

INDUSTRIAL OFFICE FOR LEASE

90 RADDALL AVENUE

90 RADDALL AVENUE, DARTMOUTH, NS B3B 1T2

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:

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EXECUTIVE SUMMARY

90 RADDALL AVENUE



OFFERING SUMMARY

Property Type:	Industrial Office
Available Space:	2,500 SF
Parking:	Ample Paved Parking
Zoning:	BGI (Burnside General Industrial)
Lease Rate:	\$15.00 Net + \$5.90 CAM & Tax

PROPERTY OVERVIEW

Well-appointed industrial office space at 90 Raddall Avenue in Burnside Industrial Park. Modern, turnkey solution, recently renovated with high-end finishes. The layout includes four private offices, open work areas, a boardroom, and two washrooms.

The space is equipped with efficient ductless heating and cooling along with full air exchange throughout. Available immediately.

LOCATION OVERVIEW

The subject property is located in Burnside Business Park, Atlantic Canada's largest business park and home to a diverse mix of industrial, office, and commercial users. The area offers immediate access to major transportation routes, including Highway 111 and Highway 118, providing efficient connectivity to Halifax, the Halifax Stanfield International Airport, and key regional markets. Surrounded by a strong base of established businesses, amenities, and services, this location supports both operational efficiency and employee convenience.

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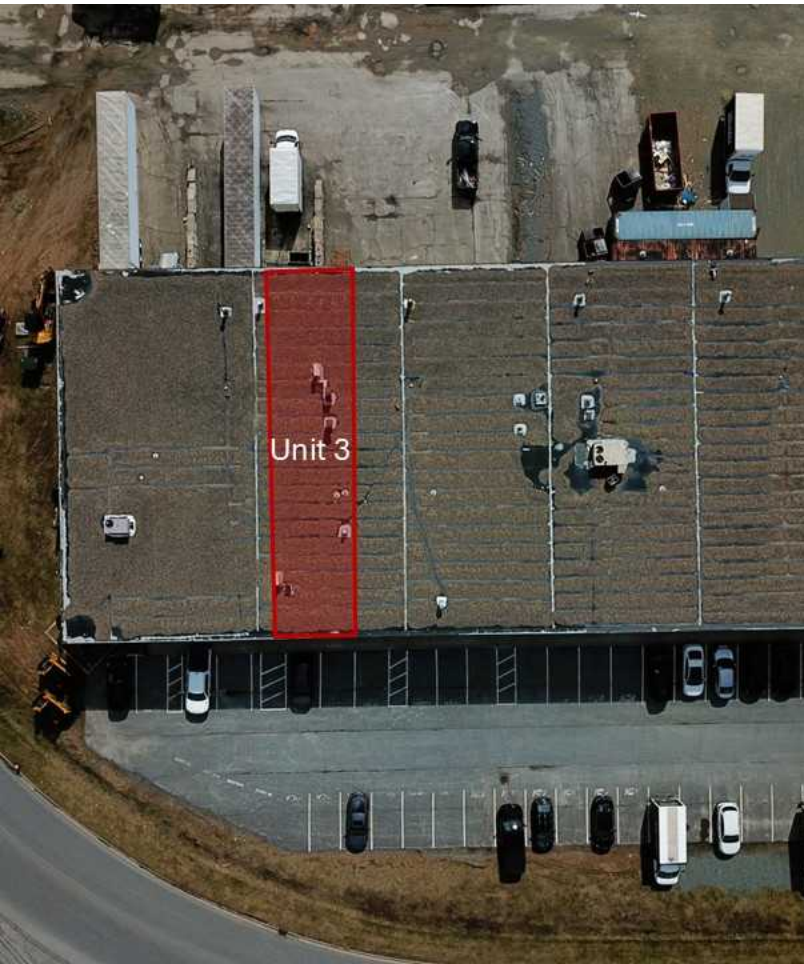
PROPERTY PHOTOS

90 RADDALL AVENUE



PROPERTY PHOTOS

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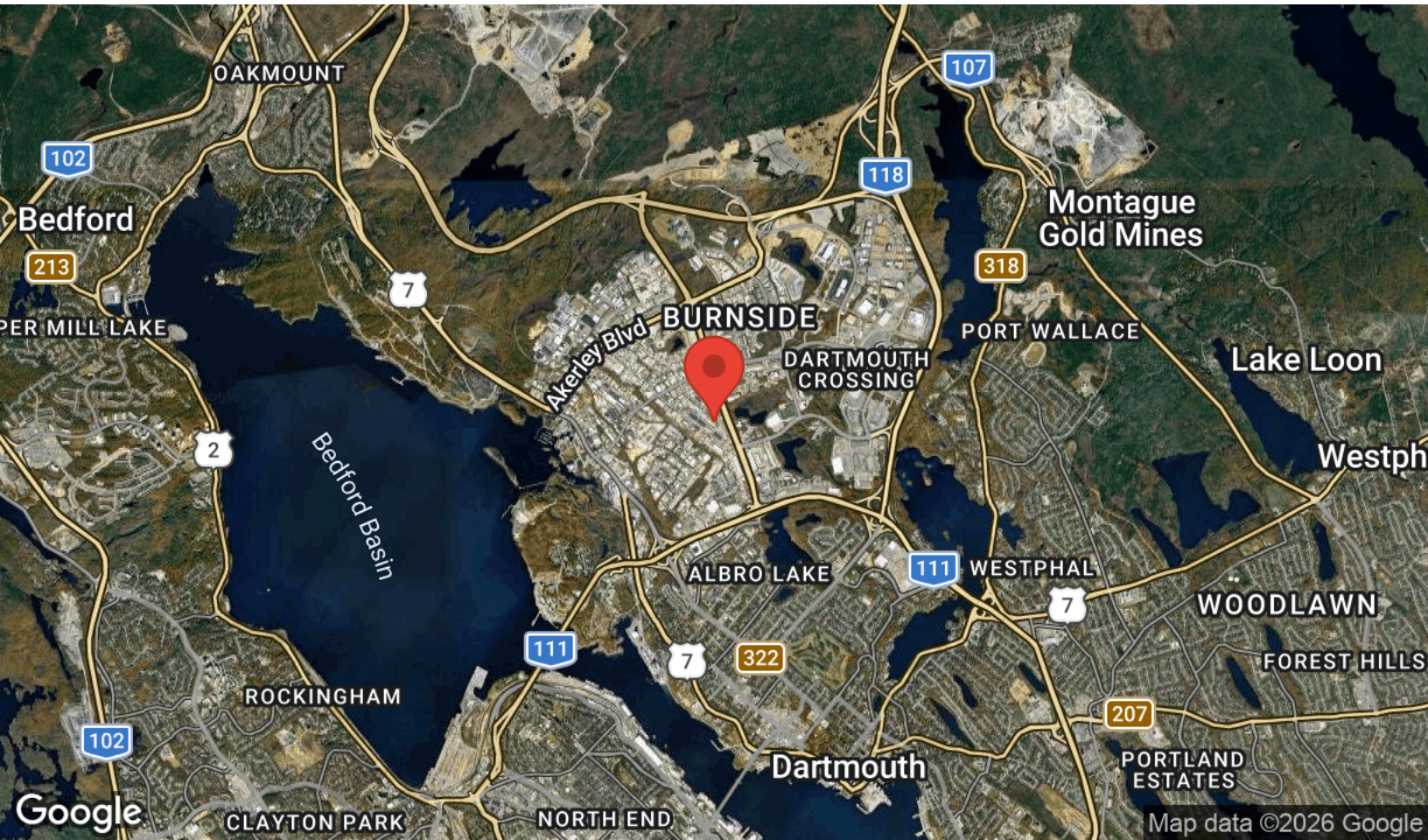
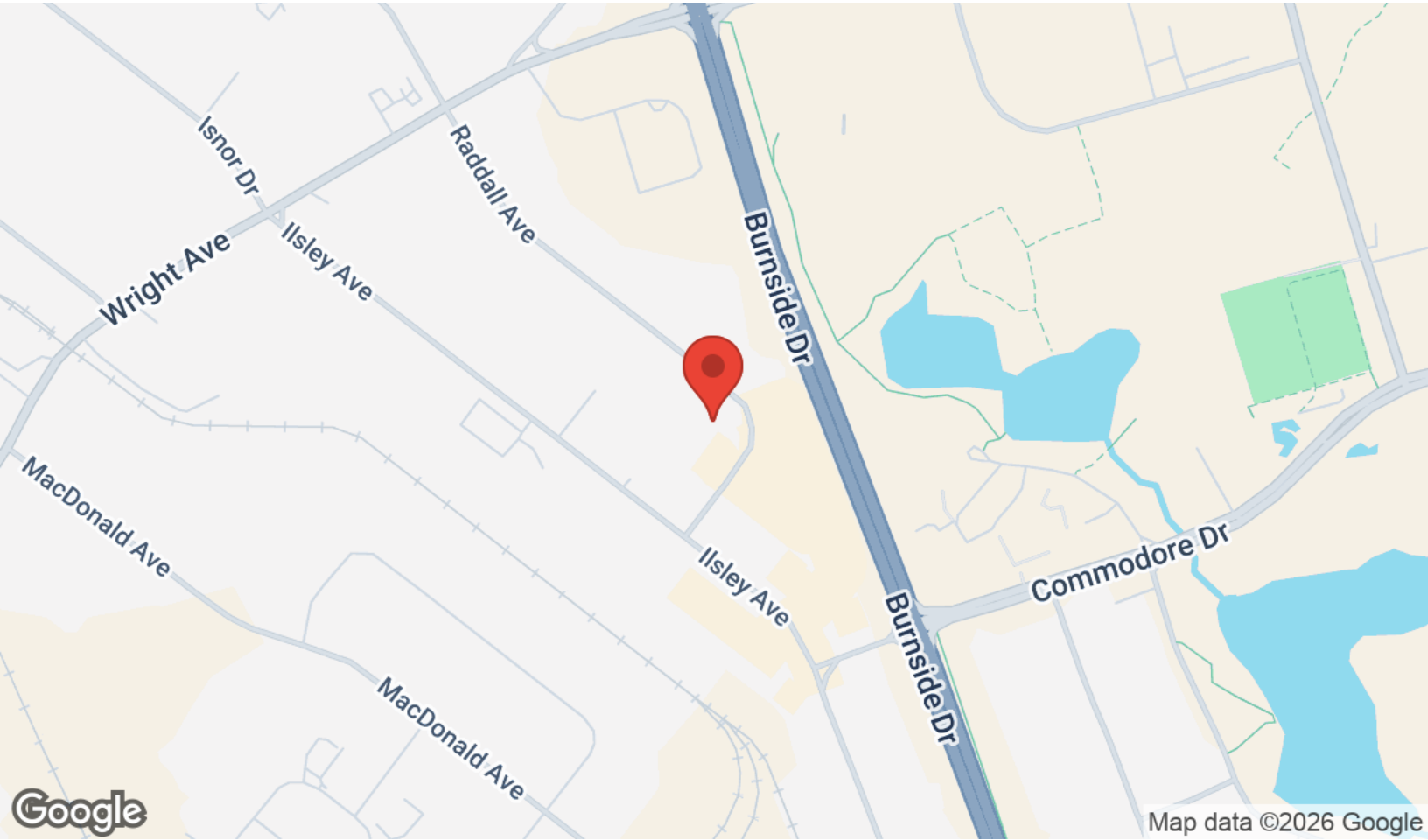
PROPERTY PHOTOS

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LOCATION MAPS

90 RADDALL 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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