

INDUSTRIAL FOR SALE OR LEASE

120 Joseph Zatzman Drive

Industrial - For Sale or Lease

120 Joseph Zatzman Drive, Burnside, NS B3B 1M4

kww COMMERCIAL
ADVISORS[®]

TABLE OF CONTENTS

120 JOSEPH ZATZMAN DRIVE

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

KW COMMERCIAL ADVISORS

1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

Each Office Independently Owned and Operated

Executive Summary	3
Property Photos	4
Floor Plan	9
Building Dimensions	10
Location Maps	11
Site Plan	12
Location & Highlights	13
Business Map	14
Aerial Map	15
Zoning Information	16
Contact Information	17
Disclaimer	18

EXECUTIVE SUMMARY

120 JOSEPH ZATZMAN DRIVE



New Siding, Gutters, Downspouts and Insulation Kit - Completed by end of August

OFFERING SUMMARY

PID #:	06342752
BUILDING SIZE:	11,928 SF (Main Building) 2,960 SF (Quonset Hut)
LOT SIZE:	1.17 Acres
POWER:	200 Amp 600V 3 phase supply in the main building
HEATING & COOLING:	Rooftop HVAC in the offices Natural gas forced air in the warehouse
GRADE LOADING:	Three (3) 16' x 14's and one oversized approx. 16' x 20'
CRANES:	5 Ton overhead crane in the main building
ADDITIONAL FEATURES:	Steel Quonset hut is half explosion proof paint booth, other half is general storage
LIST PRICE	\$3,800,000
LEASE RATE:	\$16.00 Net

PROPERTY OVERVIEW

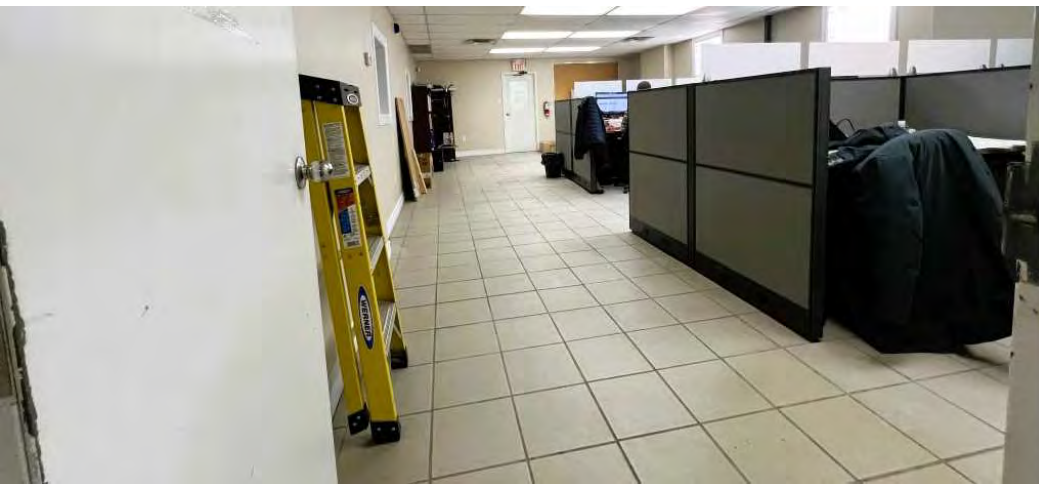
This property offers 11,928 SF in the main building, expanding to 14,888 SF with an additional Quonset hut (2,960 SF) on a 1.17-acre parcel. The main building features a 200 Amp 600V 3 phase electrical supply and a 5-ton overhead crane. Accessibility is enhanced with three 16' x 14' and one oversized 16' x 20' grade doors. Climate control includes rooftop HVAC for offices and natural gas forced air for the warehouse. The Quonset hut is equipped with heating, electrical, and plumbing, serving as a paint booth/assembly area, and office/admin & storage space, making this an ideal site for diverse industrial operations.

LOCATION OVERVIEW

Located in the heart of Burnside Business Park, 120 Joseph Zatzman Drive offers prime access to over 1,500 businesses, including manufacturing, logistics, and retail sectors. With immediate highway access, proximity to Halifax International Airport, and the Port of Halifax, this property ensures excellent connectivity. The area supports a robust industrial market with ample commercial infrastructure, close to amenities like Dartmouth Crossing, and features strong growth potential in a dynamic business environment. This location is ideal for businesses looking for efficiency, connectivity, and investment growth in one of Atlantic Canada's premier commercial hubs.

PROPERTY PHOTOS

120 JOSEPH ZATZMAN DRIVE



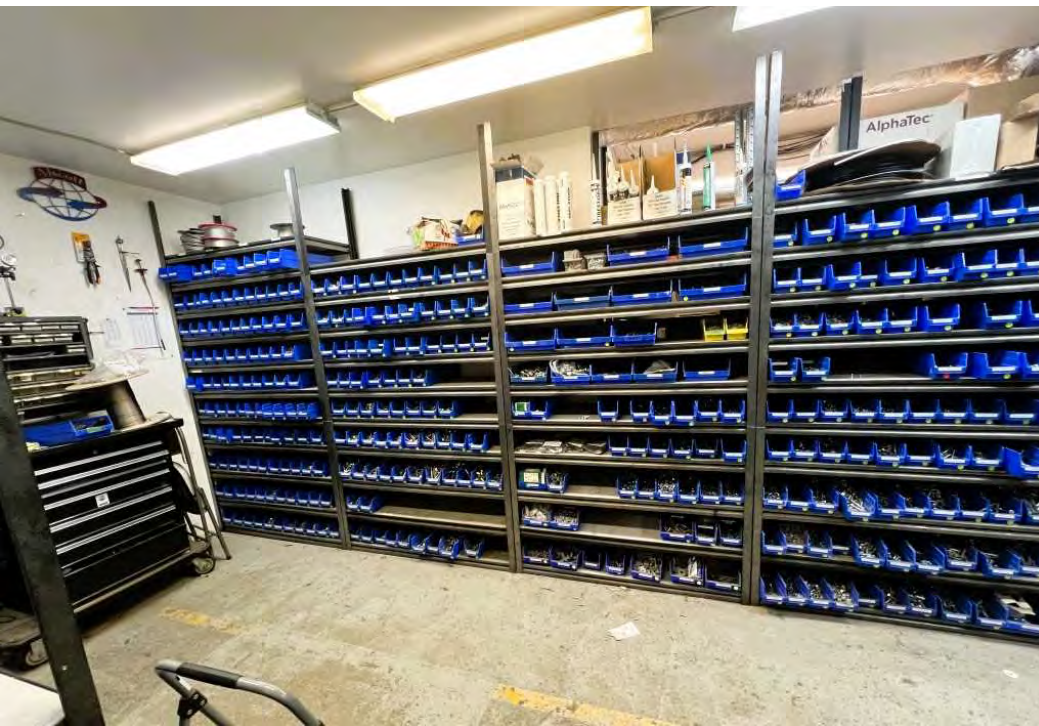
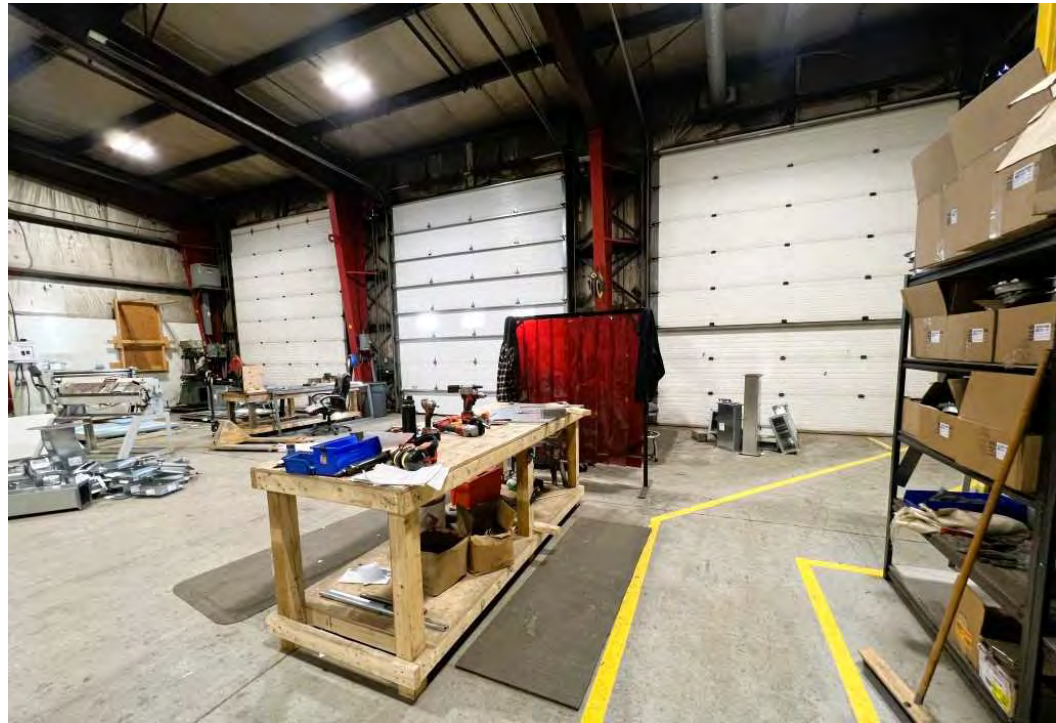
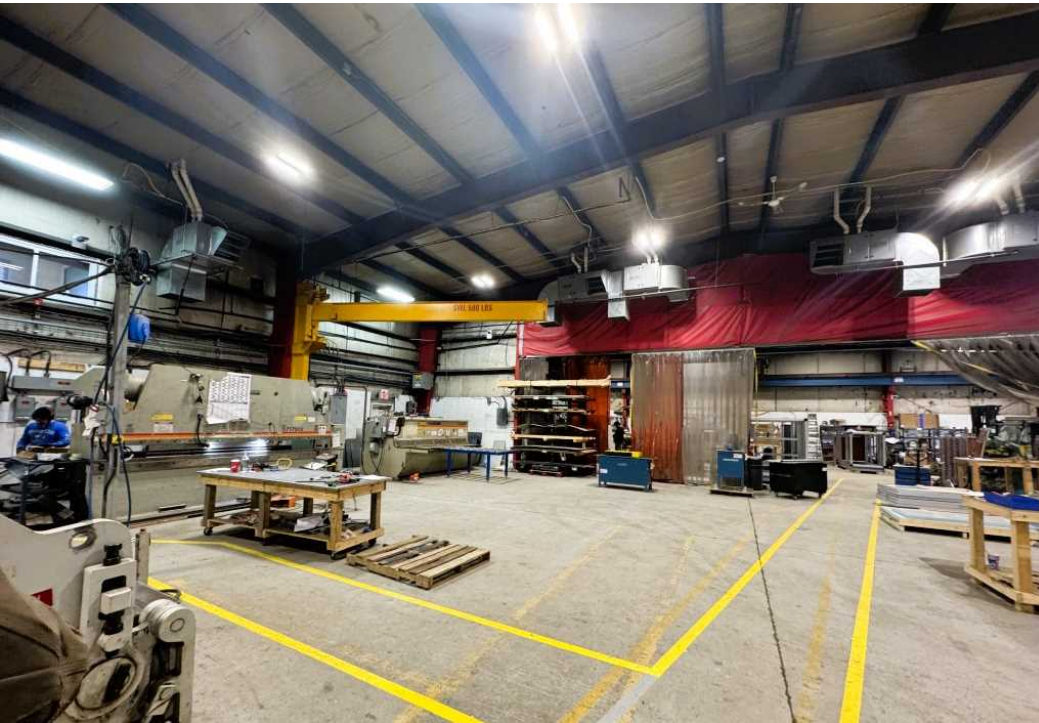
PROPERTY PHOTOS

120 JOSEPH ZATZMAN DRIVE



PROPERTY PHOTOS

120 JOSEPH ZATZMAN DRIVE



PROPERTY PHOTOS

120 JOSEPH ZATZMAN DRIVE



Photoshopped with buildings to be demolished/removed



PROPERTY PHOTOS

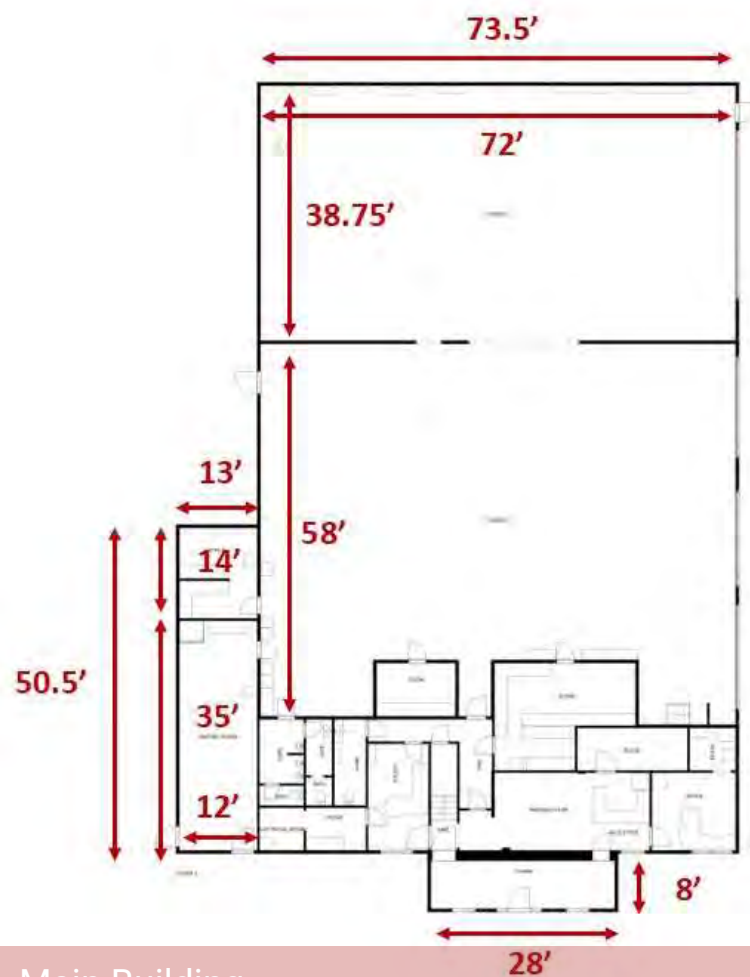
120 JOSEPH ZATZMAN DRIVE



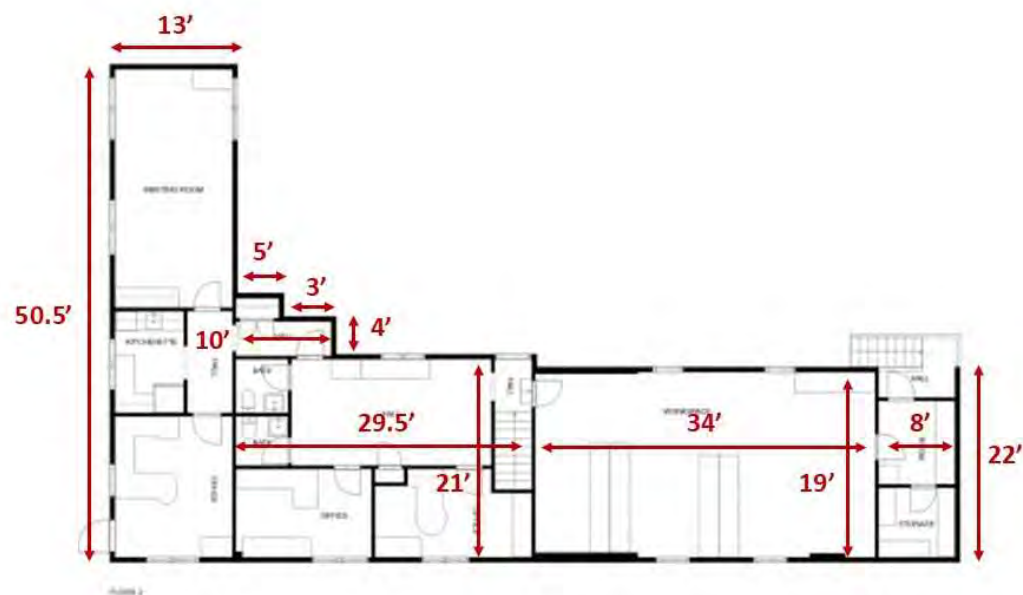
Exterior Updates to be Completed by end of August

FLOOR PLAN

120 JOSEPH ZATZMAN DRIVE



Main Building



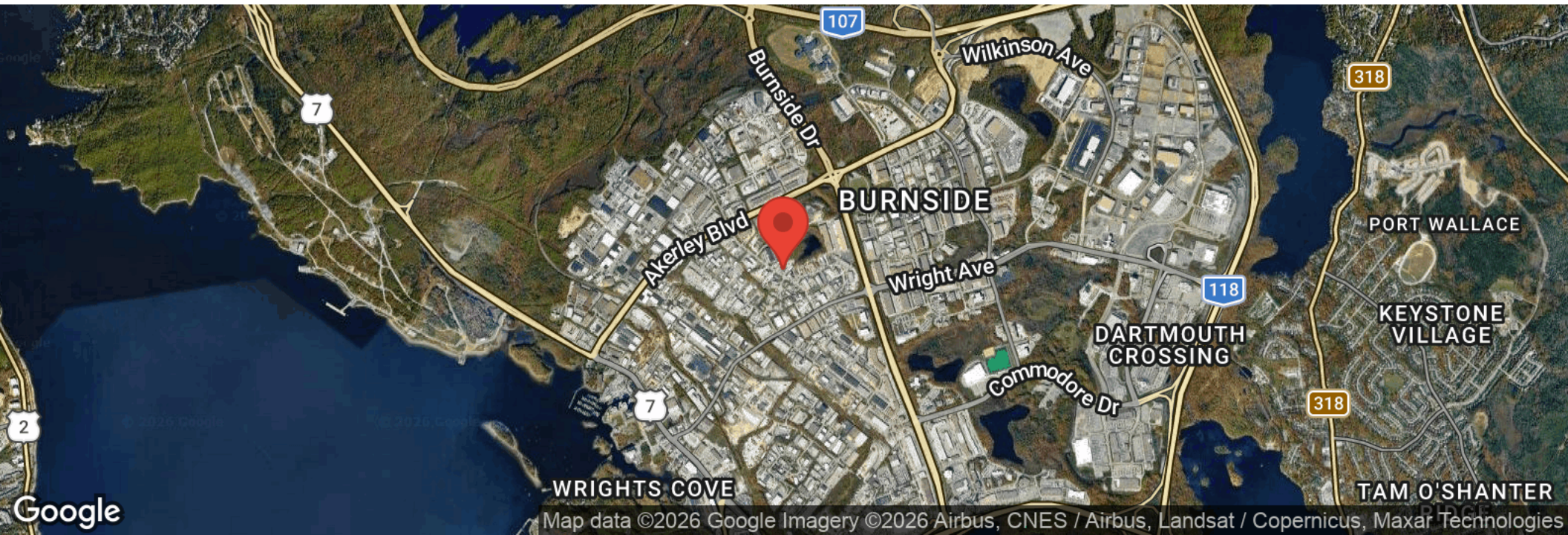
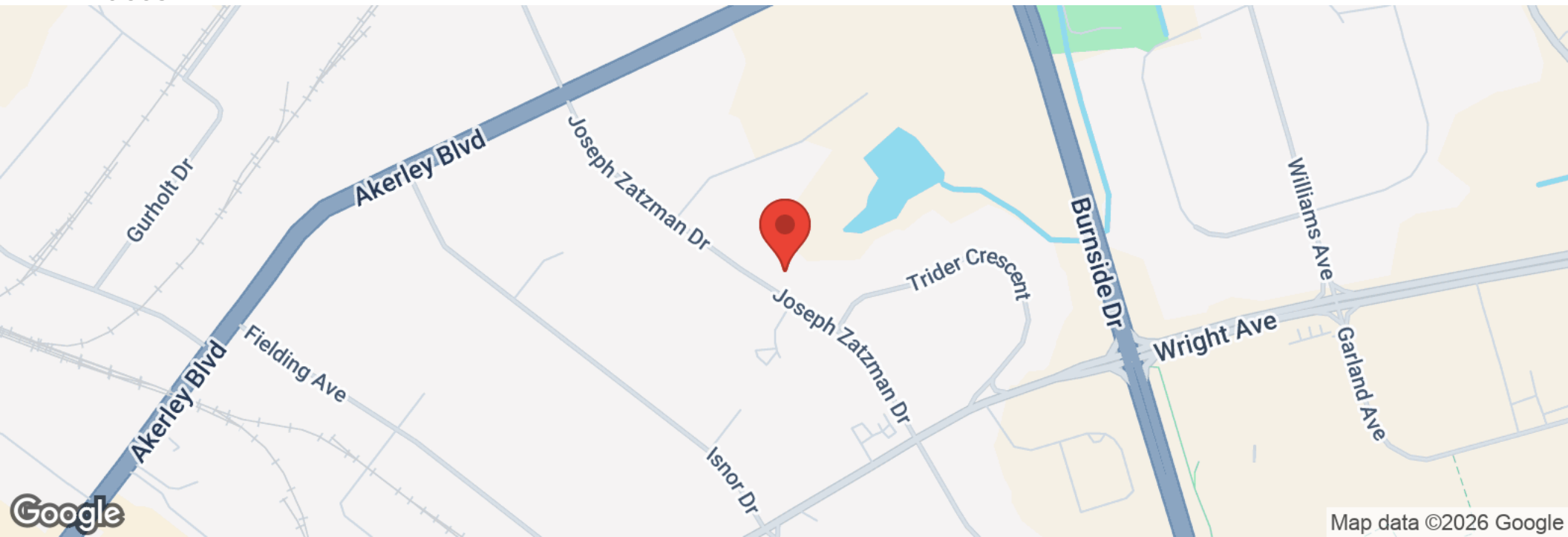
BUILDING DIMENSIONS

120 JOSEPH ZATZMAN DRIVE



LOCATION MAPS

120 JOSEPH ZATZMAN DRIVE



LOCATION & HIGHLIGHTS

120 JOSEPH ZATZMAN DRIVE

120 Joseph Zatzman Drive is strategically located within the Burnside Business Park, Dartmouth, Nova Scotia, known as the largest industrial and commercial hub in Atlantic Canada. This address offers unparalleled access to a network of businesses, services, and transportation links.

Diverse Business Presence: Burnside hosts over 1,500 enterprises, including manufacturing, logistics, retail, and service industries. Notable companies in the vicinity include KW Commercial Advisors and various industrial tenants, ensuring a dynamic business environment.

Sector Synergy: The park is a hub for sectors like logistics, technology, and retail, with major players like those found at Dartmouth Crossing, which is just minutes away, enhancing commercial activities.

Highways: The property benefits from immediate access to the Akerley Boulevard and Wright Avenue, which connect directly to Highway 111, 118, and 107, providing seamless mobility across Halifax Regional Municipality (HRM).

Air & Sea: Within 15 minutes, you can reach Halifax International Airport and the Port of Halifax, facilitating both domestic and international business operations.
Public Transit: The area is serviced by efficient public transit options, including the Rapid Transit bus route, supporting workforce accessibility.

Industrial and Commercial Space: The Burnside Business Park contains over 5.4 million square feet of industrial and warehouse space, representing 83% of HRM's industrial market inventory. This concentration allows for robust B2B interactions and supply chain efficiencies.

Utilities and Services: The location is well-equipped with utilities, including C.N.R. rail services, which supports industries requiring heavy transportation solutions.

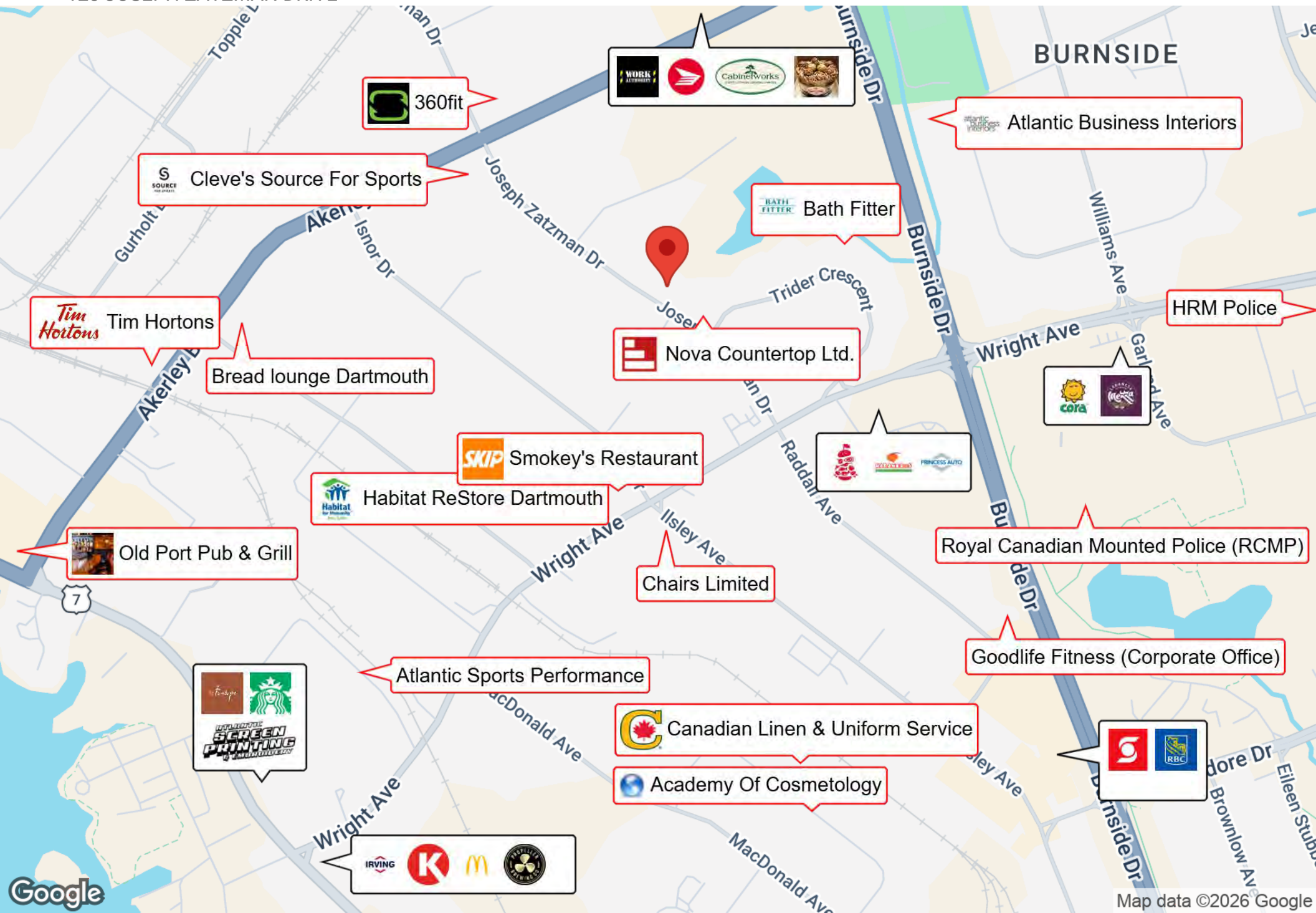
Shopping and Dining: Dartmouth Crossing, a major retail and entertainment district, is nearby, offering amenities that cater to both employees and business clients.

Business Support Services: From banking to legal services, all necessary business support is readily available within the park or at nearby commercial centers.

Expanding Market: With over 15,000 employees in the park, there's a continuous demand for space and services, suggesting a healthy market for new or expanding businesses.

Development Opportunities: The area's growth trajectory and the ongoing development projects in Burnside indicate strong potential for real estate investment and business expansion.

120 Joseph Zatzman Drive stands at the heart of a commercial powerhouse, ideal for businesses looking to leverage the advantages of a well-connected, industrially rich area. The location not only promises operational efficiency but also positions businesses to capitalize on the economic vitality of Burnside Business Park, making it an excellent choice for your commercial real estate needs.



AERIAL MAP

120 JOSEPH ZATZMAN DRIVE



ZONING INFORMATION

120 JOSEPH ZATZMAN DRIVE

BGI (BURNSIDE GENERAL INDUSTRIAL) ZONE

57 (1) PERMITTED USES

The following uses only shall be permitted in a BGI Zone:

- (a) Brewery, winery and distillery uses;
- (b) Broadcast uses;
- (c) Caretaker units;
- (d) CD-1 and CD-2 Zone uses;
- (e) Emergency services uses;
- (f) Existing uses;
- (g) Heavy equipment sales and service uses;
- (h) Industrial training;
- (i) Industrial uses, except:
 - i. CD-3 Zone uses;
- (j) Kennels;
- (k) Recreational vehicle sales;
- (l) Recycling depots;
- (m) Retail building suppliers and used building material retail outlets;
- (n) Salvage yards;
- (o) Self-storage facilities;
- (p) Service uses;
- (q) Utility uses;

57 (2) Premises used for all BGI uses in a BGI Zone shall comply with the following requirements:

- (a) Lot area minimum: 5,000 sq. ft. (464.5 sq. m);
- (b) Minimum front or flankage yard: 20 ft. (6.1 m);
- (c) Except for areas where landscaping is required, outdoor storage and outdoor display shall be permitted in any yard;
- (d) Except where driveway or walkway access is required, a 10 ft. (3 m) wide strip of soft landscaping shall be provided abutting the street line, excluding the street line of a 100-series highway. Soft landscaping shall include:
 - i. salt-tolerant groundcover plants;
 - ii. one ornamental shrub for every 100 sq. ft. (9.29 sq. m.) of required landscaped area; and
 - iii. at least one tree with a minimum base caliper of 50 millimetres for every 50 linear ft. (15 linear m) of lot frontage;
- (e) Where a lot abuts a 100-series highway, landscaping shall be provided along the street line of the 100-series highway that consists of at least one tree with a minimum base caliper of 50 millimetres for every 50 linear ft. (15.24 linear m);
- (f) Garbage and waste containers shall be screened from view from adjacent properties and public streets with an effective visual barrier, such as an opaque fence or landscaping; and
- (g) Exterior lighting, including security lighting, shall be directed to driveways, parking areas, loading areas, building entrances and walkways and shall be arranged to divert the light away from streets, adjacent lots and buildings. Luminaries shall be shielded to prevent unnecessary glare.



For additional information, see Dartmouth Land Use By-Law

CONTACT INFORMATION

120 JOSEPH ZATZMAN 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

DISCLAIMER

120 JOSEPH ZATZMAN DRIVE

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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

MATT OLSEN

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

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.