

# INDUSTRIAL FOR SALE

## 9 Notting Court

Industrial - For Sale

9 Notting Court, Dartmouth, NS B3B 1N2

**kww** COMMERCIAL  
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## 9 NOTTING COURT

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

## EXECUTIVE SUMMARY

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### OFFERING SUMMARY

Property Type:	Industrial
PID #:	40173130
Building Size:	4,100 SF
Building Dimensions:	50' x 82' Clear Span Pre-engineered Steel
Loading:	12' x 12' Grade Level Loading
Lot Size:	1.08 Acres (Fully Fenced & Scure)
Assessed Owner:	Carter Kosick Holdings Limited
Assessed Value:	\$1,569,200 (Commercial Taxable 2026)
List Price:	\$2,450,000

### PROPERTY OVERVIEW

Clear span pre-engineered steel building (50' x 82') offering a versatile layout with built-out office space featuring electric baseboard and ductless heating and cooling, along with an open warehouse area with 14' clear height. The property includes a 12' x 12' grade-level loading door, compressor with lines run throughout the building, and 200 Amp 120/208 Volt electrical service.

Situated on a fully fenced and secured 1.08-acre parcel, the site also features a 30' x 50' Quonset hut with a 14' roll-up door, providing additional storage or workspace.

### LOCATION OVERVIEW

9 Notting Court is located in Burnside Industrial Park, the largest business park in Atlantic Canada, home to over 2,000 businesses and approximately 30,000 employees across manufacturing, logistics, service, and distribution sectors.

The property offers excellent connectivity with quick access to Highways 111, 118, and 107, and is approximately 10 km from Downtown Halifax, 21 km from Halifax Stanfield International Airport, and minutes from the Port of Halifax, making it an ideal location for businesses requiring strong regional and national transportation links.

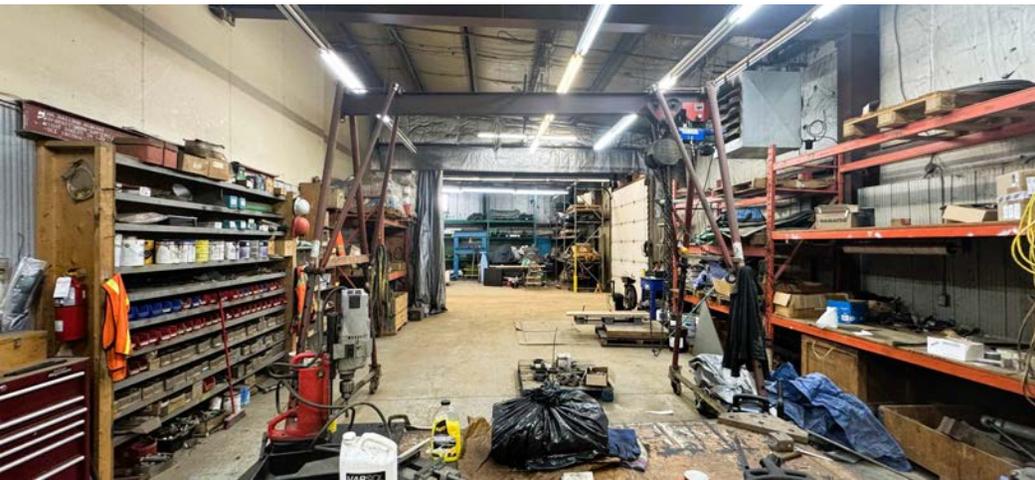
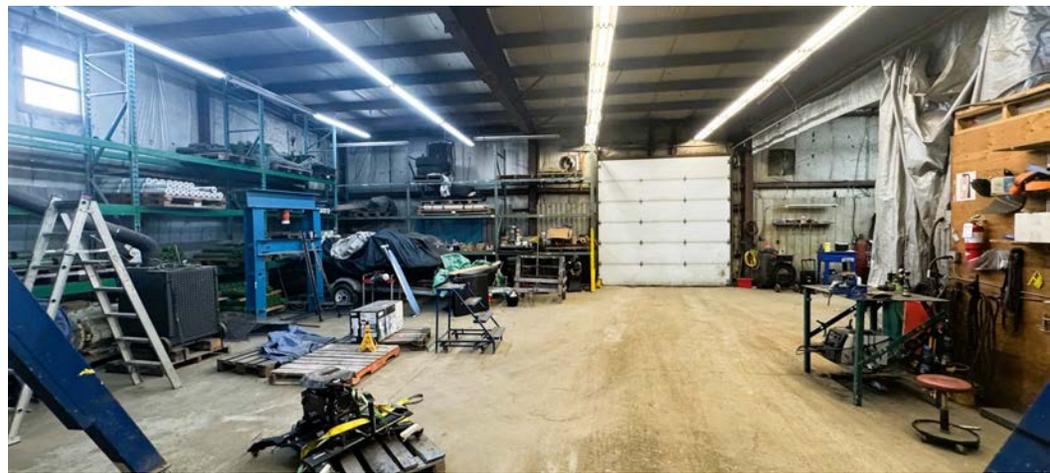
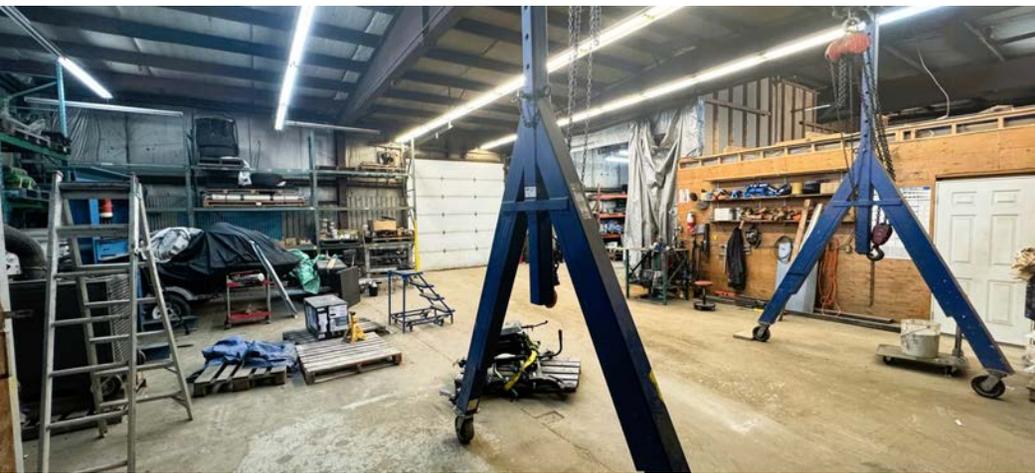
# PROPERTY PHOTOS

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# BUILDING OVERVIEW

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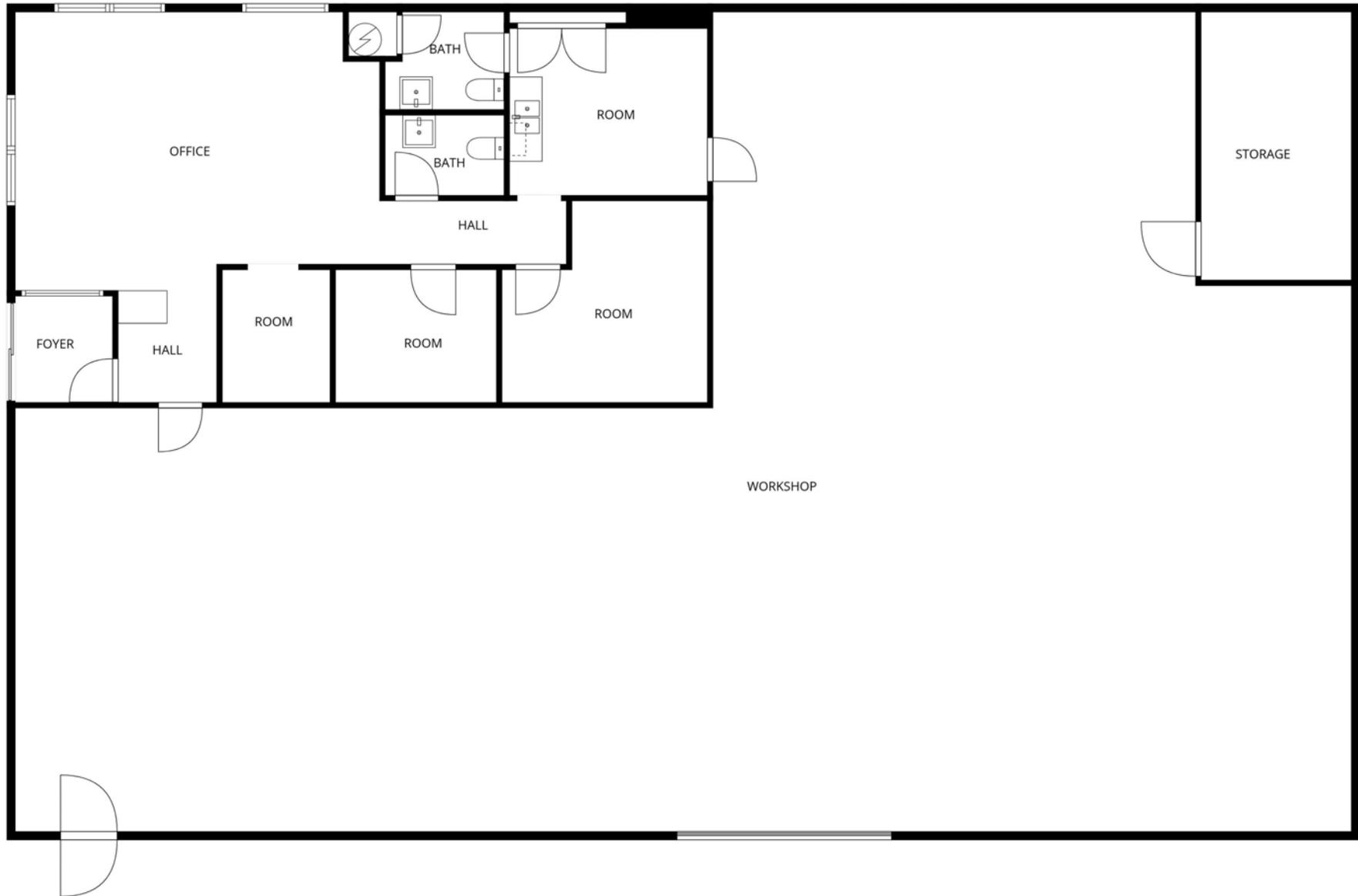


## BUILDING SPECIFICATIONS

Property Type:	Industrial
Building Size:	4,100 SF
Construction Type:	Pre-Engineered Steel
Foundation:	Concrete
Heat:	Electric Baseboard and Ductless Heating & Cooling in Office Oil Fired Forced Air in Warehouse
Roof Type:	Metal
Building Dimensions:	50' x 82' Clear Span with Built-Out Office 30' x 50' Quonset Hut with 14' Roll Up Door
Year Built:	1976
Ceiling Height:	14' Clear in Warehouse
Loading:	12' x 12' Grade Level Loading
Electrical:	200 Amp 120/208 Volt
Lot Size:	1.08 Acre (Fenced & Secured)
Parking:	Gravel Graded
Water & Sewer:	Municipal
List Price:	\$2,450,000
Property Features:	Compressor with Lines Run Throughout

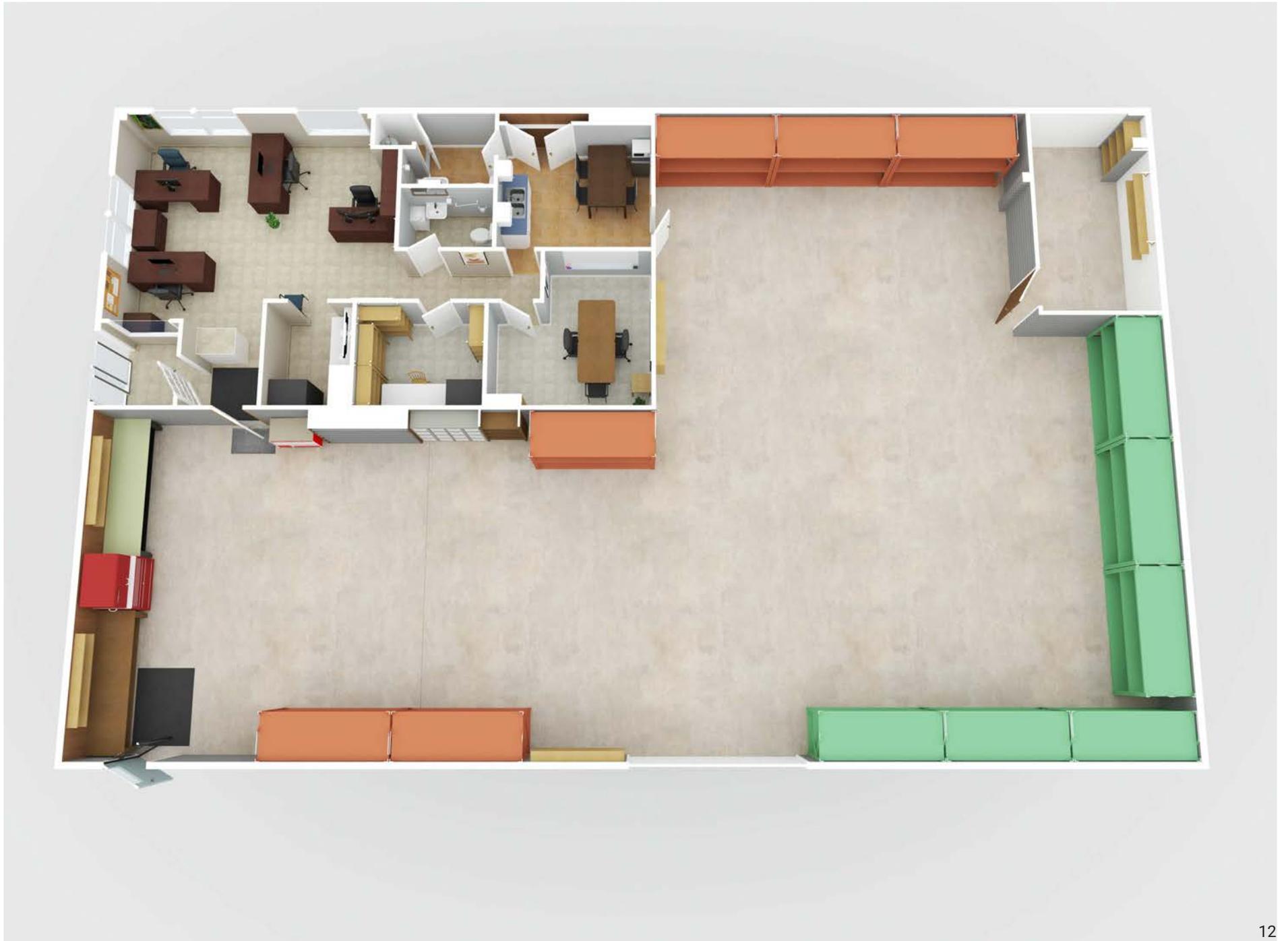
# 2D FLOOR PLAN

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# 3D FLOOR PLAN

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## LOCATION & HIGHLIGHTS

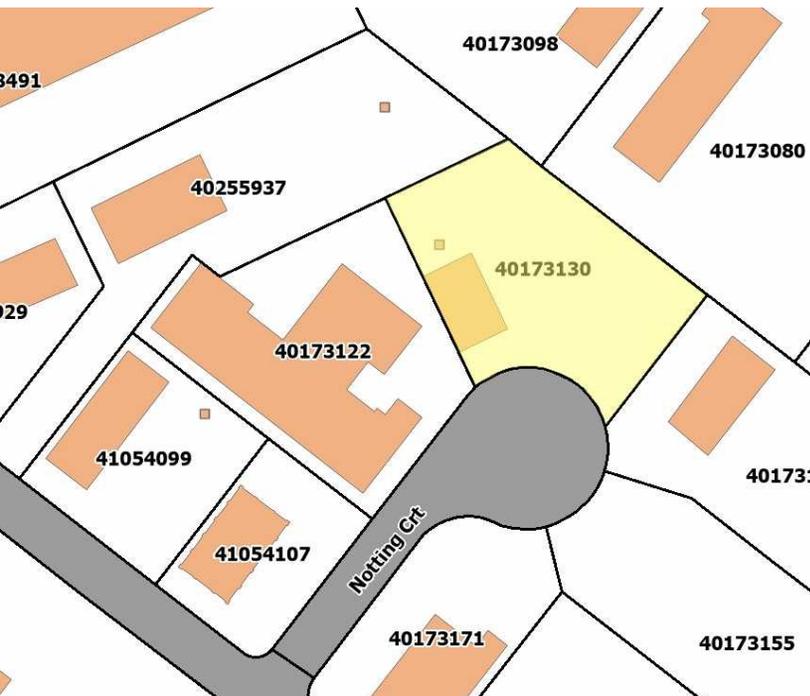
### 9 NOTTING COURT



9 Notting Court is located in Burnside Industrial Park in Dartmouth, the largest business park in Atlantic Canada and one of the most significant employment hubs in the Halifax Regional Municipality. The park is home to more than 2,000 businesses and approximately 30,000 employees, with a diverse mix of manufacturing, distribution, logistics, construction, and service-related companies. Notable nearby businesses include major national and regional operators such as transportation companies, building suppliers, contractors, and industrial service providers.

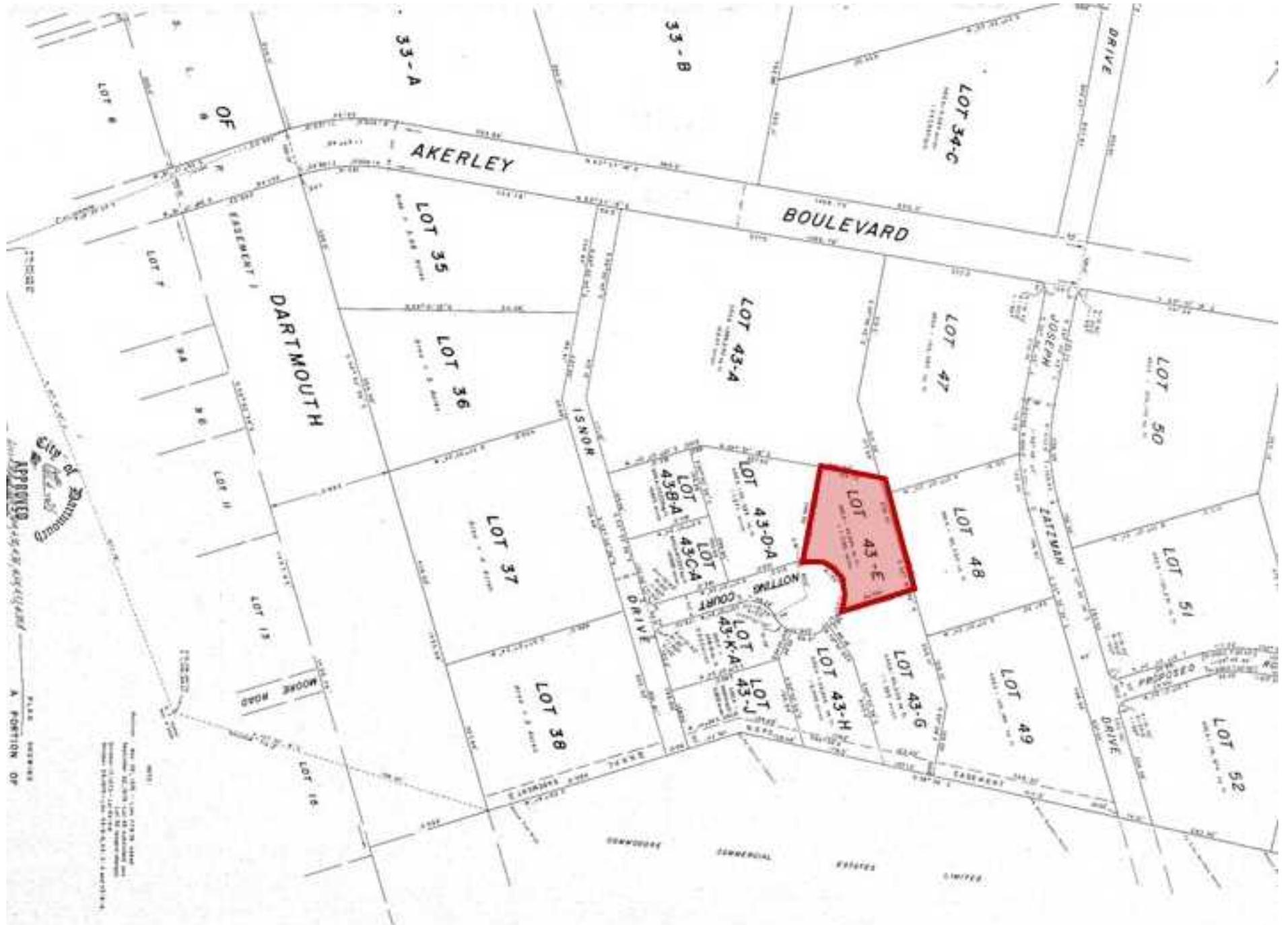
The property benefits from excellent connectivity, with immediate access to major transportation corridors including Highways 111, 118, and 107, allowing for efficient movement of goods throughout the Halifax Regional Municipality and beyond. Downtown Halifax and the Port of Halifax are approximately 10–15 minutes away, providing convenient access to international shipping and a large customer base. Halifax Stanfield International Airport is located roughly 20 minutes from the property via Highway 118, making regional and international travel and freight logistics highly accessible.

Burnside Industrial Park is also well-served by public transit, nearby retail amenities, restaurants, and service providers that support the daily needs of employees and businesses in the area. Its central location within the Halifax Regional Municipality allows for efficient access to other major commercial and industrial nodes including Bedford, Sackville, and the Halifax peninsula. The surrounding area continues to experience strong demand for industrial space, making this location highly desirable for owner-occupiers and investors alike.



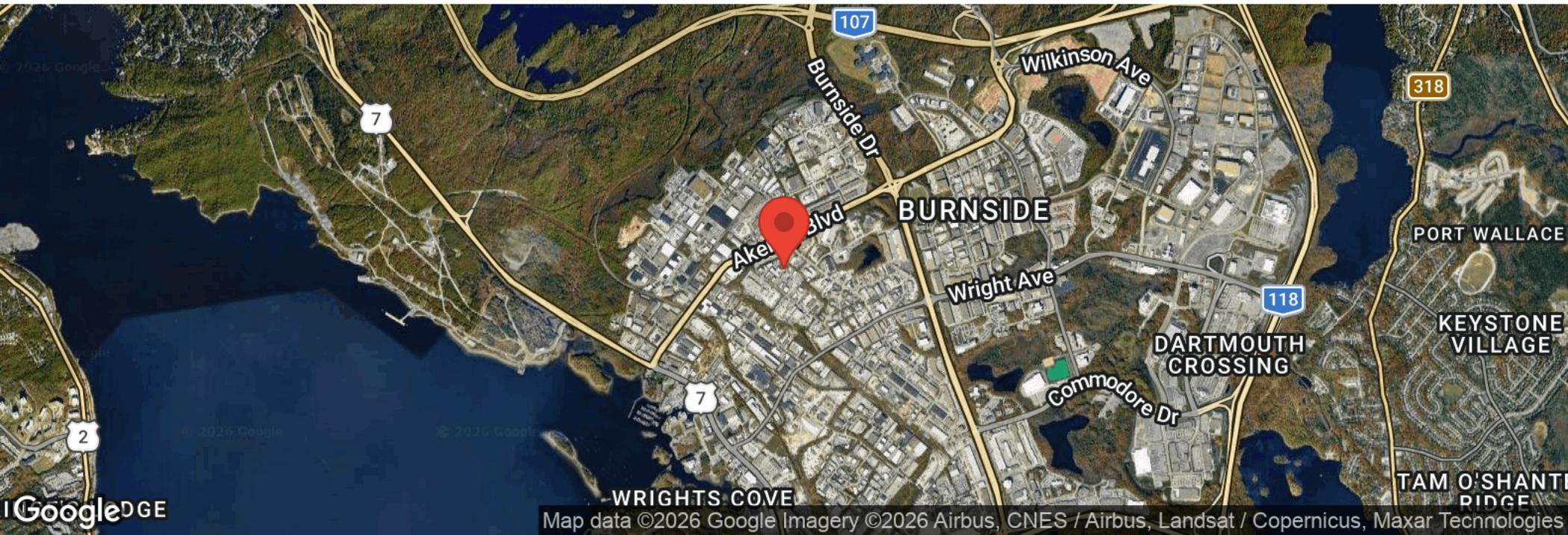
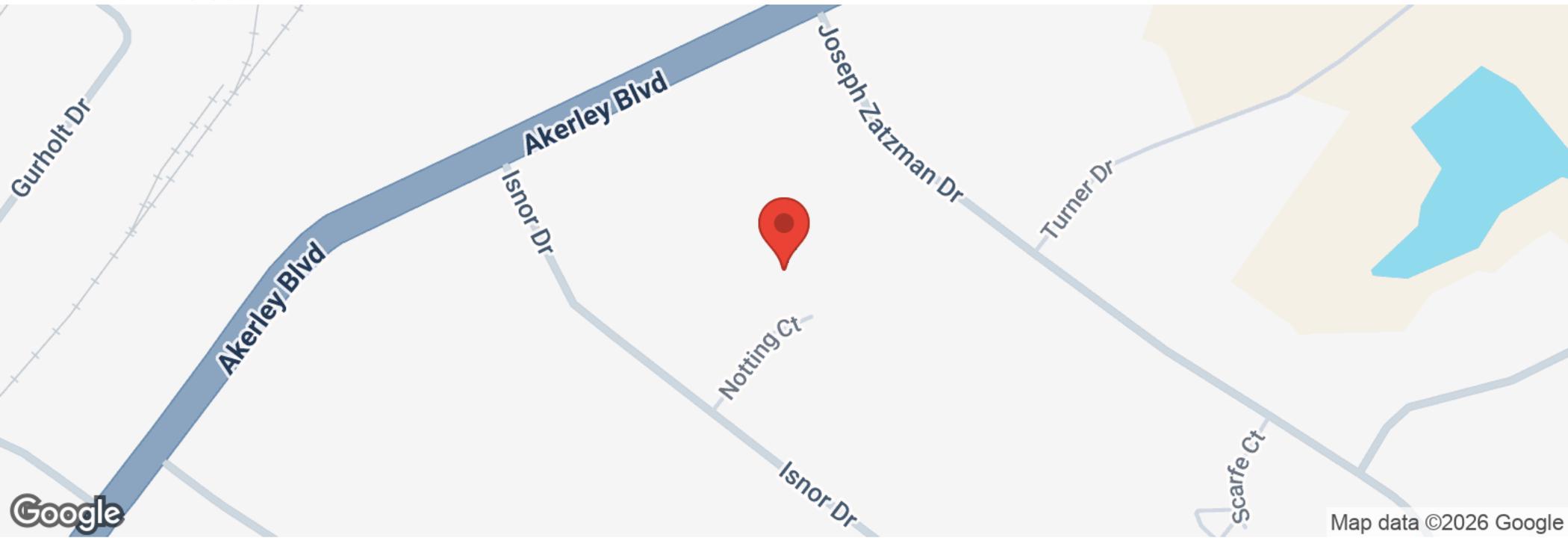
# SUBDIVISION PLAN

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# LOCATION MAPS

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## DISCLAIMER

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Each Office Independently Owned and Operated

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