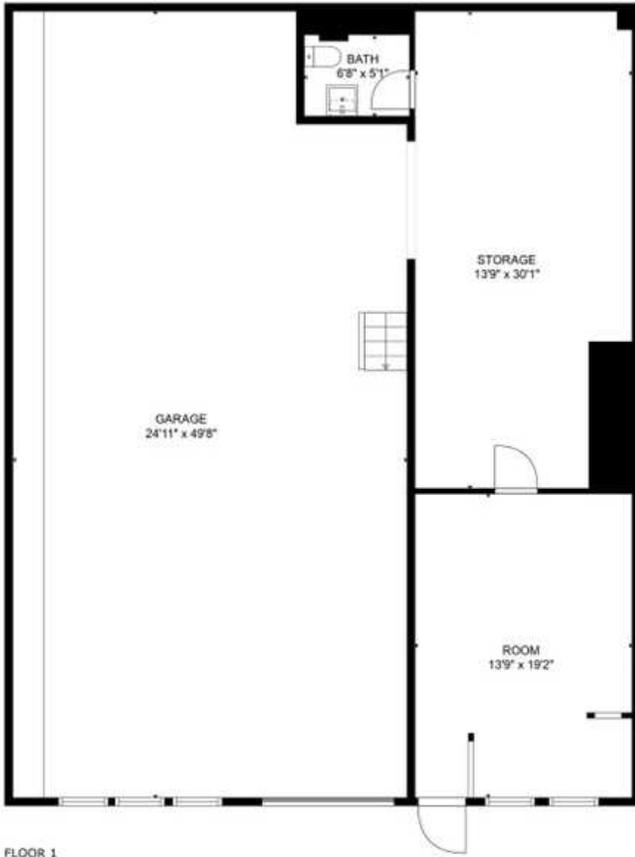
PROPERTY PHOTOS

11 PETTIPAS DRIVE



FLOOR PLAN

11 PETTIPAS DRIVE



Unit N

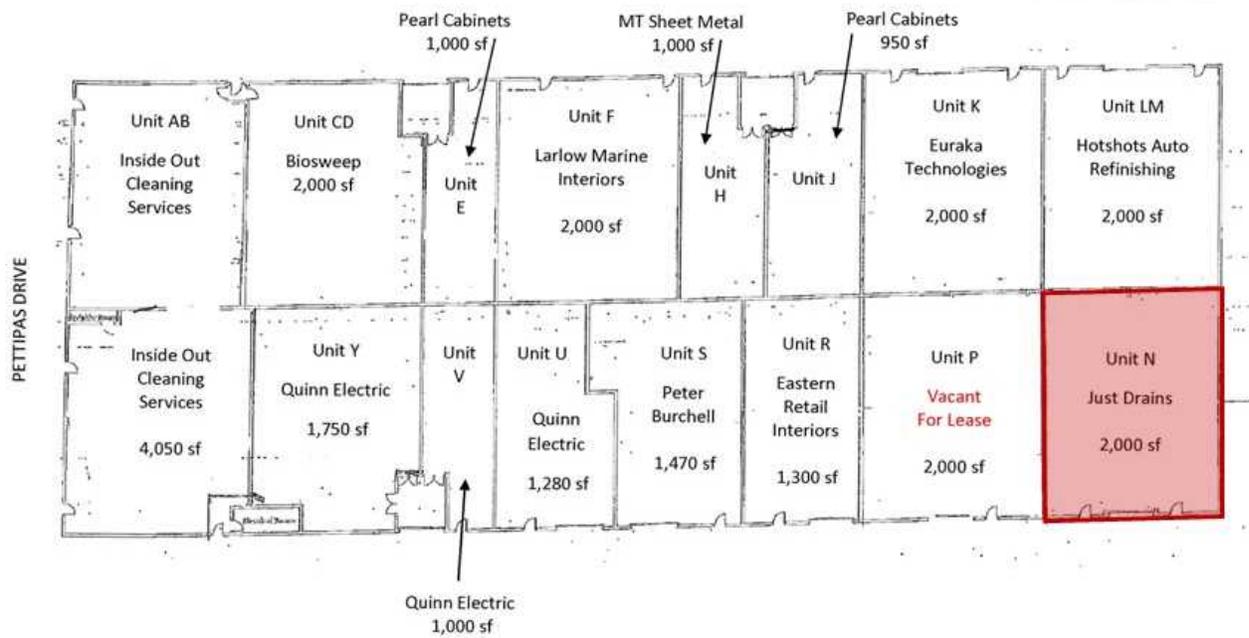
KW COMMERCIAL ADVISORS
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

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

BUILDING PLAN

11 PETTIPAS DRIVE



Available Units

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

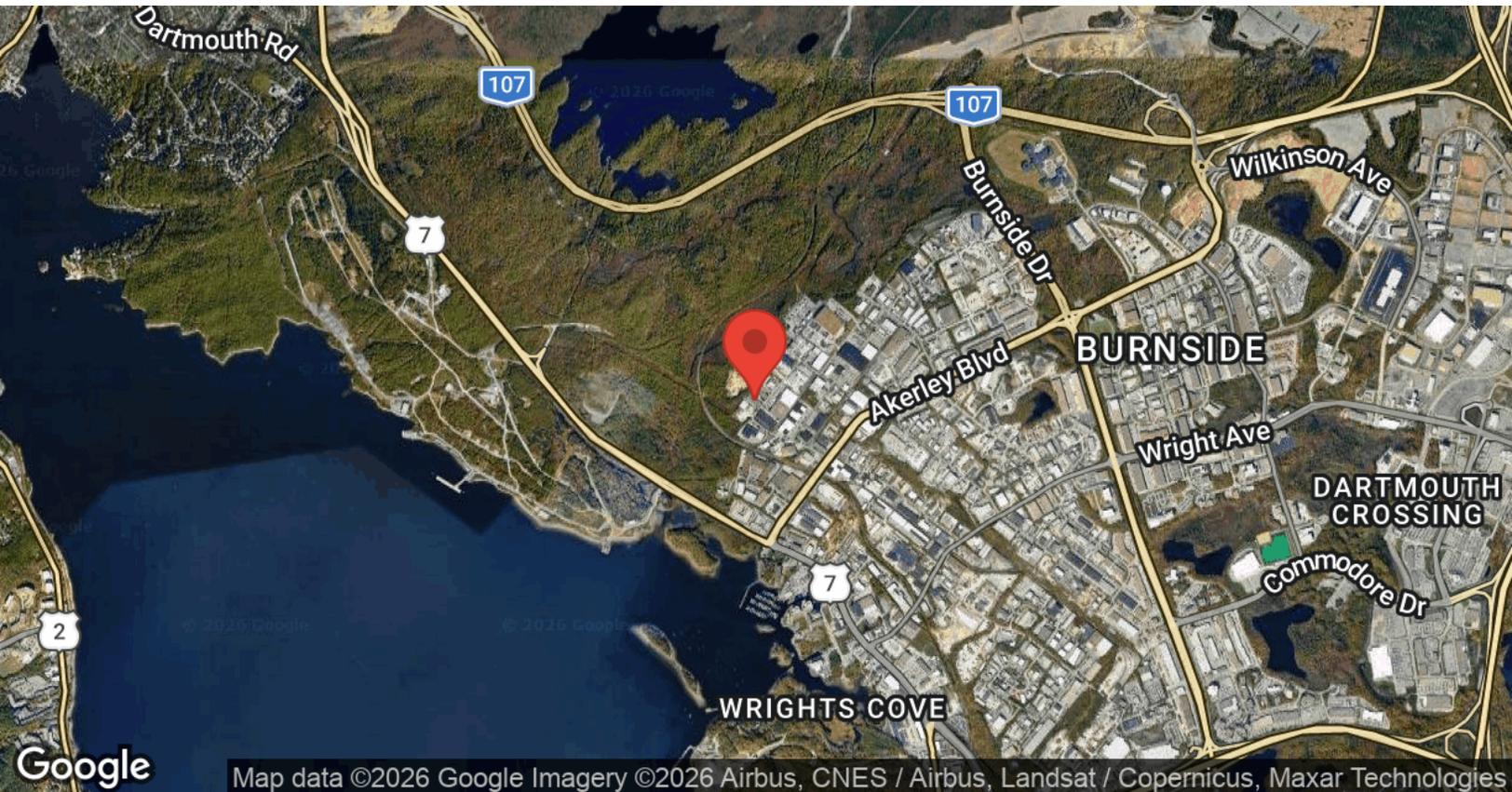
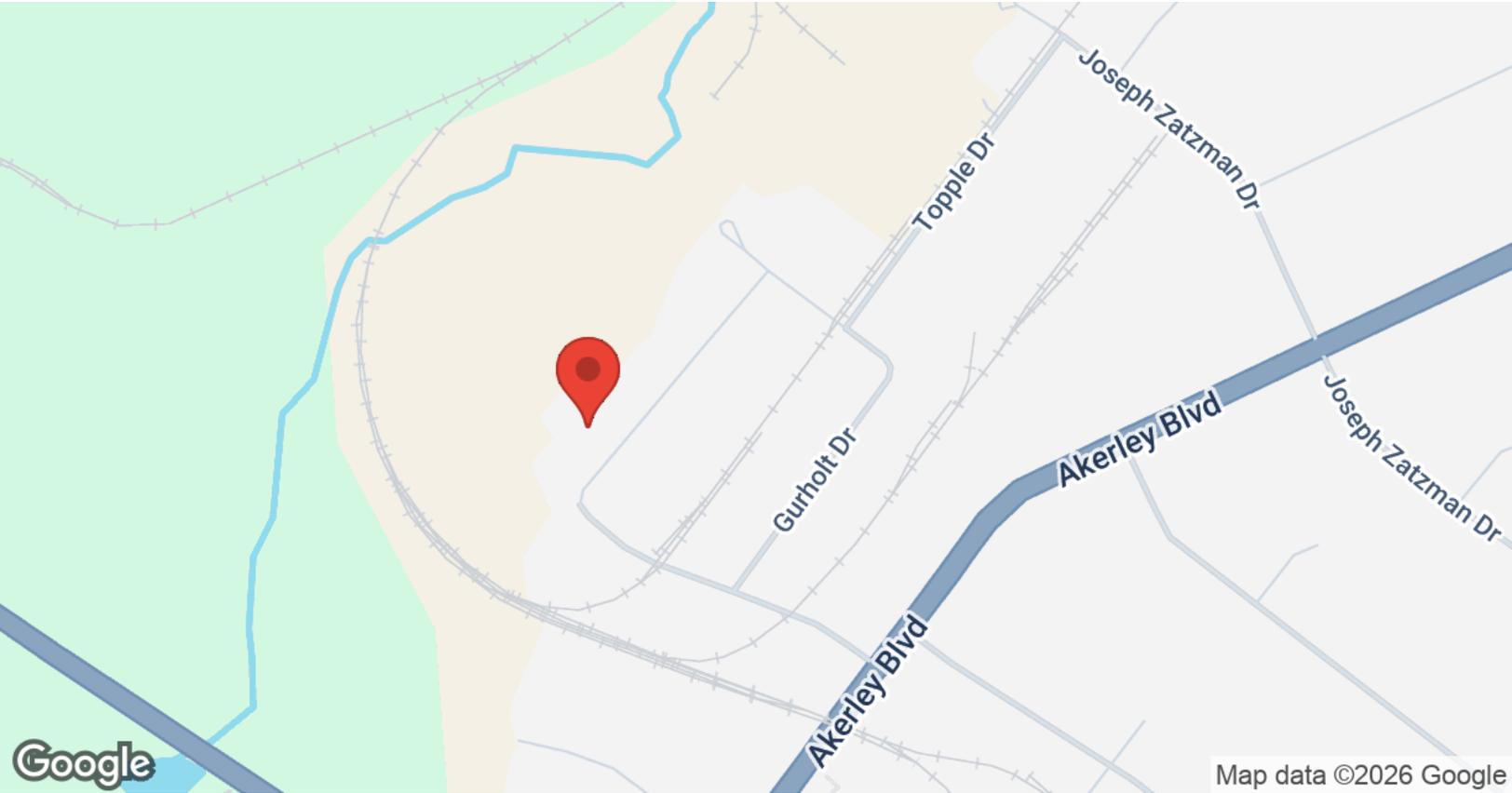


Each Office Independently Owned and Operated

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

LOCATION MAPS

11 PETTIPAS DRIVE



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

CONTACT INFORMATION

11 PETTIPAS DRIVE



MATT OLSEN
COMMERCIAL REAL ESTATE ADVISOR
KW COMMERCIAL ADVISORS

902-489-7187 | MATTOLSEN@KWCOMMERCIAL.COM



PHIL BOLHUIS
COMMERCIAL REAL ESTATE ADVISOR
KW COMMERCIAL ADVISORS

902-293-4524 | PHILBOLHUIS@KWCOMMERCIAL.COM