

INDUSTRIAL FOR LEASE

49 PETTIPAS DRIVE

49 PETTIPAS DRIVE, BURNSIDE, NS B3B 1K1



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

MATT OLSEN

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

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EXECUTIVE SUMMARY

49 PETTIPAS DRIVE



OFFERING SUMMARY

AVAILABLE SPACE:	5,760 SF (Unit ABCD) 1,440 SF (Unit T)
DIMENSIONS:	24' x 60' Typical Unit Dimensions
CLEAR HEIGHT:	15' - 17'
DOCK DOORS:	One (1) Dock Loading (Unit ABCD)
GRADE DOORS:	One (1) 10' x 10' Grade Loading (Unit T)
HEATING:	Natural Gas
POWER:	120/ 208 Volt 3 Phase 60 Amp Service (various)
LEASE RATE:	\$16.00 Net
CAM & TAX:	\$6.75

PROPERTY OVERVIEW

- Multi tenant warehouse with 2 units available
- Natural gas heating
- Ceiling height of 15' - 17'

LOCATION OVERVIEW

Burnside is the largest business park in a superior location with superb transportation links. It is currently home to over 1,300 enterprises and employs more than 15,000 people. Located in Dartmouth and bounded by Highways 111 & 118, Burnside enterprises are within minutes of downtown Halifax and Robert L. Stanfield International Airport.

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PROPERTY PHOTOS

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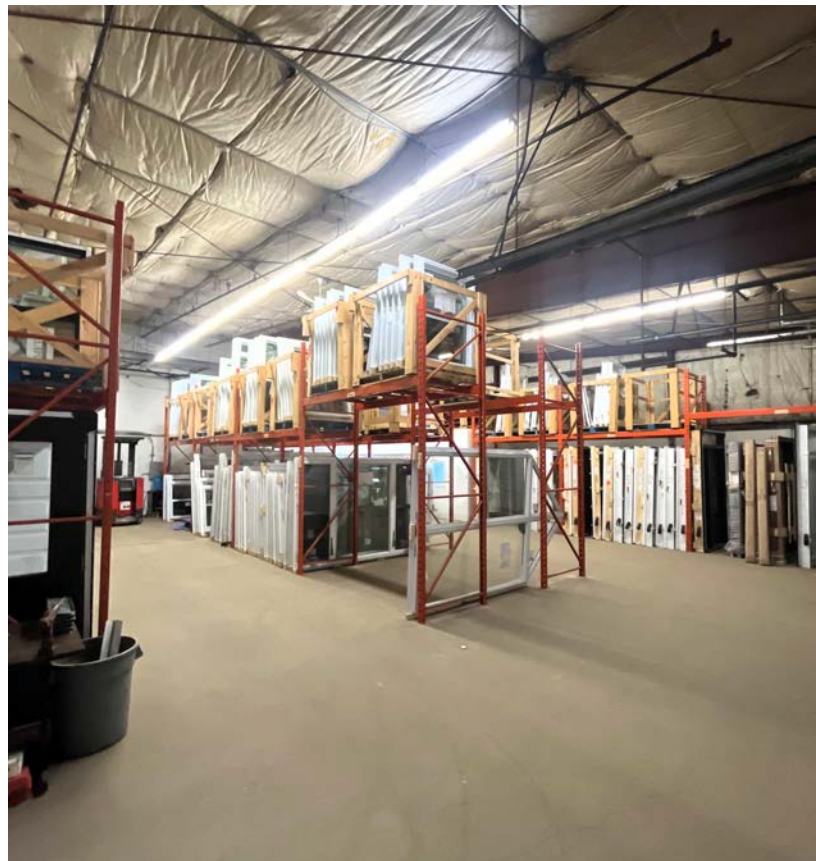
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PROPERTY PHOTOS

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Unit ABCD



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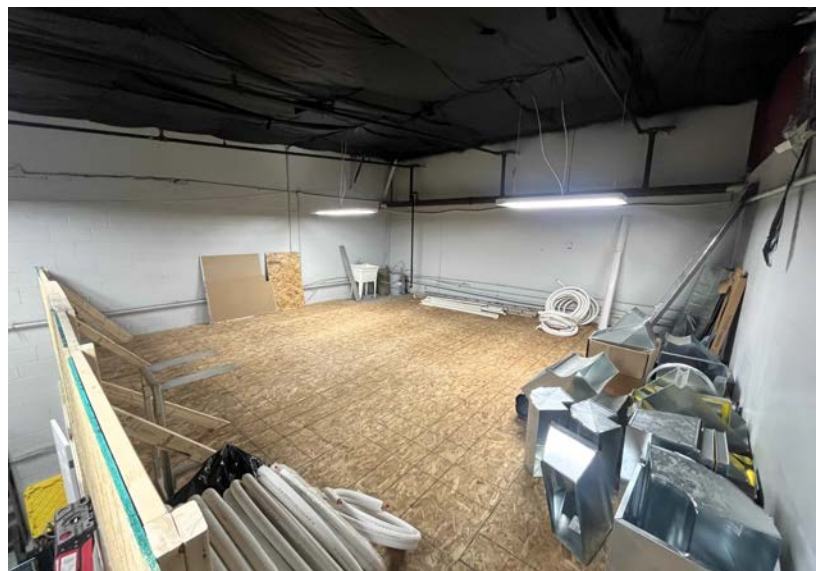
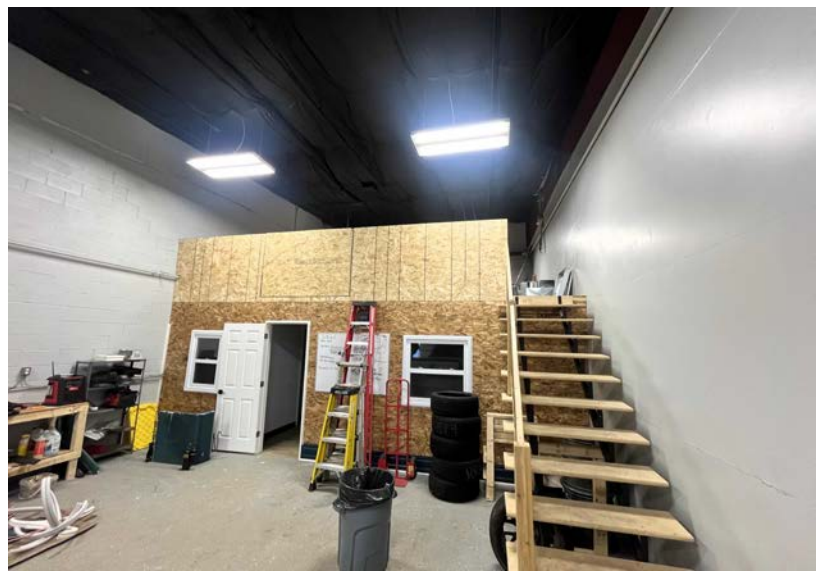
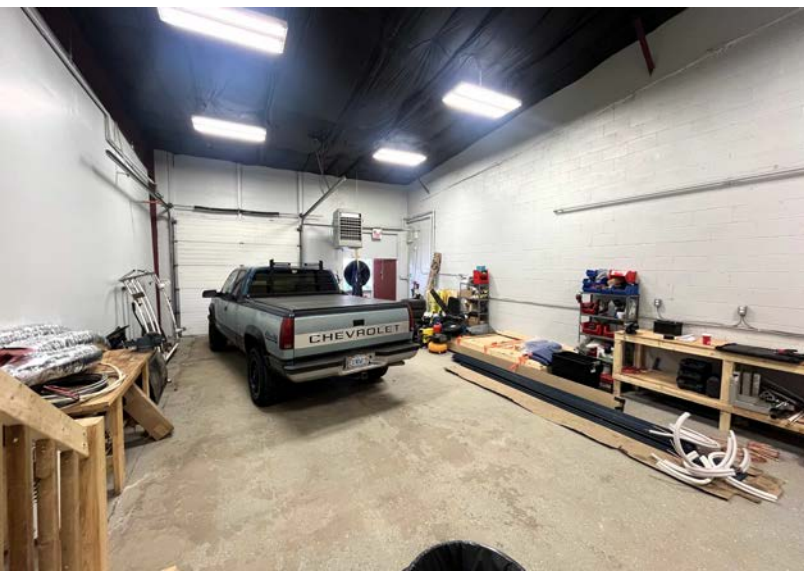
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PROPERTY PHOTOS

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Unit T



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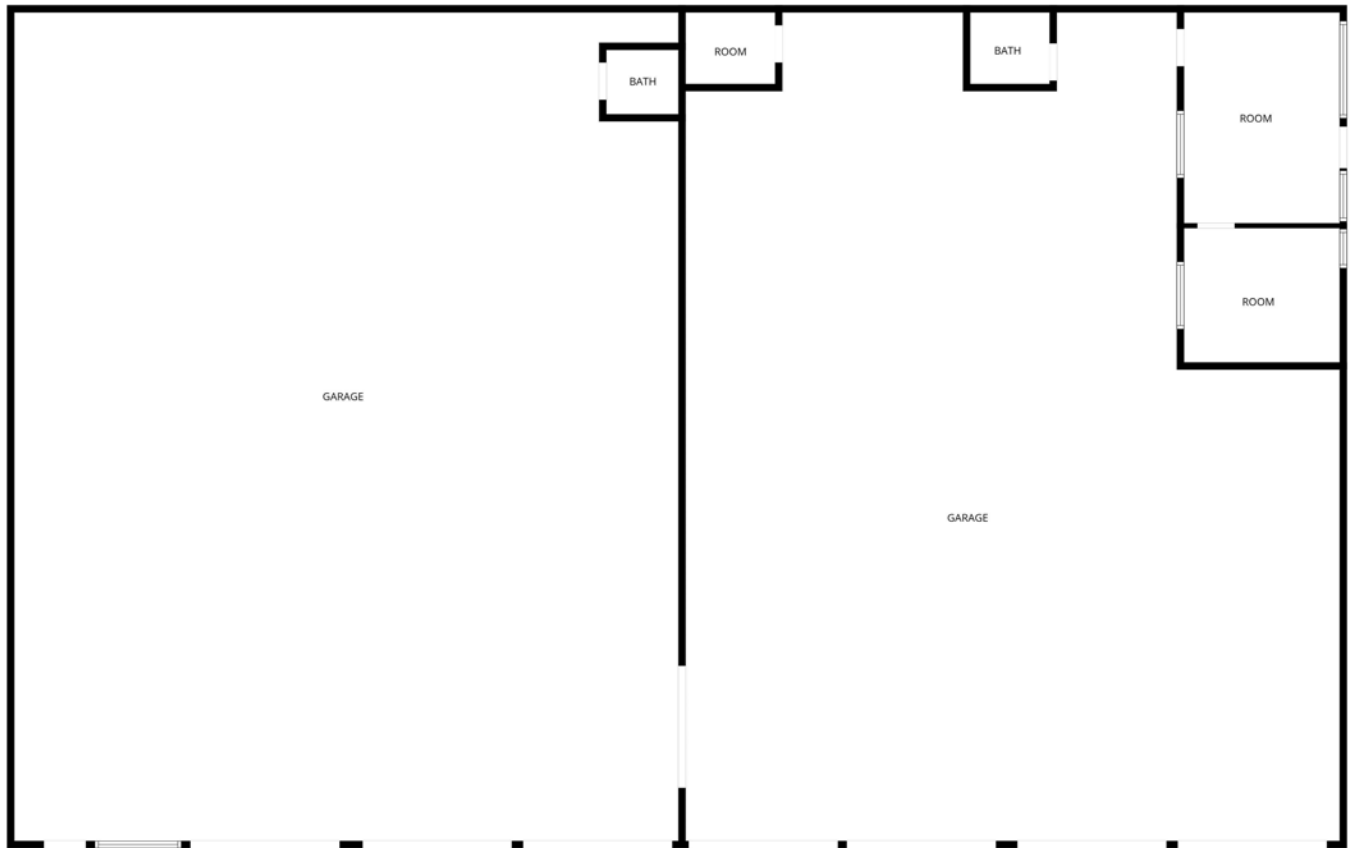
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FLOOR PLAN - UNIT ABCD

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

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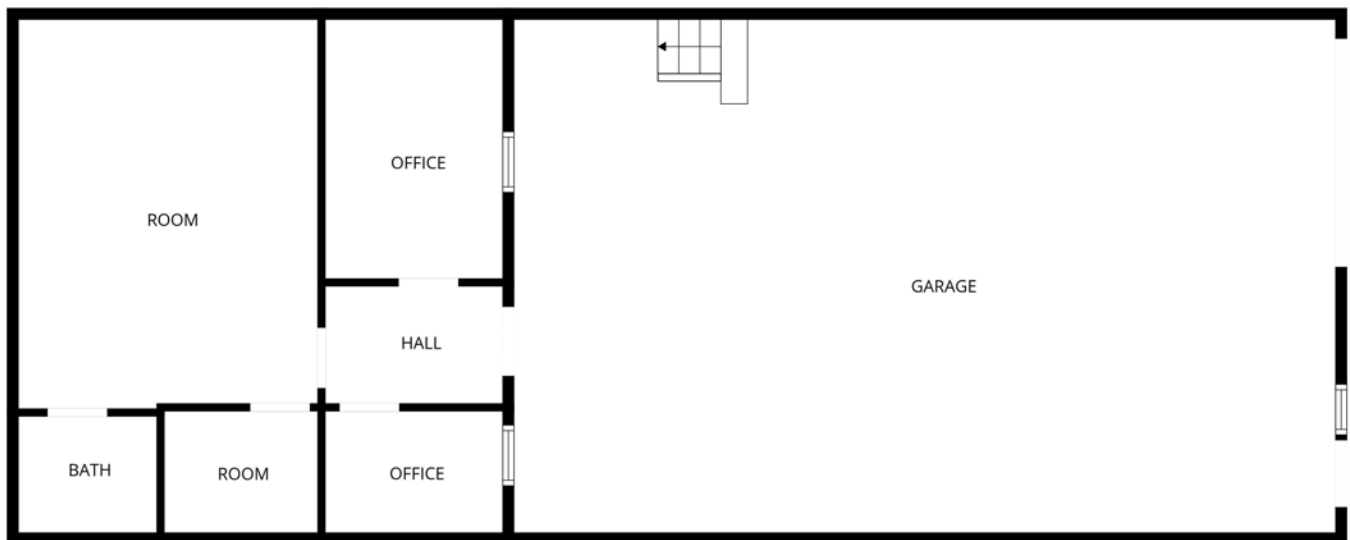
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FLOOR PLAN - UNIT T

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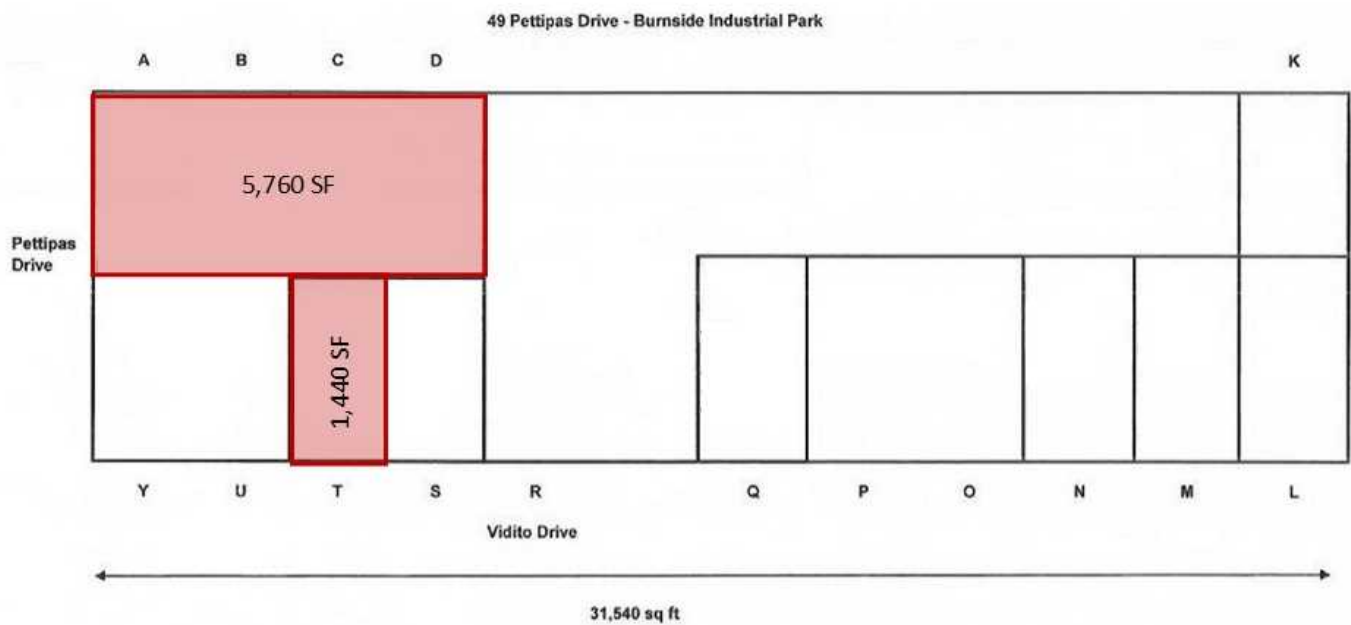
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BUILDING PLAN

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Available Units - ABCD & T

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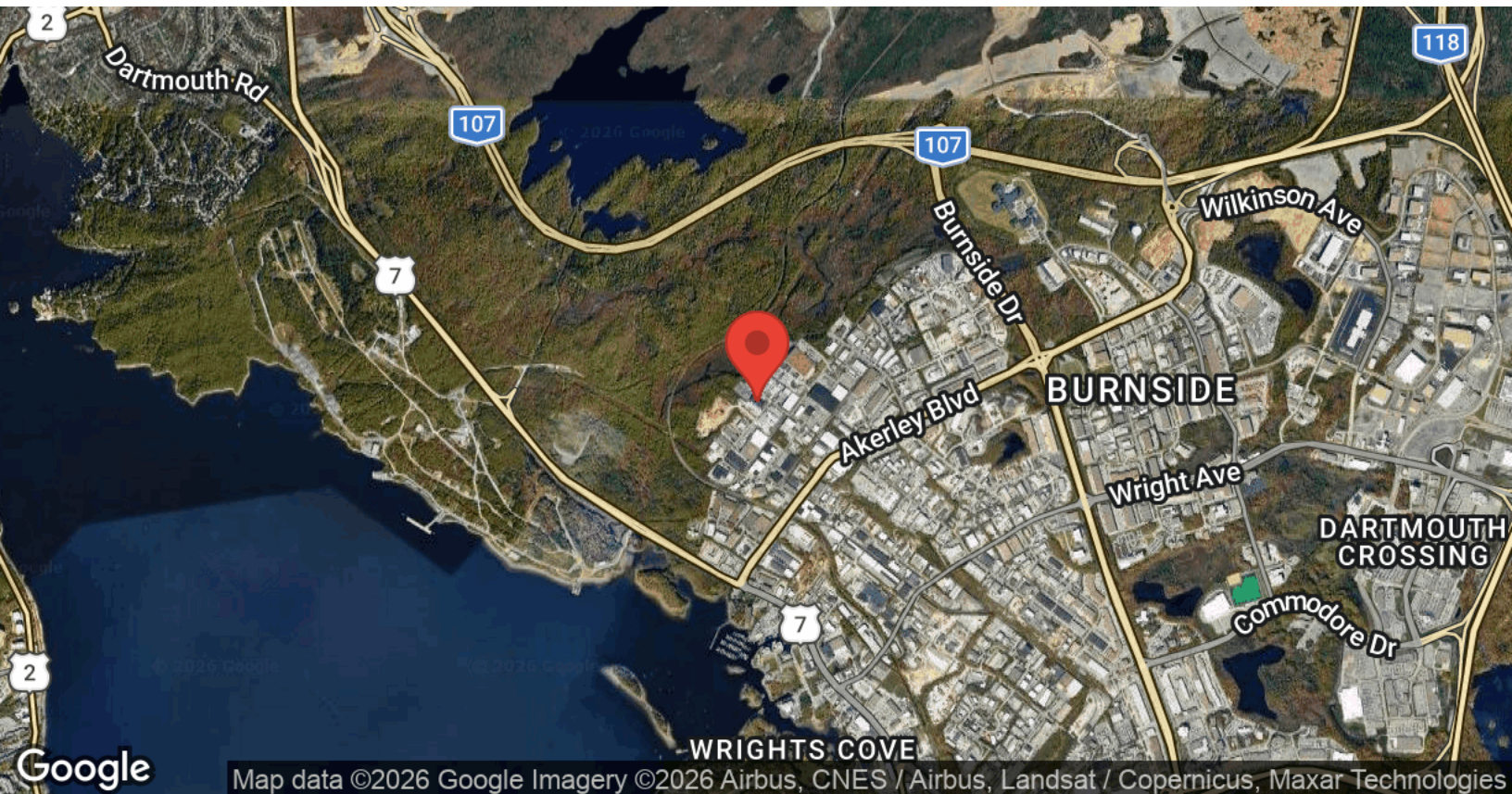
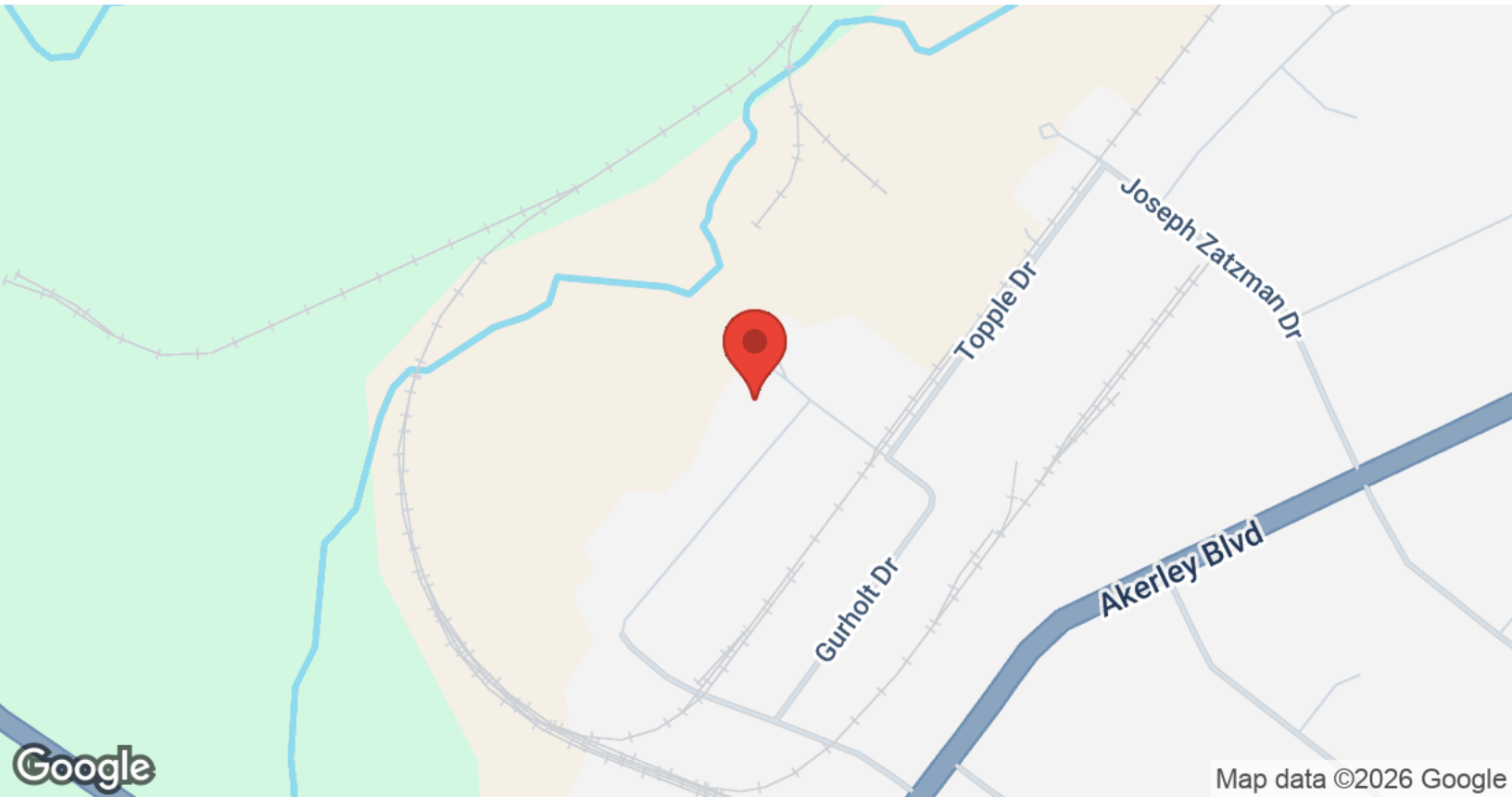
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LOCATION MAPS

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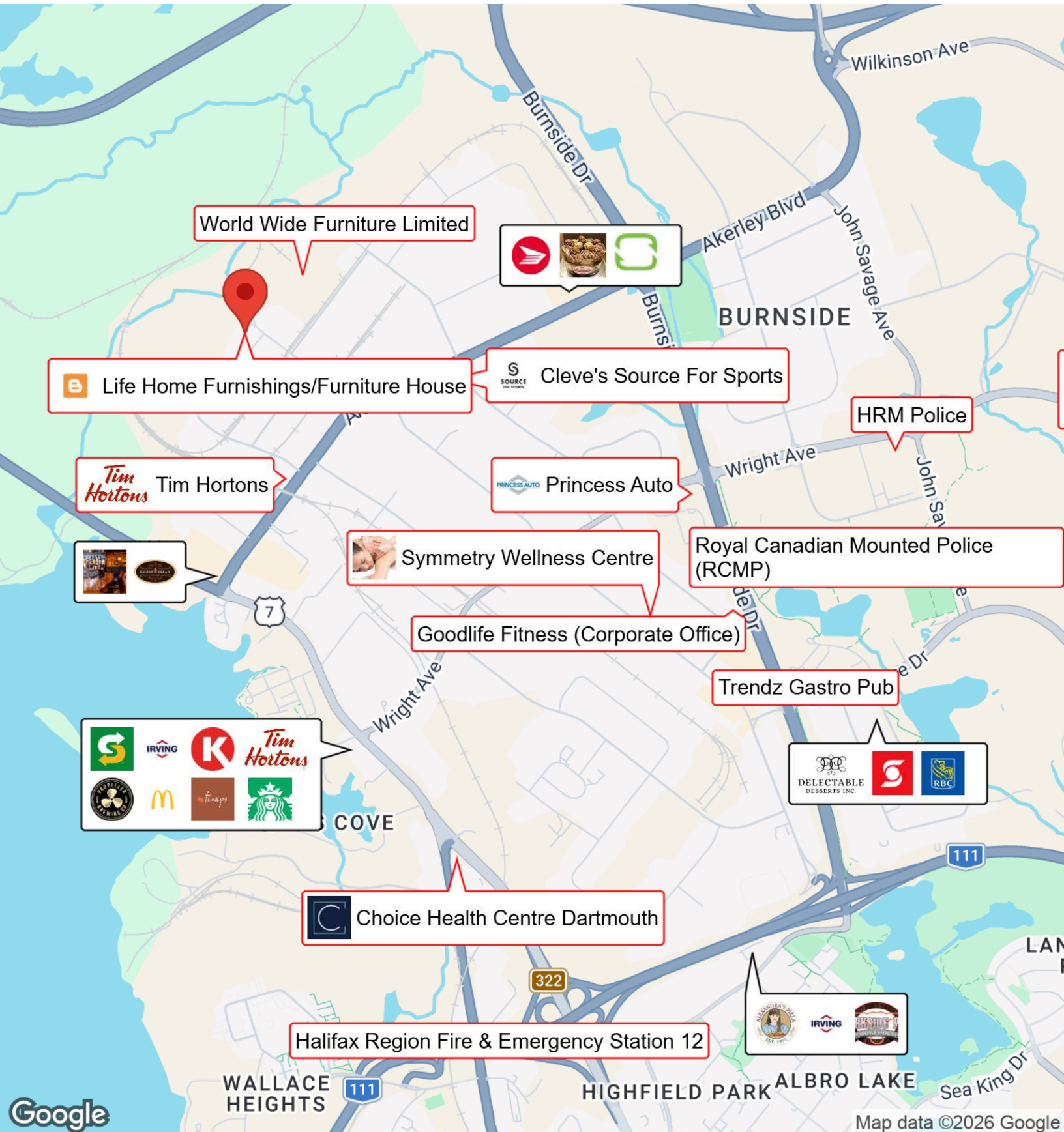
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BUSINESS MAP

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AERIAL MAP

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Google

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