

INDUSTRIAL FOR LEASE

45 THORNE AVENUE

45 THORNE AVENUE, DARTMOUTH, NS B3B 0A4

kw COMMERCIAL
ADVISORS™



FOR LEASE

KW COMMERCIAL ADVISORS

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

kw COMMERCIAL
ADVISORS™

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

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

45 THORNE AVENUE



OFFERING SUMMARY

Available Space:	2,000 SF - 4,000 SF (Units 1 & 2)
Unit Dimensions:	40' x 50'
Ceiling Height:	16' Clear
Loading:	14' x 12' Grade Loading Door
Electrical:	120/240V 200A 3-Phase Power
Lease Rate:	\$20.00 Net + \$10.75 CAM & Tax

PROPERTY OVERVIEW

Units 1 & 2 at 45 Thorne Avenue, offer 2,000–4,000 SF of new construction industrial space, available December 1, 2025. Each unit features a 40' x 50' layout with a 14' x 12' grade loading door, 16' clear ceilings, 3-ton ducted heat pumps with HRV, and up to two barrier-free washrooms. Built for durability with a 4000 PSI floor, R50 roof and R24 wall insulation, and 120/240V 200A 3-phase power, this property is ideal for modern industrial needs.

LOCATION OVERVIEW

45 Thorne is located on a quiet street with easy access to Wright Avenue via MacDonald Avenue. Wright Avenue is one of Burnside's main thoroughfares that run from Windmill Road right through to exits and interchanges for Highway 118, 102, & 111.

Burnside is the largest business park in Atlantic Canada with over 1,500 hundred enterprises and over 15,000 employees. It is a centrally located urban business park with superb transportation links and located adjacent to five 100 series highways providing quick access to and from the park.

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

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

PROPERTY PHOTOS

45 THORNE AVENUE



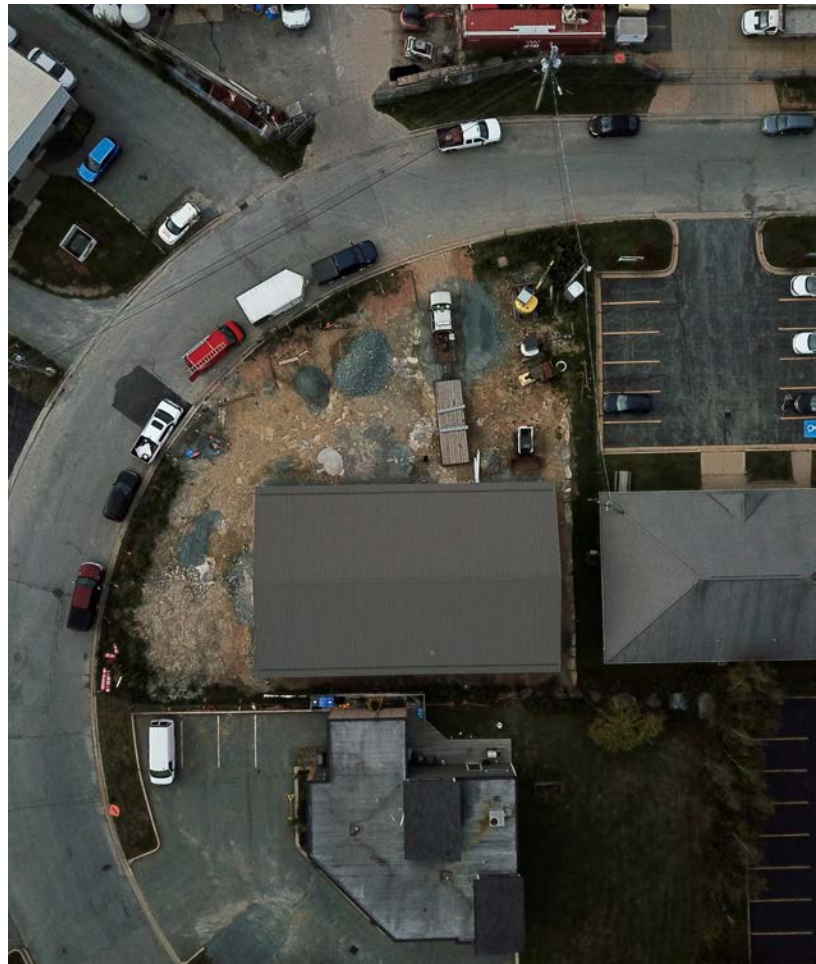
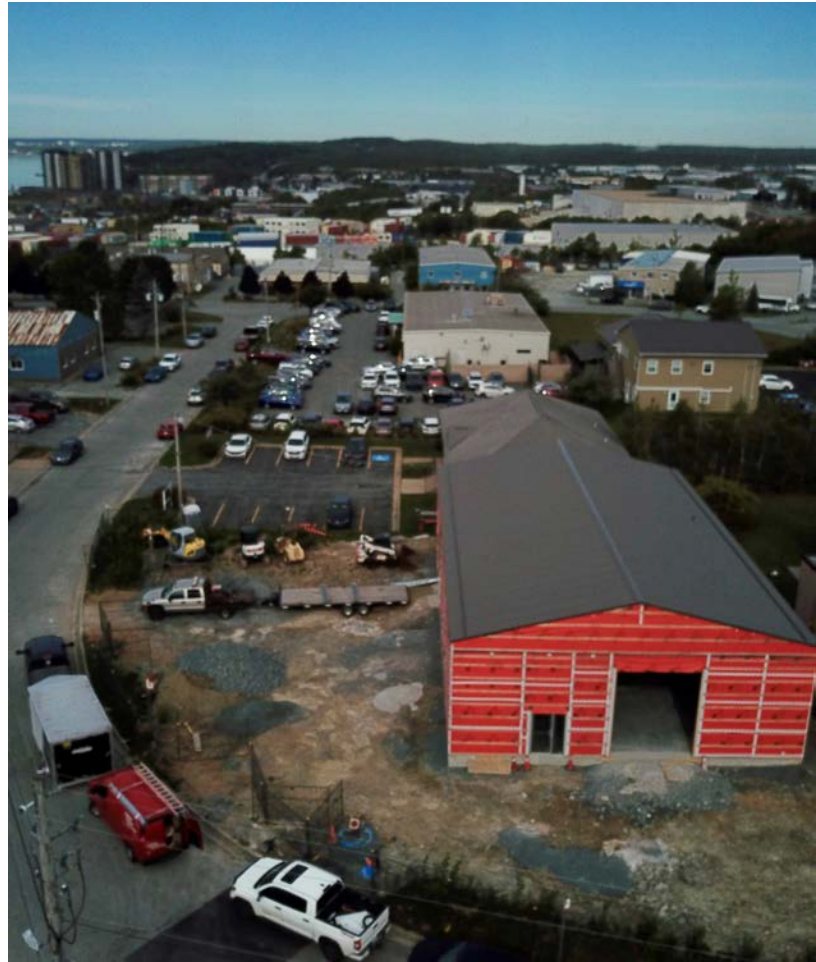
PROPERTY PHOTOS

45 THORNE AVENUE



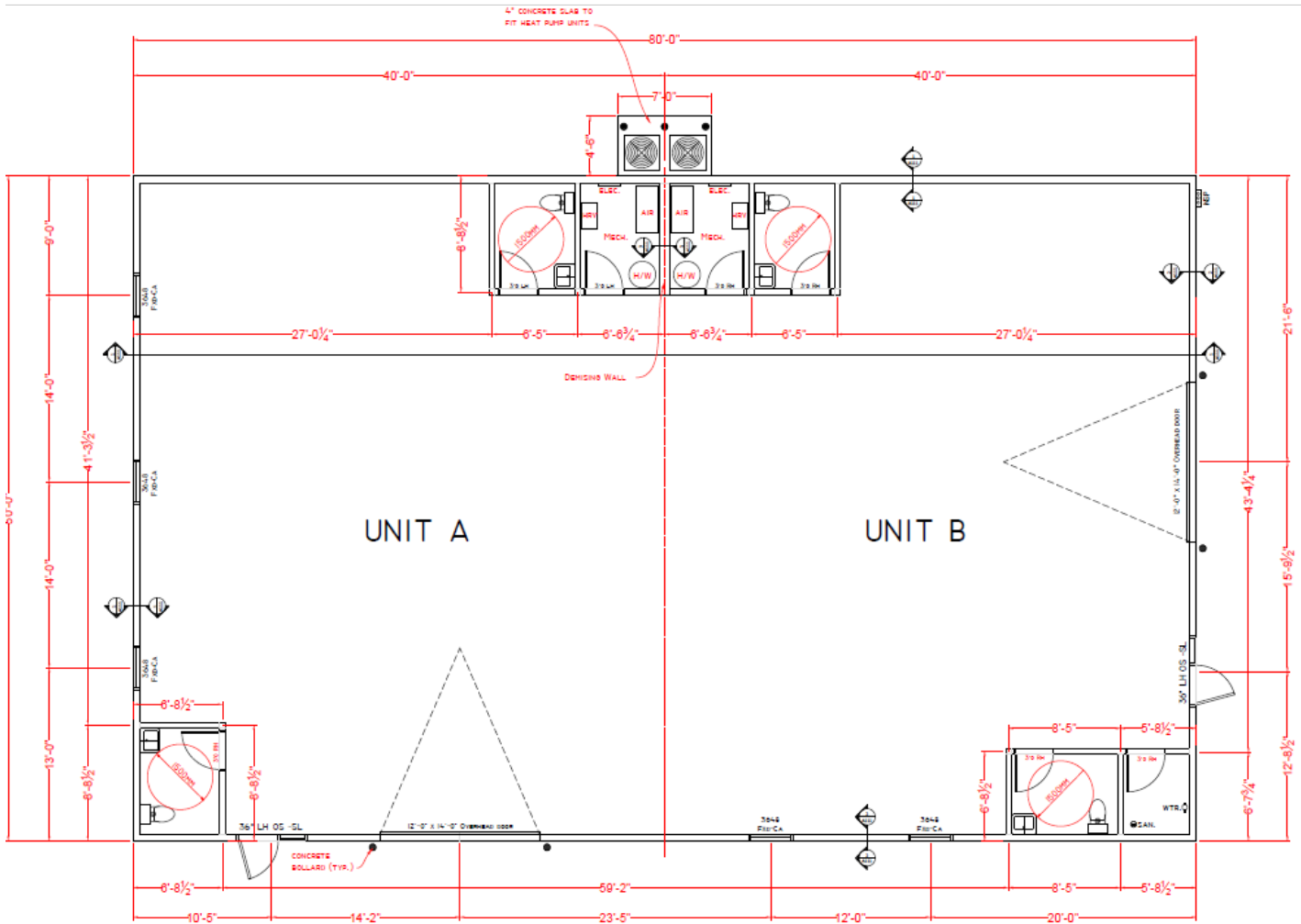
PROPERTY PHOTOS

45 THORNE AVENUE



FLOOR PLAN

45 THORNE AVENUE



WAREHOUSE FLOOR PLAN

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

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

LOCATION MAPS

45 THORNE AVENUE



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

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

CONTACT INFORMATION

45 THORNE AVENUE



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

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

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