

INDUSTRIAL FOR SUBLEASE



65 JOHN SAVAGE AVENUE

65 JOHN SAVAGE AVENUE, BURNSIDE, NS B3B 2C9



FOR SUBLEASE

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

65 JOHN SAVAGE AVENUE



OFFERING SUMMARY

Property Type:	Industrial
Available Space:	20,114 SF (Units 3 & 4A)
Loading:	5 Dock Loading Doors
Ceiling Height:	24' Clear
Power:	600 Volt, 200 Amp 3 Phase Main Electrical Service 600/347 V & 120/208 Volt Panels (45 KVA Transformer) Transfer switch with No Generator in Place
Heating & Cooling:	Rooftop HVAC (Office) Natural Gas Forced Air Heating (Warehouse)
Zoning:	BGI (Burnside General Industrial)
Lease Rate:	Please Contact
CAM & Tax:	\$6.65 CAM & Tax (2025)
Sublease Expiry:	October 31st, 2030

PROPERTY OVERVIEW

High-quality industrial space features 24' clear ceilings, five dock-level loading doors, and a functional layout that includes seven private offices, two cubicle areas, a large boardroom, showroom, lounge area, kitchen, three washrooms, shipping offices, and expansive warehouse space. Equipped with 600 Volt, 200 Amp 3-phase electrical service, rooftop HVAC throughout the office area, and natural gas forced-air heating in the warehouse, the property is well-suited for a variety of warehousing, distribution, manufacturing, and industrial users operating under BGI zoning.

LOCATION OVERVIEW

65 John Savage Avenue is well-positioned with access to both Akerley Boulevard and Wright Avenue. Akerley Boulevard and Wright Avenue are Burnside's main thoroughfares that run from Windmill Road right through to exits and interchanges for Highway 118, 102 & 111.

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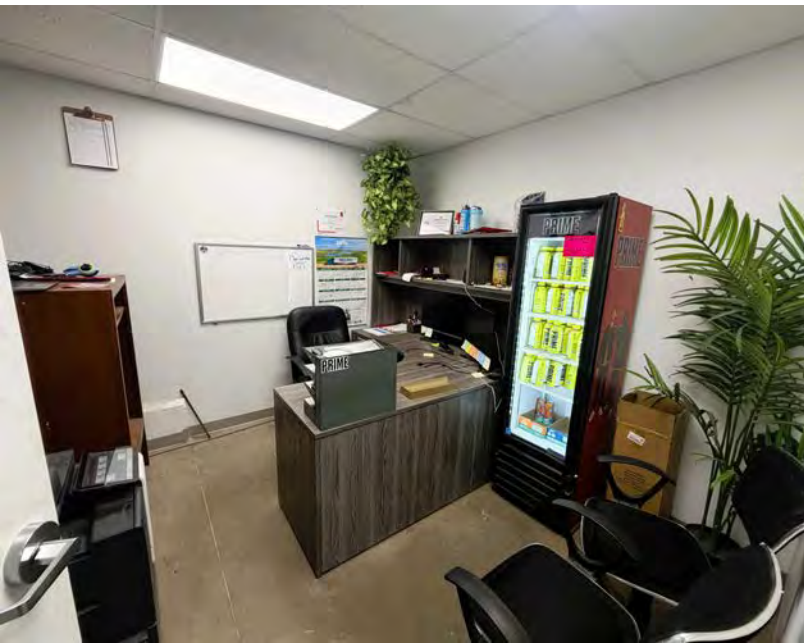
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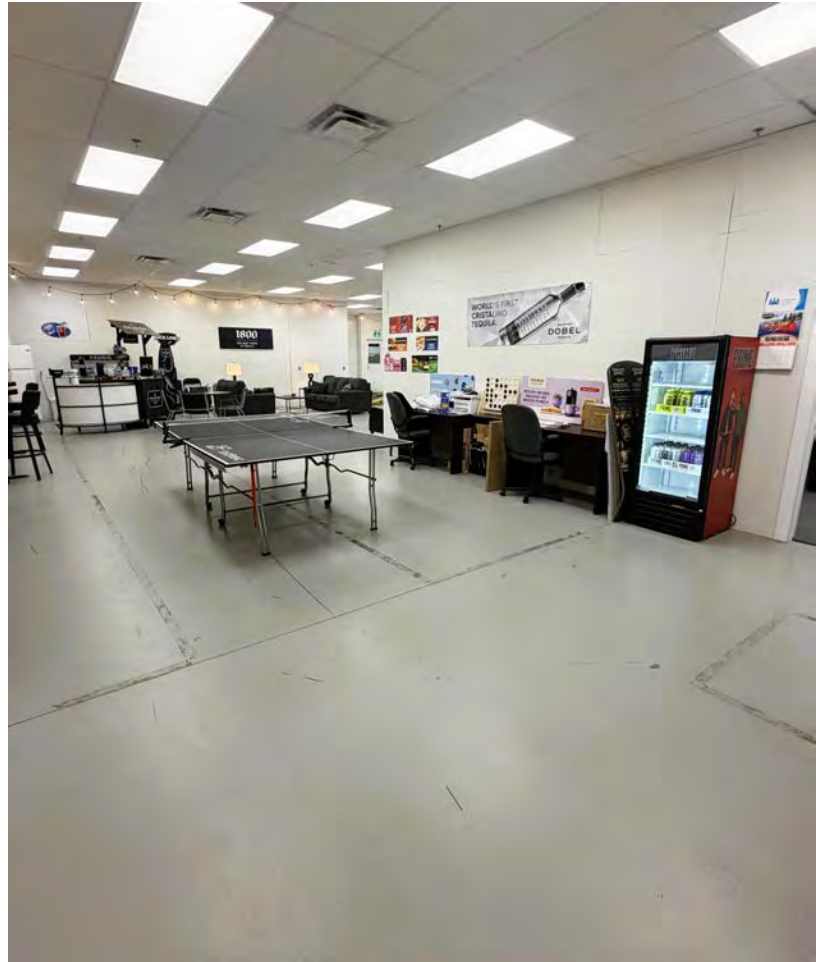
PROPERTY PHOTOS

65 JOHN SAVAGE AVENUE



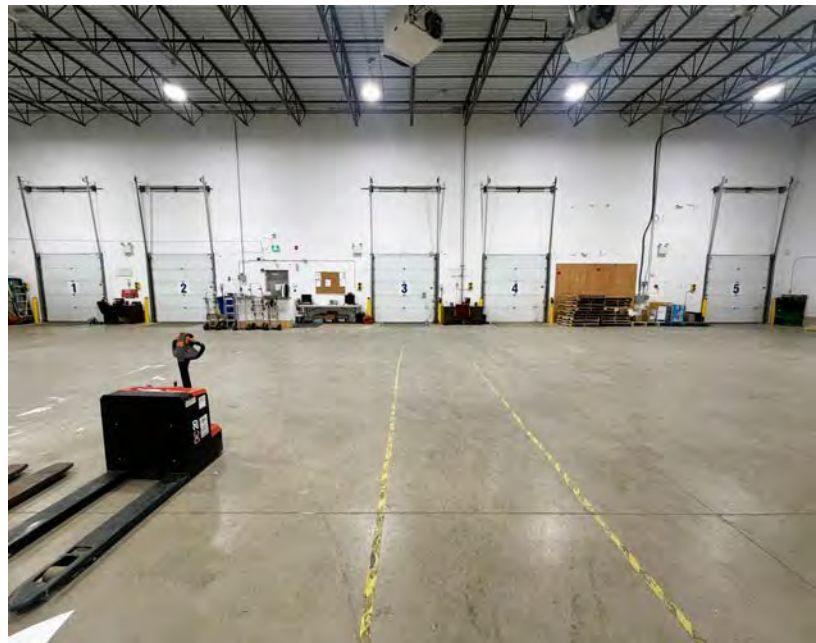
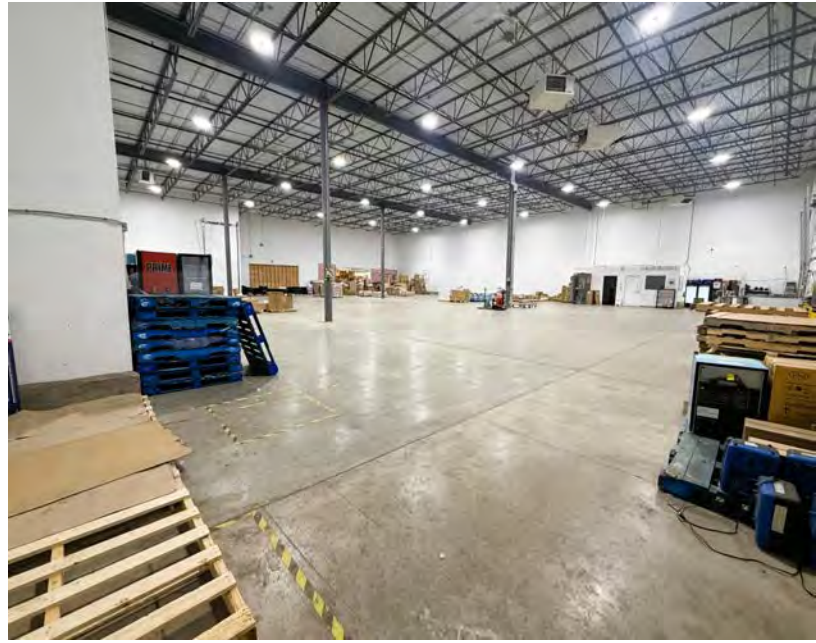
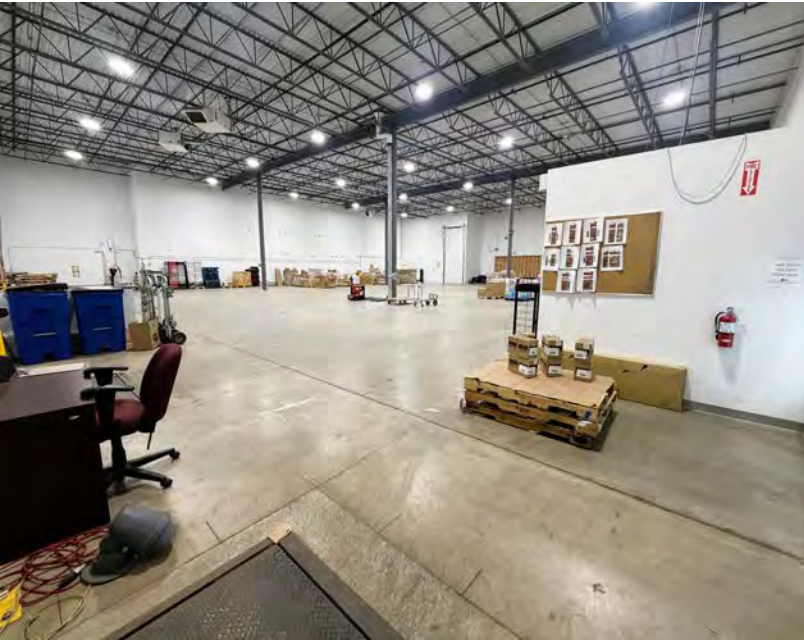
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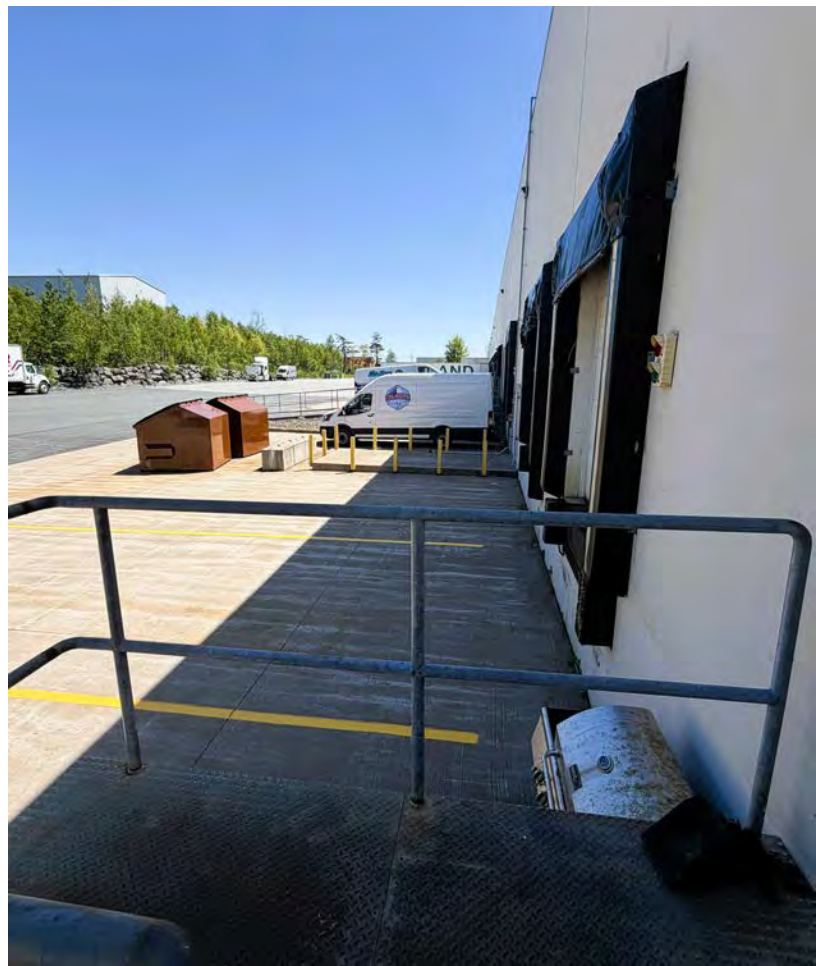
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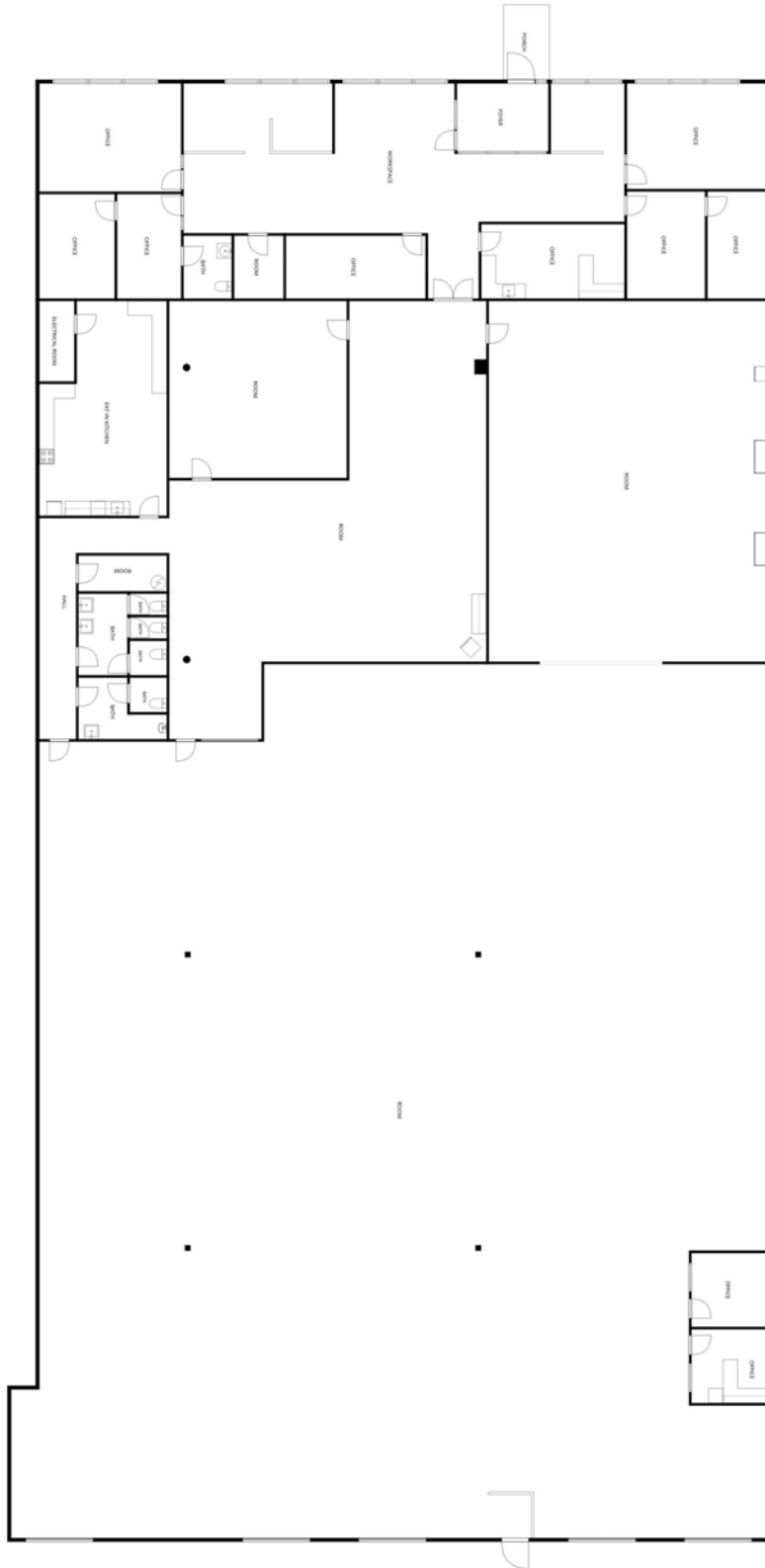
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2D FLOOR PLAN

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3D FLOOR PLAN

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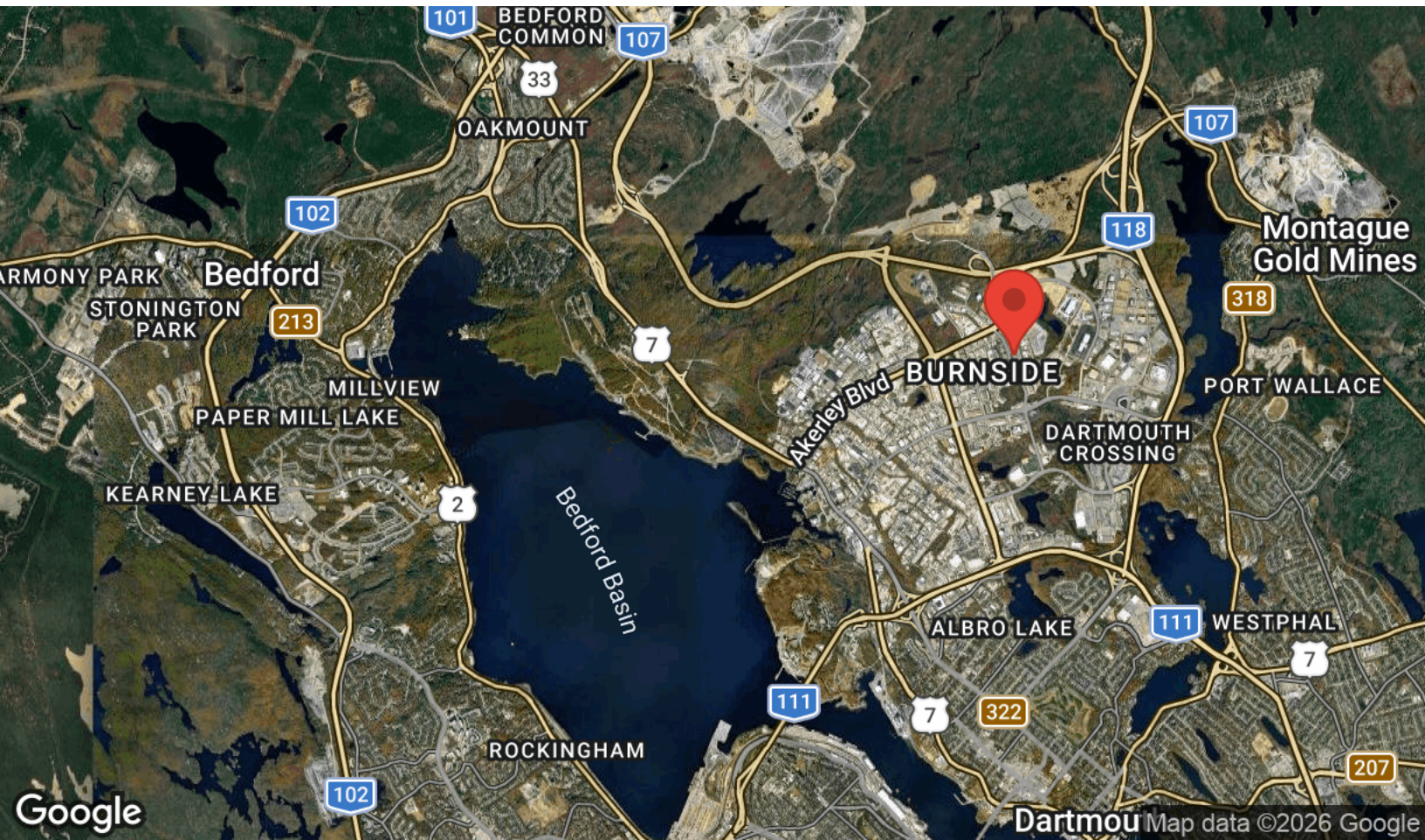
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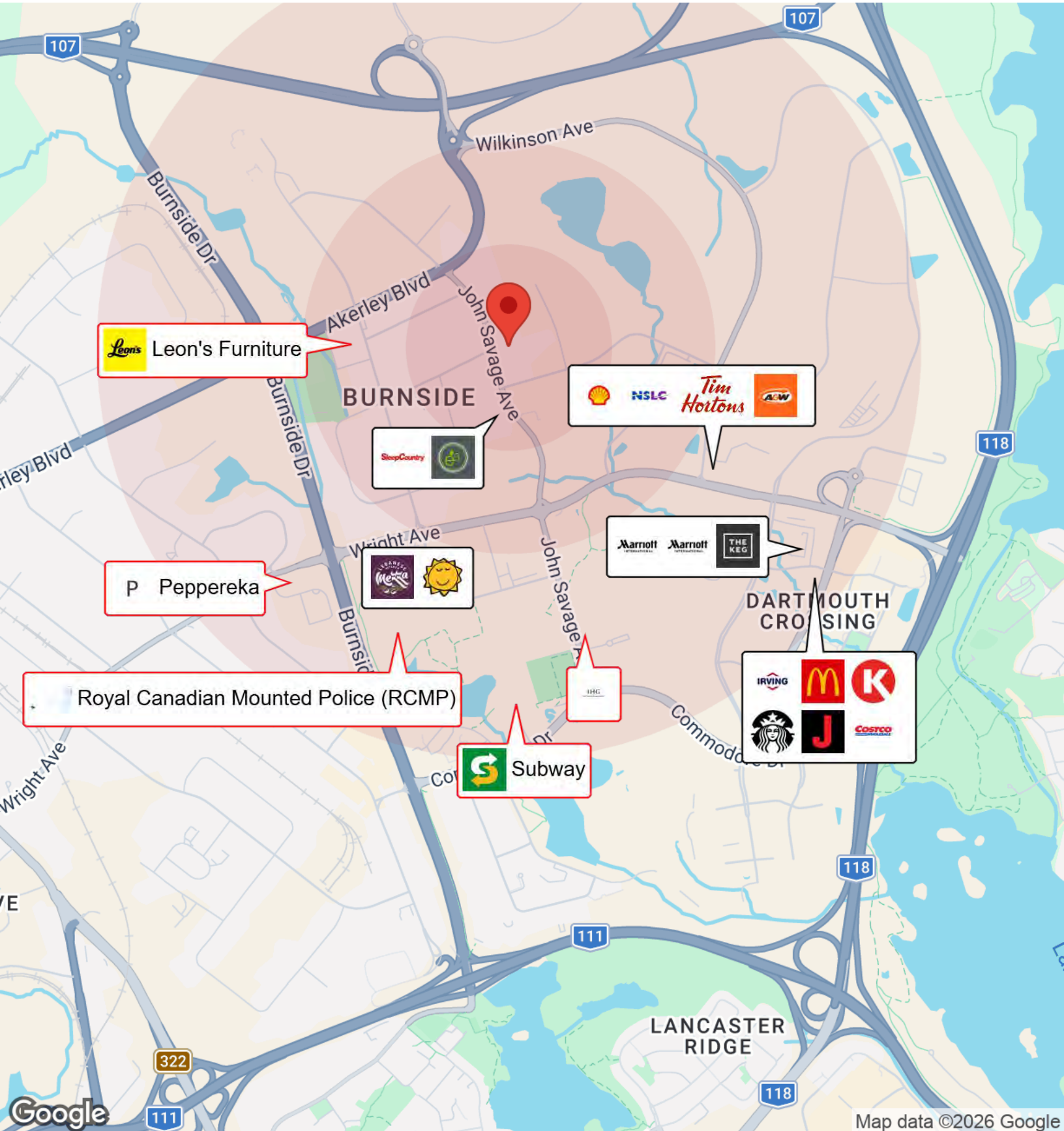
LOCATION MAPS

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BUSINESS MAP

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