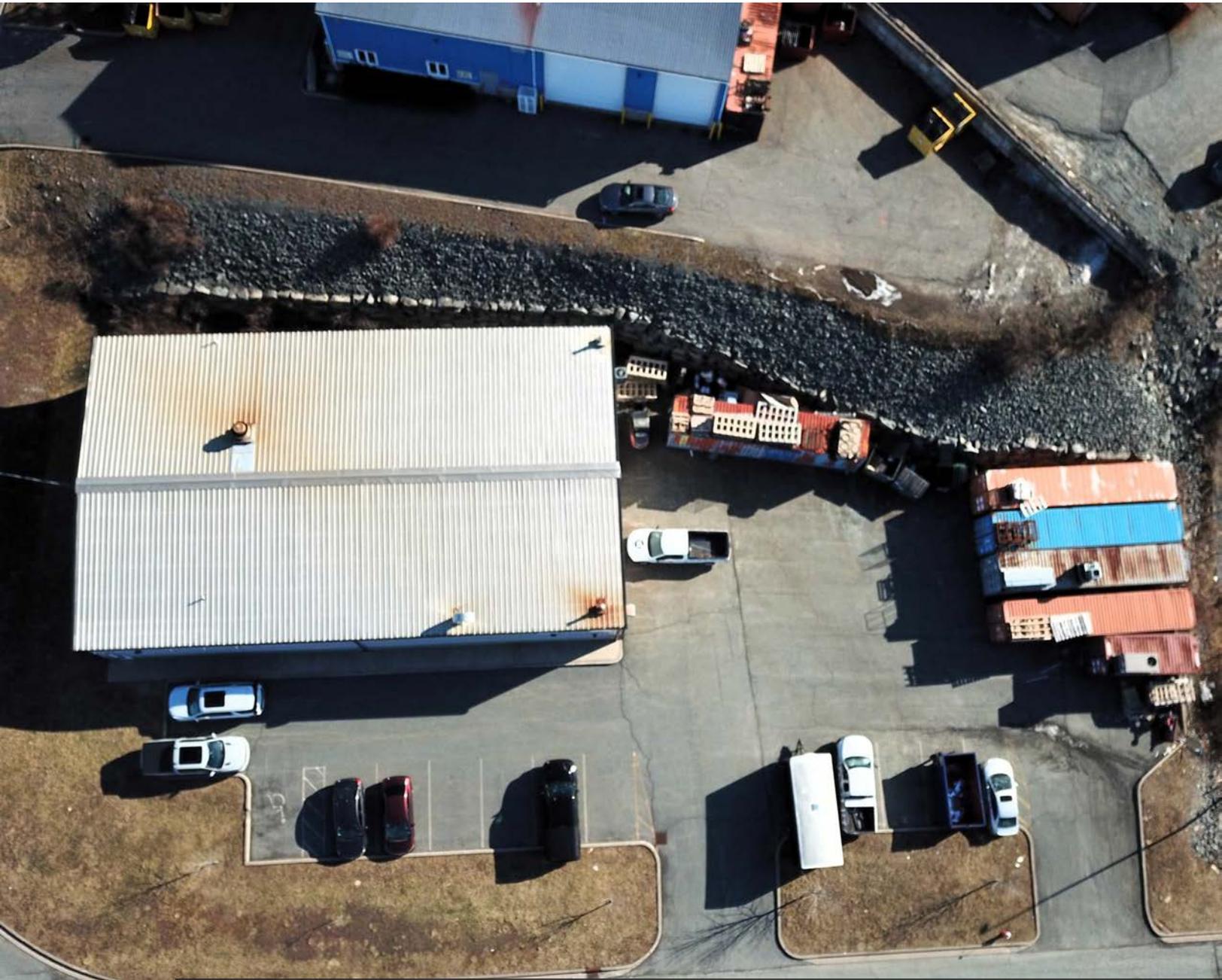


INDUSTRIAL FOR LEASE



# 145 COLFORD AVENUE

145 COLFORD AVENUE, DARTMOUTH, NS B3B 2Z3



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

145 COLFORD AVENUE



## OFFERING SUMMARY

Available Space:	6,000 SF
Building Dimensions:	60' x 100'
Ceiling Height:	16'3" Clear at Center
Loading:	14' x 12' Grade Loading Door
Electrical:	600 Volt 200 Amp 3 Phase Power, 75 KVA 120/208 Volt Transformer, 600/347 Volt & 120/208 Volt Electrical Panel
Lot Size:	0.67 Acres (29,177 SF)
Parking:	12 Paved Parking
Zoning:	BGI (Burnside General Industrial)
Lease Rate:	\$18.00 Net + \$8.00 CAM & Tax

## PROPERTY OVERVIEW

This 6,000 SF single-tenant industrial building offers a functional 60' x 100' layout with 16'3" clear ceiling height and a 14' x 12' grade-level loading door. 600 Volt, 200 Amp, 3-phase power, a 75 KVA transformer, and multiple electrical panels to support various uses. Office space includes a reception area, four private offices, boardroom, lunchroom, and two washrooms. Situated on a paved 0.67-acre site with 12 parking spaces. Available September 1st, 2026.

## LOCATION OVERVIEW

The subject property is located in Dartmouth's, Burnside Business Park. Burnside is the largest business park in Atlantic Canada with over 1500 hundred enterprises and over 15,000 employees. Burnside Park is a centrally located urban business park with superb transportation links. Burnside is located adjacent to five 100 series highways providing quick access to and from the park. Additionally, Burnside businesses are located within 10-15 minutes travel time to the downtown Halifax CBD, the Halifax International Airport, and the Port of Halifax. Burnside is extensively serviced by C.N.R. mainline, siding and common user facilities, and is home to the largest concentration of truck transportation in Atlantic Canada. The Park is also served by public transit links including the Rapid Transit bus route.

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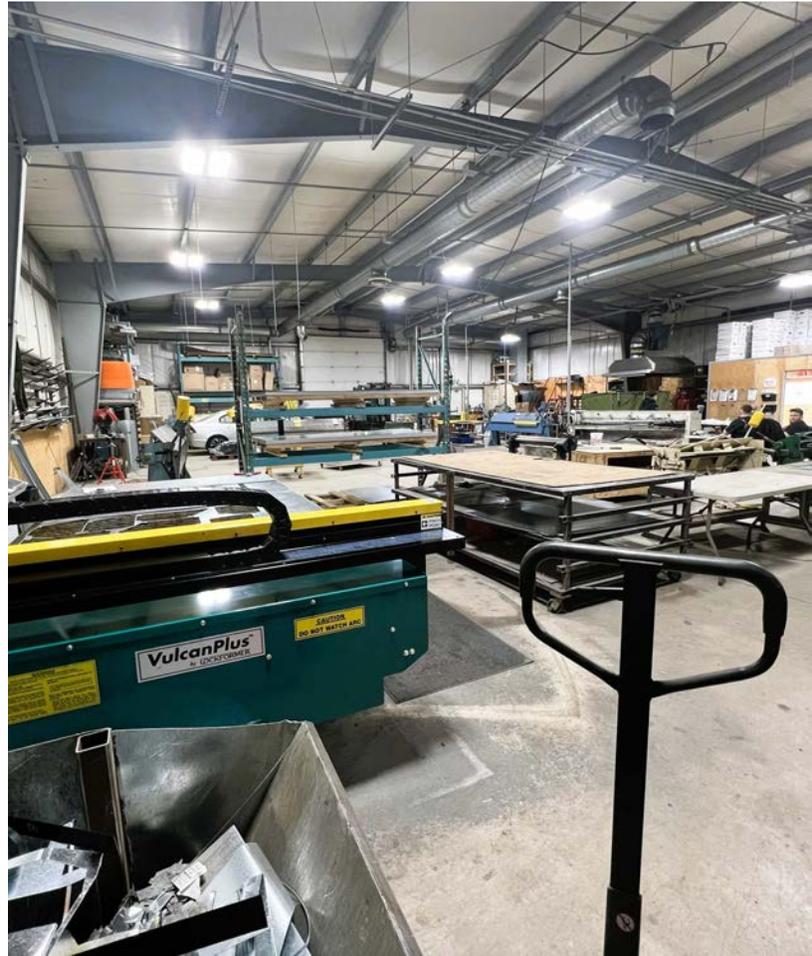
# PROPERTY PHOTOS

145 COLFORD AVENUE



# PROPERTY PHOTOS

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# PROPERTY PHOTOS

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# PROPERTY PHOTOS

145 COLFORD AVENUE



# 2D FLOOR PLAN

145 COLFORD AVENUE



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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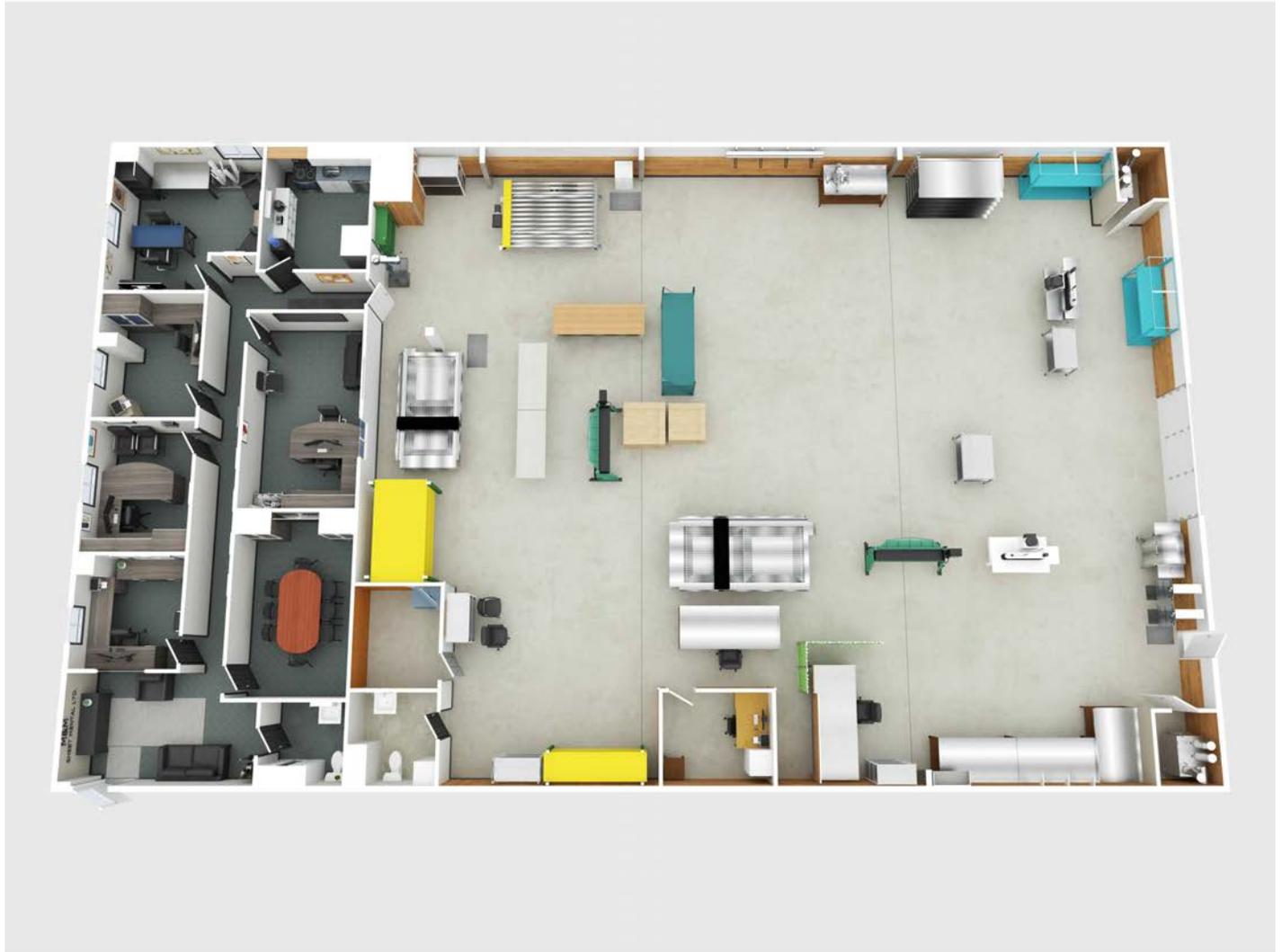
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# 3D FLOOR PLAN

145 COLFORD AVENUE



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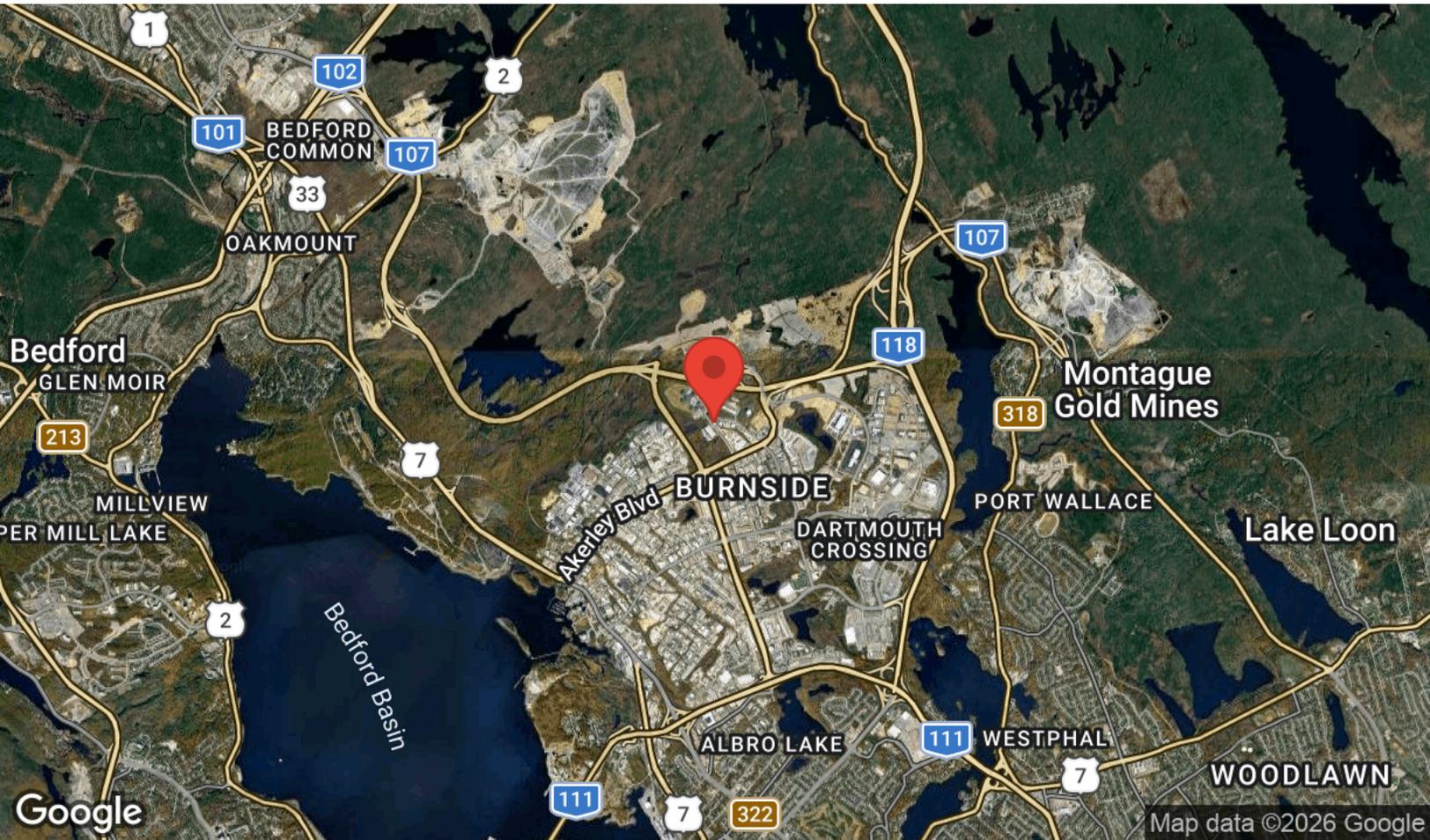
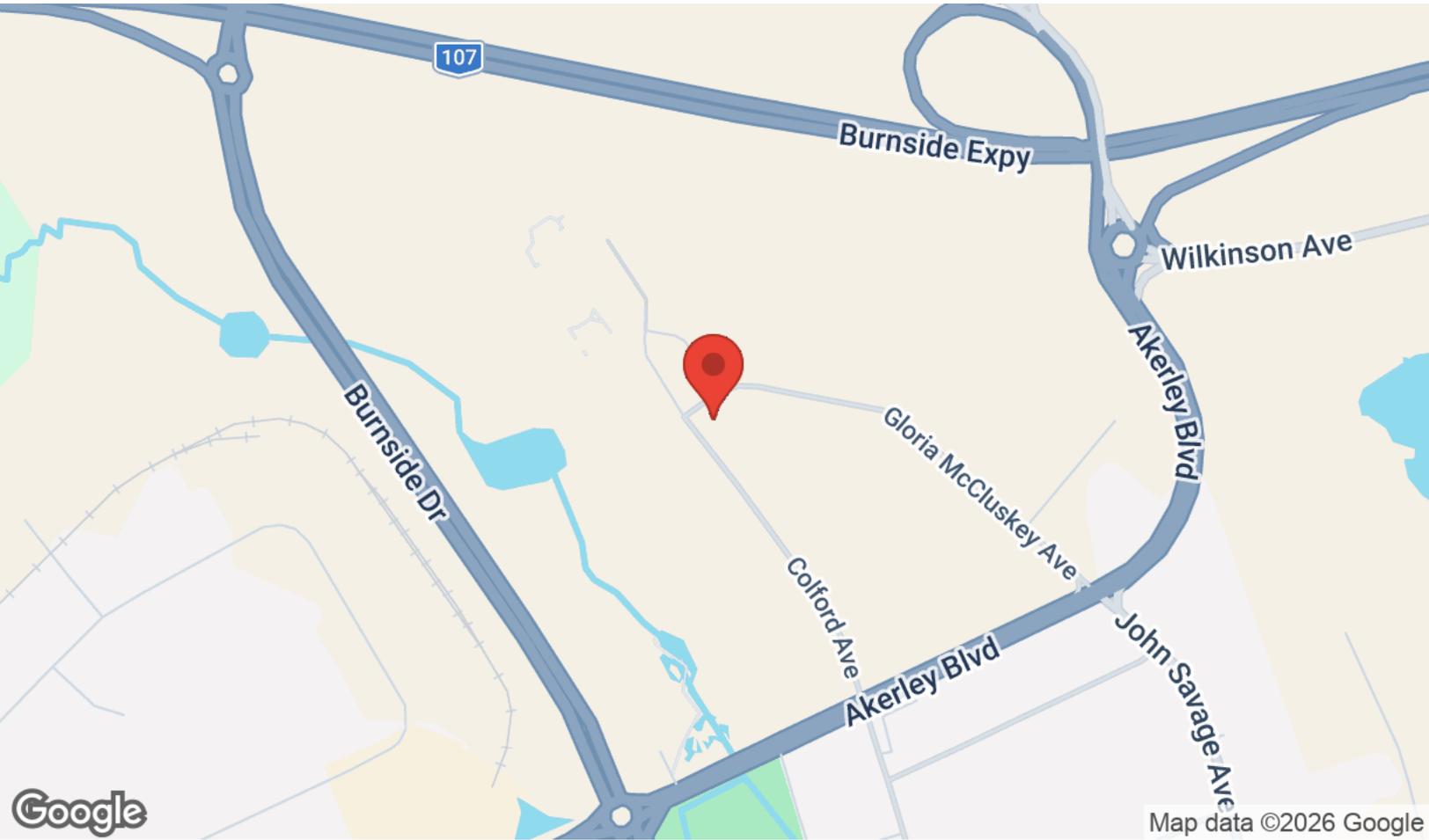
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# LOCATION MAPS

145 COLFORD AVENUE



**PART 36: BGI (BURNSIDE GENERAL INDUSTRIAL) ZONE (RC-Sep 30/20;E-Dec 5/20)**

**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;
- (r) Vehicle services; and
- (s) Accessory 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

## CONTACT INFORMATION

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