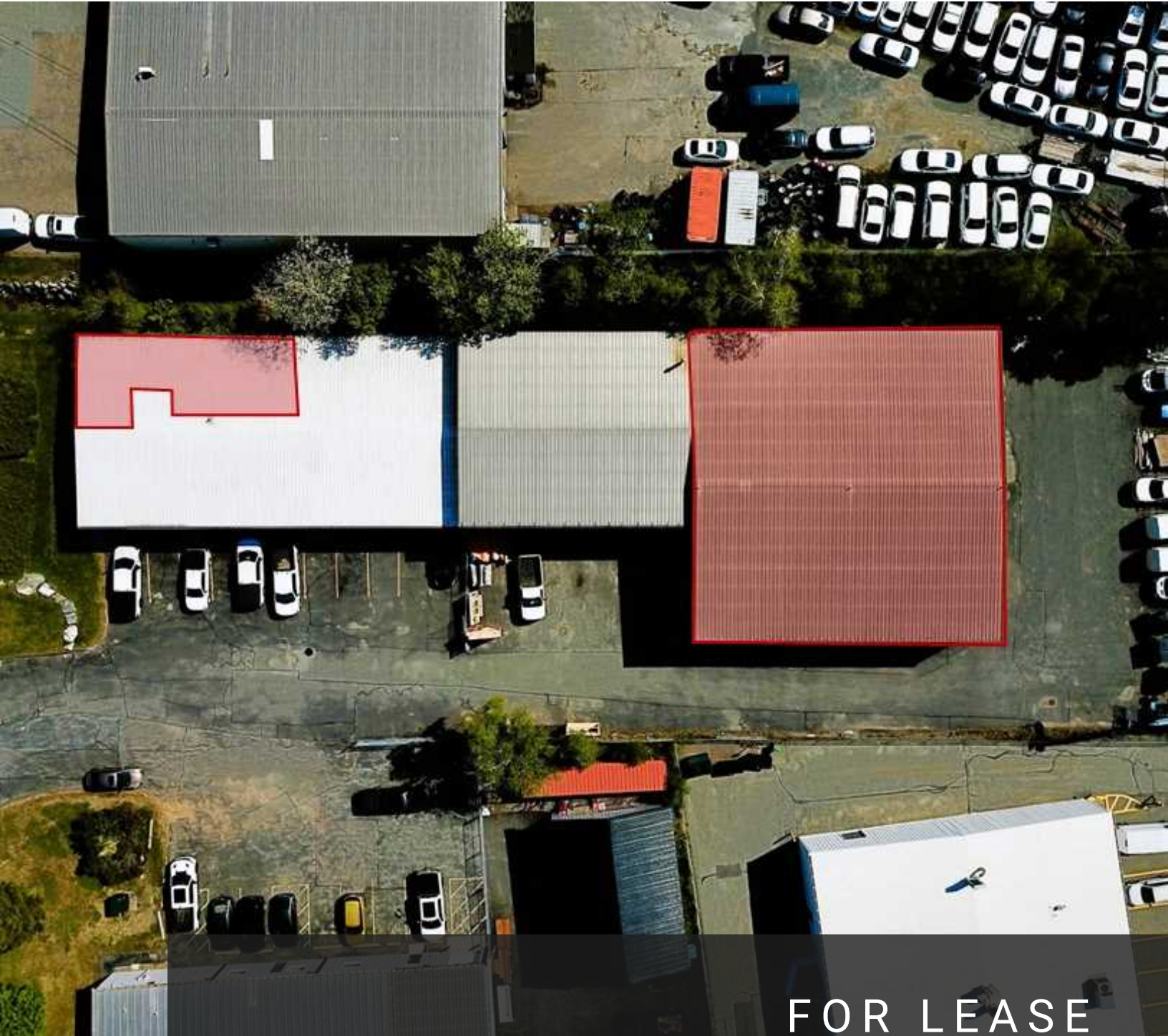


INDUSTRIAL FOR LEASE



109 SIMMONDS DRIVE

109 SIMMONDS DRIVE, DARTMOUTH, NS B3B 1N7



FOR LEASE

KW COMMERCIAL ADVISORS

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



Each Office Independently Owned and Operated

PRESENTED BY:

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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

109 SIMMONDS DRIVE



OFFERING SUMMARY

Property Type:	Industrial Office + Warehouse
Available Space:	7,100 SF (Non-Contiguous) 1,000 SF (Office) 6,100 SF (Warehouse)
Building Layout:	2 Private Offices, 2 Boardrooms, Lunchroom, 1 Washroom
Ceiling Height:	18'–21' Clear Height
Column Spacing:	Clear Span Warehouse
Loading:	Two 10' x 10' Grade-Level
Parking:	Paved Parking Along Side
Lease Rate:	\$16.00 Net + \$7.80 CAM & Tax

PROPERTY OVERVIEW

Functional industrial space, including 1,000SF of office area and 6,100 SF of clear-span warehouse space. The warehouse features 18'–21' clear heights, two 10' x 10' grade-level loading doors, and 120/208 Volt, 200 Amp, 3-phase power, making it well-suited for warehousing, distribution, or light industrial operations. The office component includes two private offices, two boardrooms, a lunchroom, and a washroom, while tenants also benefit from access to a shared paved laydown area and secured shared gated entry.

LOCATION OVERVIEW

Located in the heart of Burnside Business Park, 109 Simmonds Drive benefits from a strategic position within Atlantic Canada's largest business park, home to a diverse mix of industrial, commercial, logistics, manufacturing, and service-based businesses. Convenient access to restaurants, retail services, financial institutions, and other amenities support day-to-day business operations. With easy access to Highways 107, 118, and 111, the subject property offers excellent connectivity to Dartmouth, Halifax, the Port of Halifax, and Halifax Stanfield International Airport, making it an ideal location for businesses serving customers throughout the region.

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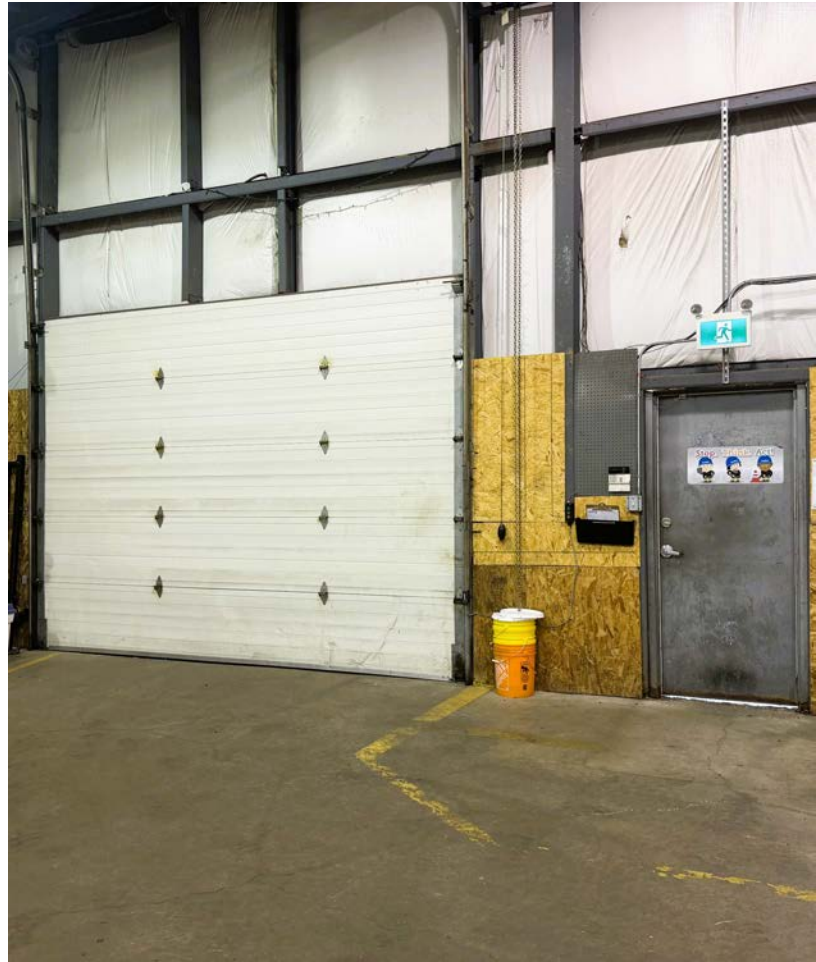
PROPERTY PHOTOS

109 SIMMONDS DRIVE



PROPERTY PHOTOS

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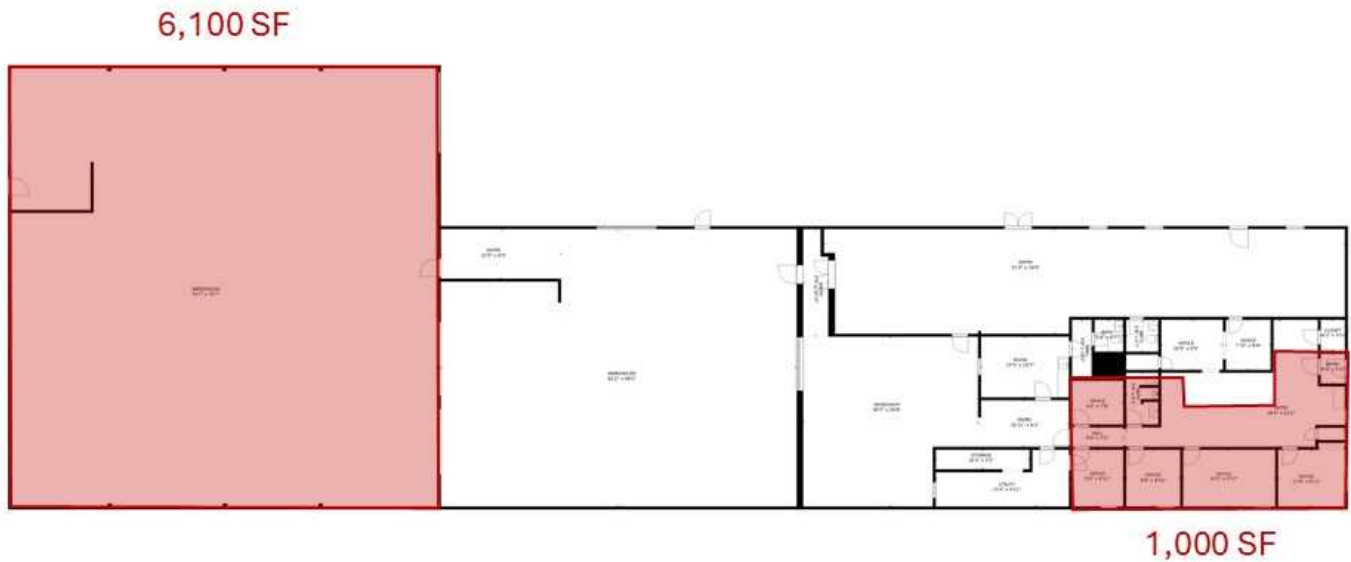
PROPERTY PHOTOS

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BUILDING PLAN

109 SIMMONDS DRIVE



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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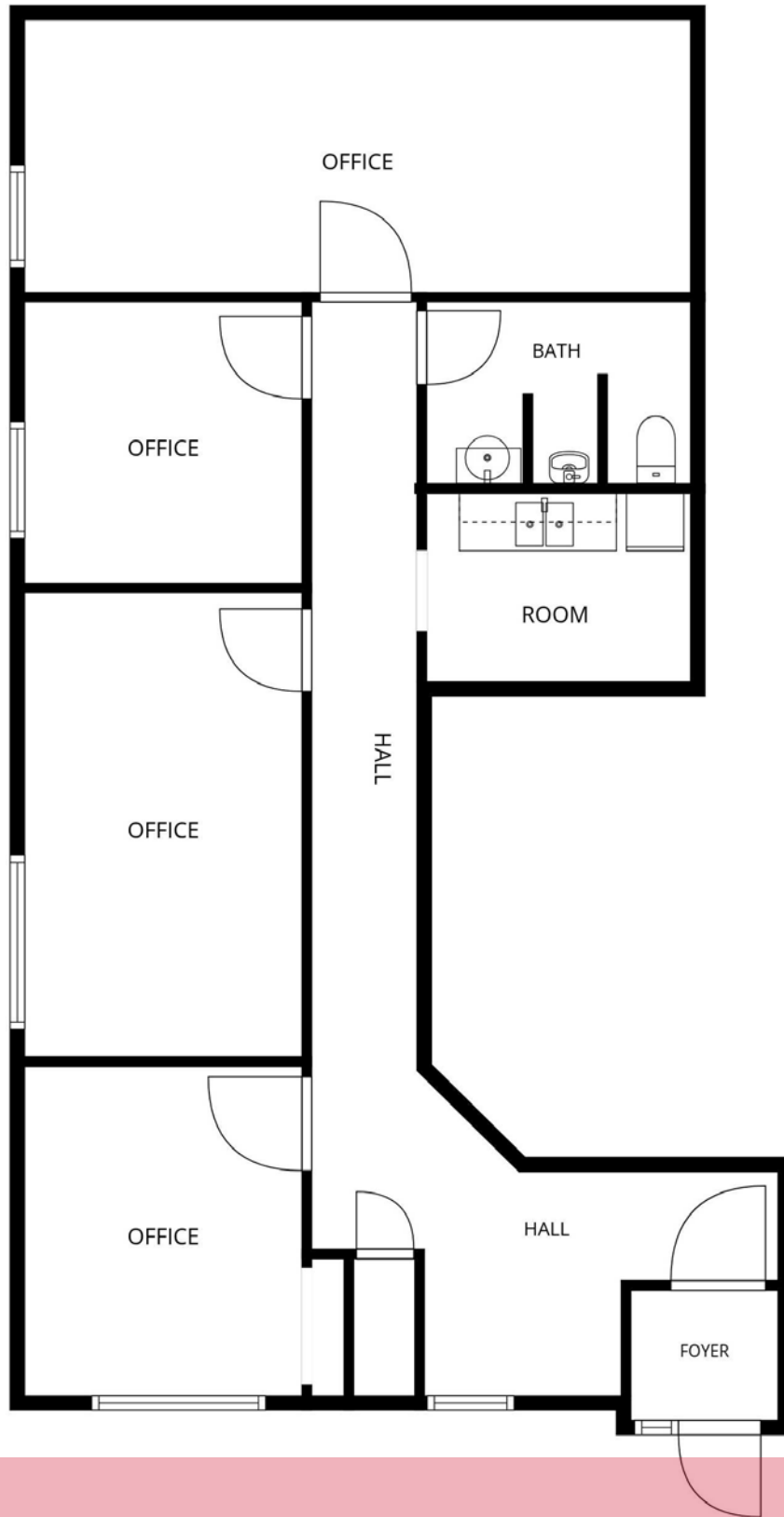
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2D FLOOR PLAN

109 SIMMONDS DRIVE



1,000 SF Office

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3D FLOOR PLAN

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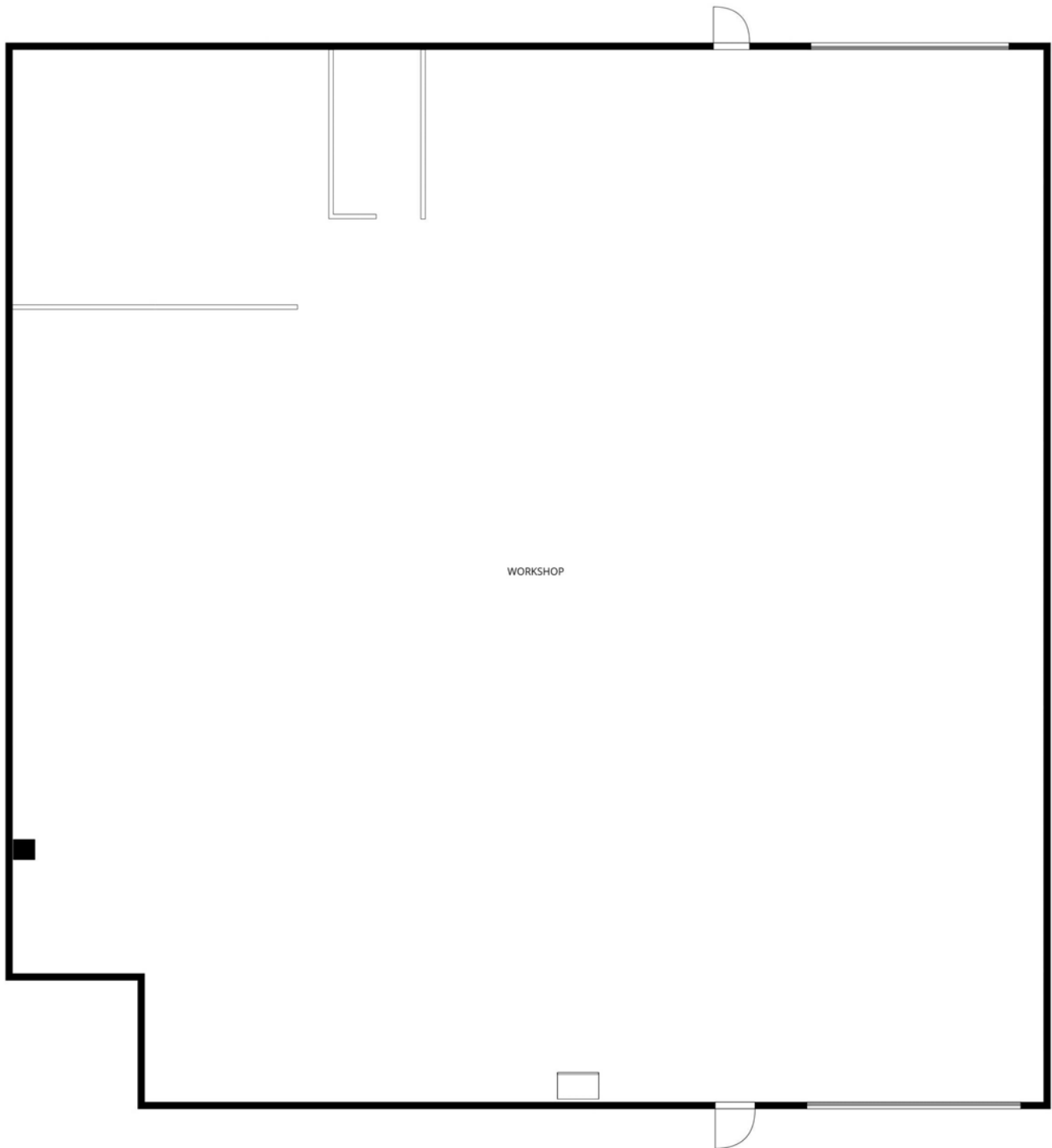
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2D FLOOR PLAN

109 SIMMONDS DRIVE



6,100 SF Warehouse

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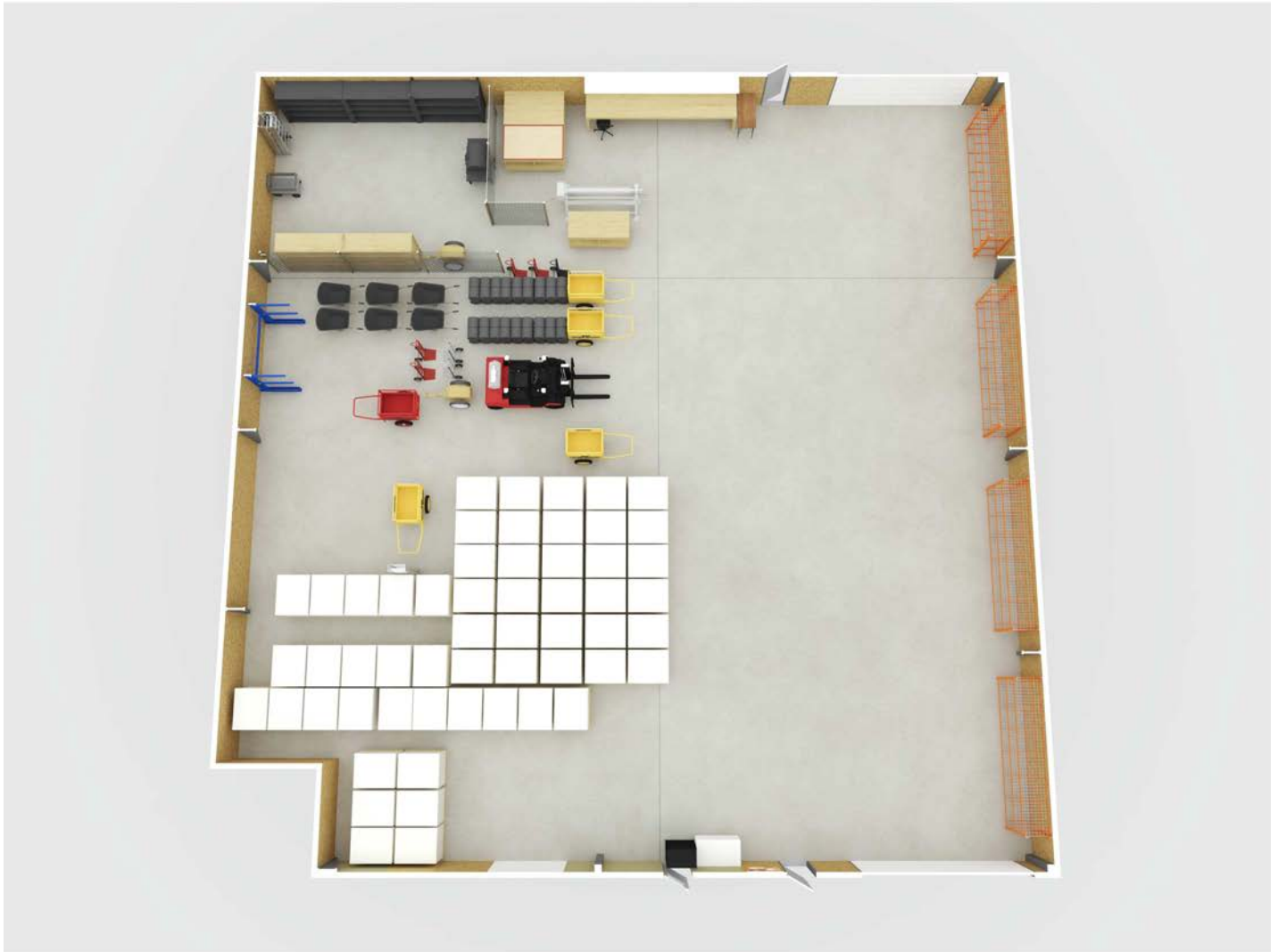
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3D FLOOR PLAN

109 SIMMONDS DRIVE



6,100 SF Warehouse

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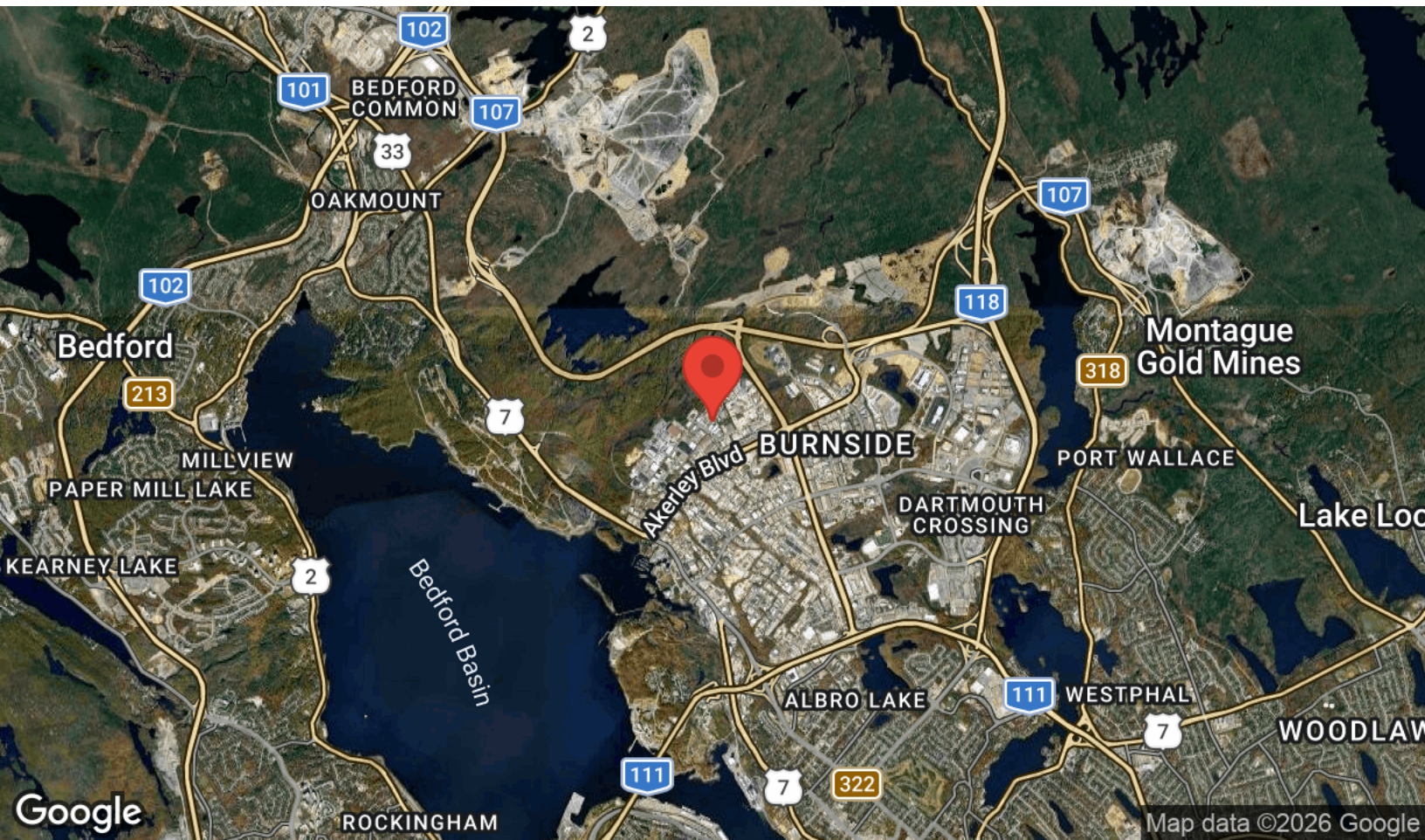
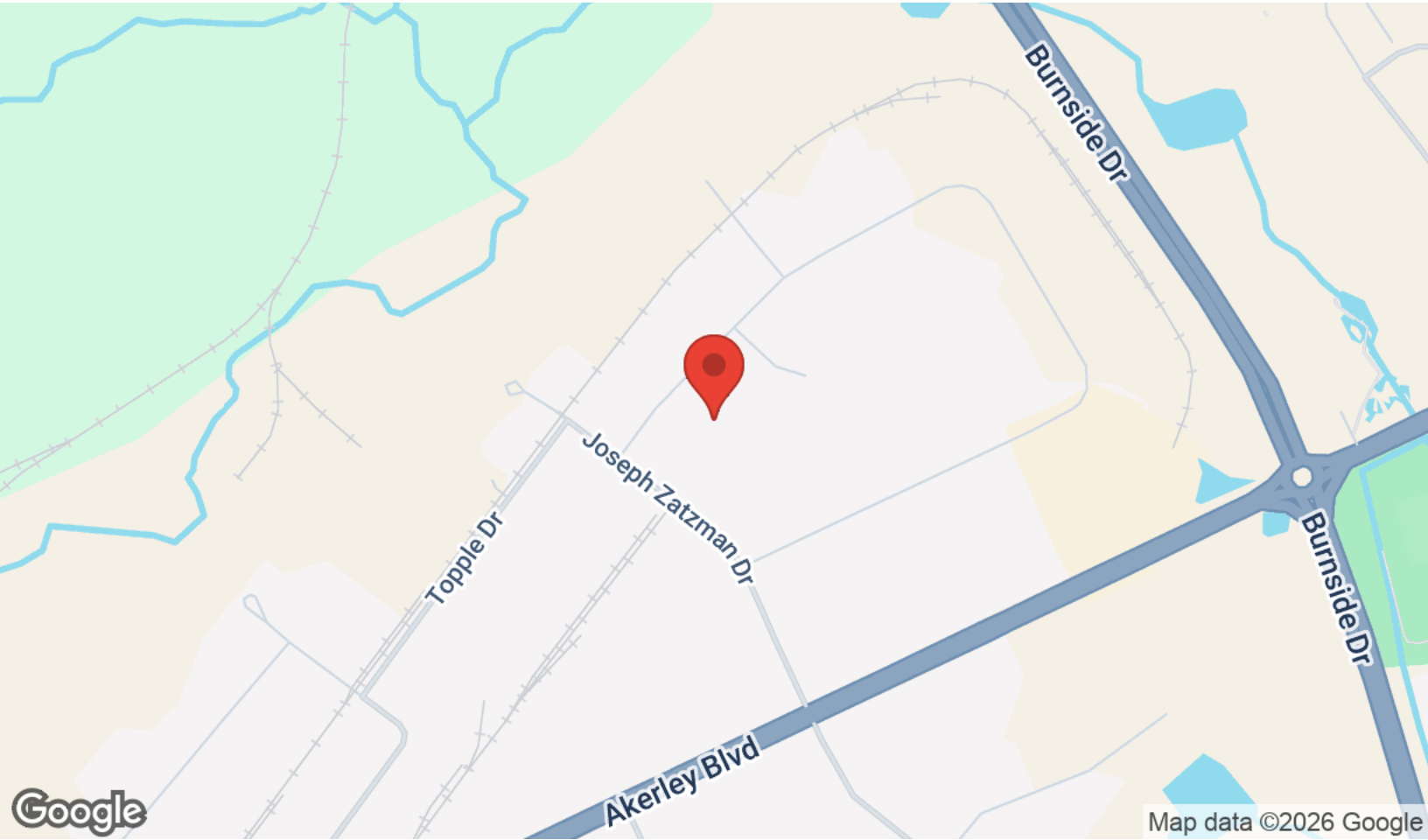
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LOCATION MAPS

109 SIMMONDS DRIVE



CONTACT INFORMATION

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