

INDUSTRIAL FOR LEASE



19 PETTIPAS DRIVE

19 PETTIPAS DRIVE, DARTMOUTH, NS B3B 1K1



11 Pettipas

Unit J

19 Pettipas

FOR LEASE

KW COMMERCIAL ADVISORS
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EXECUTIVE SUMMARY

19 PETTIPAS DRIVE



OFFERING SUMMARY

Property Type:	Industrial
Available Space:	Unit J 1,550 SF
Office Component:	Unit J +/- 15% Office
Loading:	Unit J 10' x 10' Grade Level
Parking:	Paved Parking
Lease Rate:	\$16.00 Net
CAM & Tax:	\$6.75

PROPERTY OVERVIEW

The subject property at 19 Pettipas Drive, Nova Scotia, offers a versatile space ideal for a range of business operations. The property features a 10' x 10' wide grade loading door, 14' clear ceilings, and a variety of suite sizes. It offers businesses seeking modern, functional space in a strategic location. Perfect for warehousing, light industrial, or professional services, this property is ready to support your business needs.

LOCATION OVERVIEW

Located in Dartmouth's Burnside Industrial Park at 19 Pettipas Drive, the site can be accessed either from Mosher Drive at the Akerley Tim Hortons intersection, or via Joseph Zatzman Drive by turning left onto Toppie Drive, right onto Vidito Drive, and left onto Pettipas Drive. Minutes from Highways 102 and 118, it offers excellent access to Halifax, Dartmouth, Halifax Stanfield International Airport (~20 min), and the Port of Halifax. Surrounded by diverse businesses like Precision BioLogic and Express Way Auto Services, and benefits from municipal services and a vibrant commercial community. This location is perfect for businesses seeking connectivity and growth in a dynamic industrial setting.

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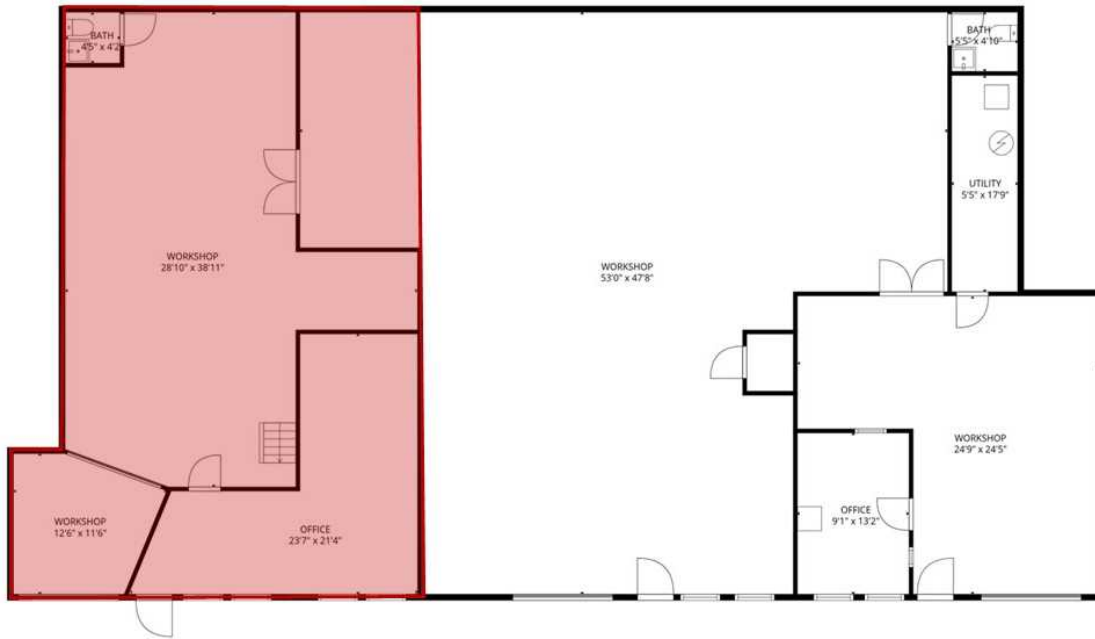
PROPERTY PHOTOS

19 PETTIPAS DRIVE



FLOOR PLANS | UNIT J

19 PETTIPAS DRIVE



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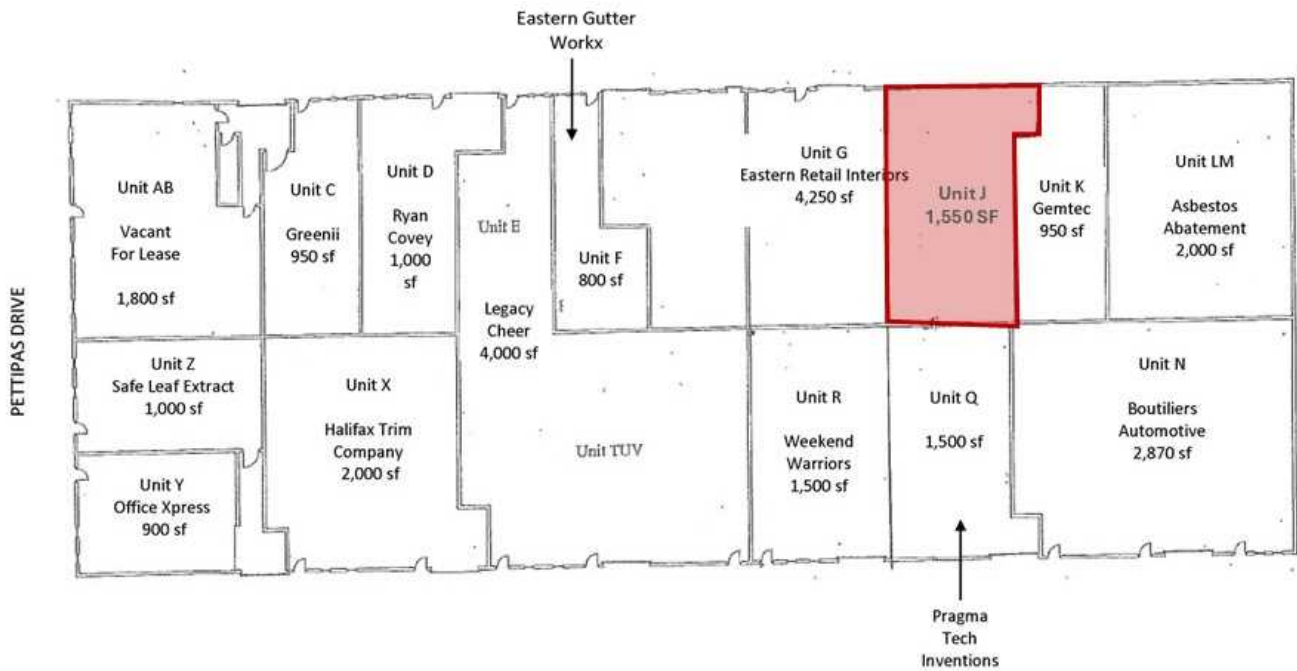
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BUILDING PLAN

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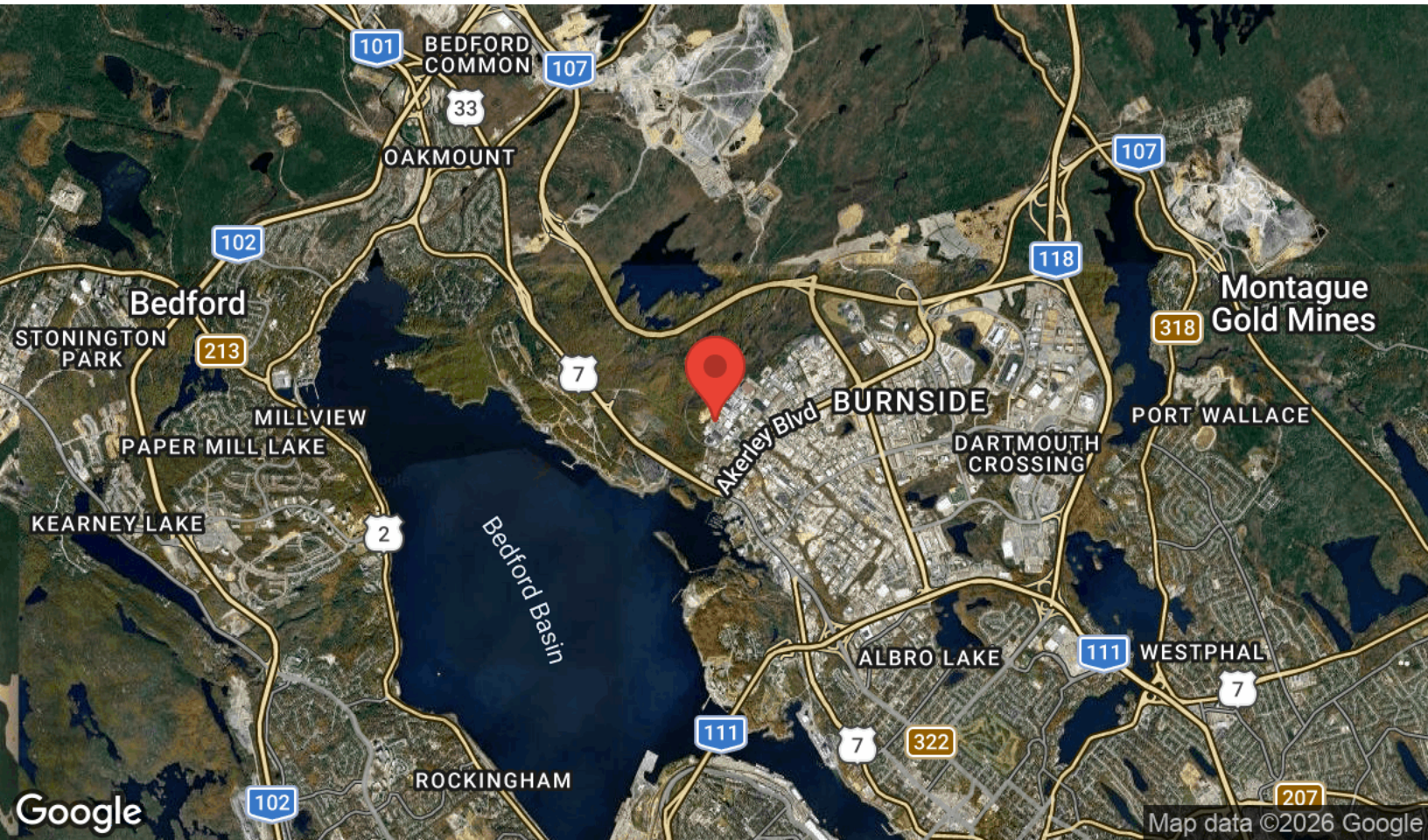
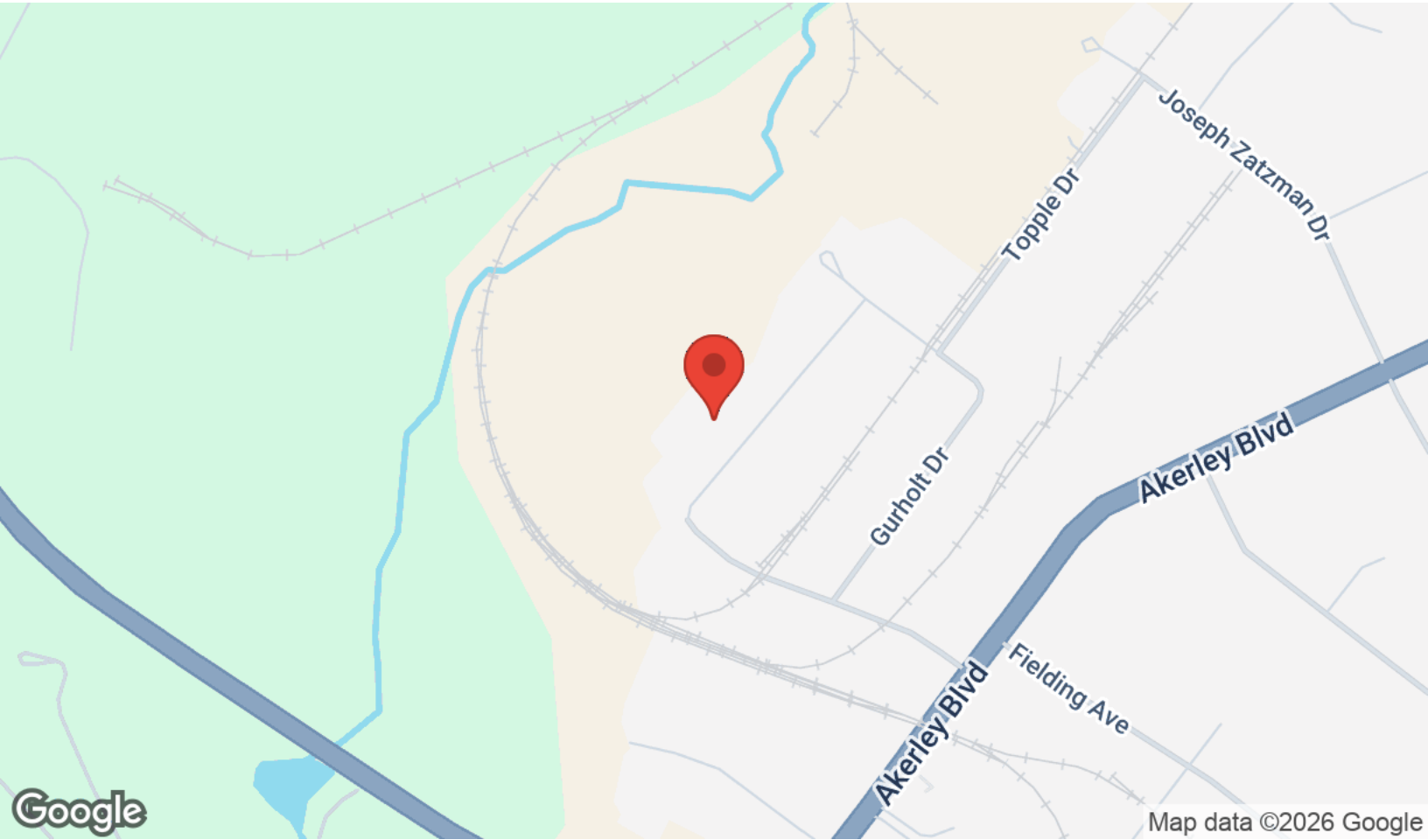
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LOCATION MAPS

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