

INDUSTRIAL FOR LEASE



80 THORNHILL DRIVE

80 THORNHILL DRIVE, DARTMOUTH, NS B3B 1S3



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

80 THORNHILL DRIVE



OFFERING SUMMARY

Building Size:	13,336 SF (Combined Total) 10,090 SF (Main Level Showroom & Warehouse) 3,246 SF (2nd Level Office)
Clear Height:	17'6" Under Beam 22' To the Deck
Loading:	(2) 8' x 10' Dock Loading (4) 4' x 10' Dock Loading (1) 9' x 12' Grade Loading
Electrical:	200 Amp 346/600 Volt 3 Phase Power
Heating & Cooling:	Warehouse: Natural Gas Forced Air Office: Natural Gas-Fired Rooftop Units
Lot Size:	1.1 Acres
Parking:	Paved Parking (Front) Gravel Graded (Side & Rear)
Lease Rate:	\$16.00 Net + \$6.00 CAM & Tax

PROPERTY OVERVIEW

Versatile industrial facility with 13,336 SF of space, including a combination of warehouse, showroom, and office space.

Designed to support efficient operations, the property offers 200 Amp, 346/600 Volt 3-phase power, natural gas heating, a wet sprinkler system. 17'6" Clear height under beam and 22' to the deck. Multiple loading options, including six dock-level doors and one grade-level door, provide excellent functionality for manufacturing, warehousing, distribution, or service-based users.

LOCATION OVERVIEW

Strategically located in Burnside Business Park, Atlantic Canada's largest business park, 80 Thornhill Drive offers exceptional access to industrial, logistics, manufacturing, technology, and commercial businesses. There is a wide range of nearby amenities including restaurants, retail services, financial institutions, and hotels.

Excellent connectivity to major transportation routes, with Highway 118 just minutes away and direct access to Highways 102, 107, and 111, providing efficient access to domestic and international shipping networks.

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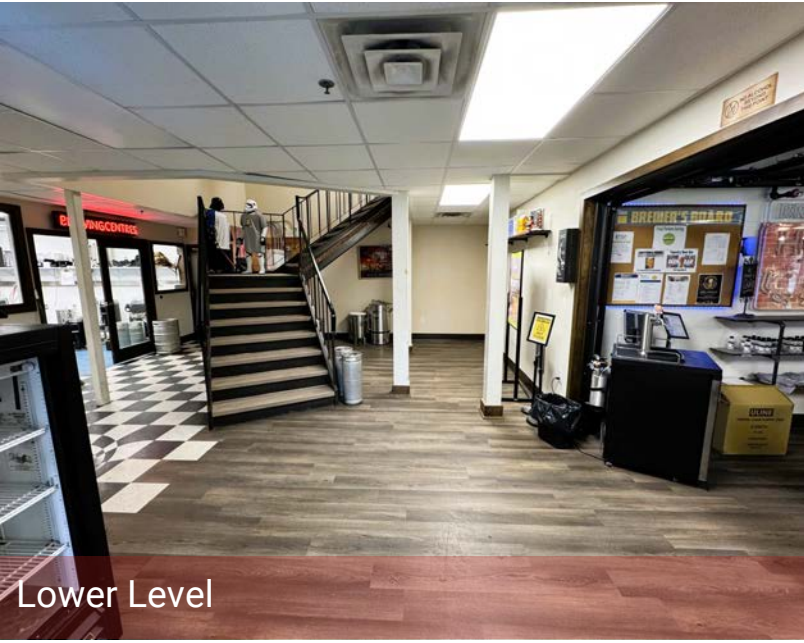
PROPERTY PHOTOS

80 THORNHILL DRIVE



PROPERTY PHOTOS

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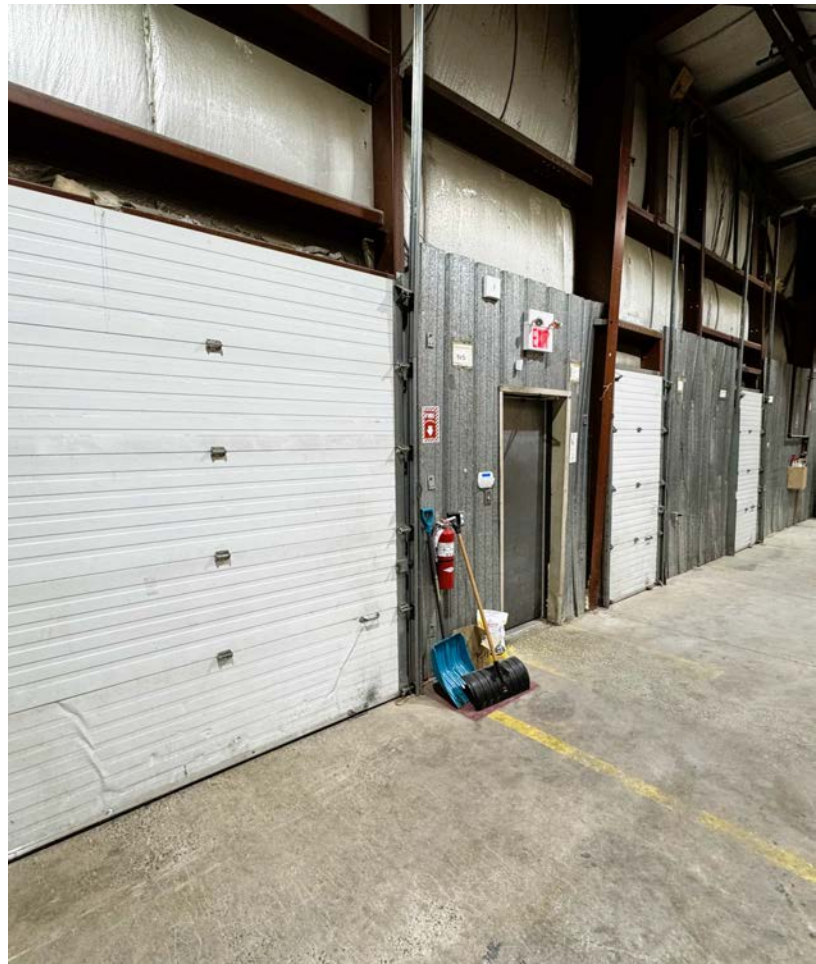
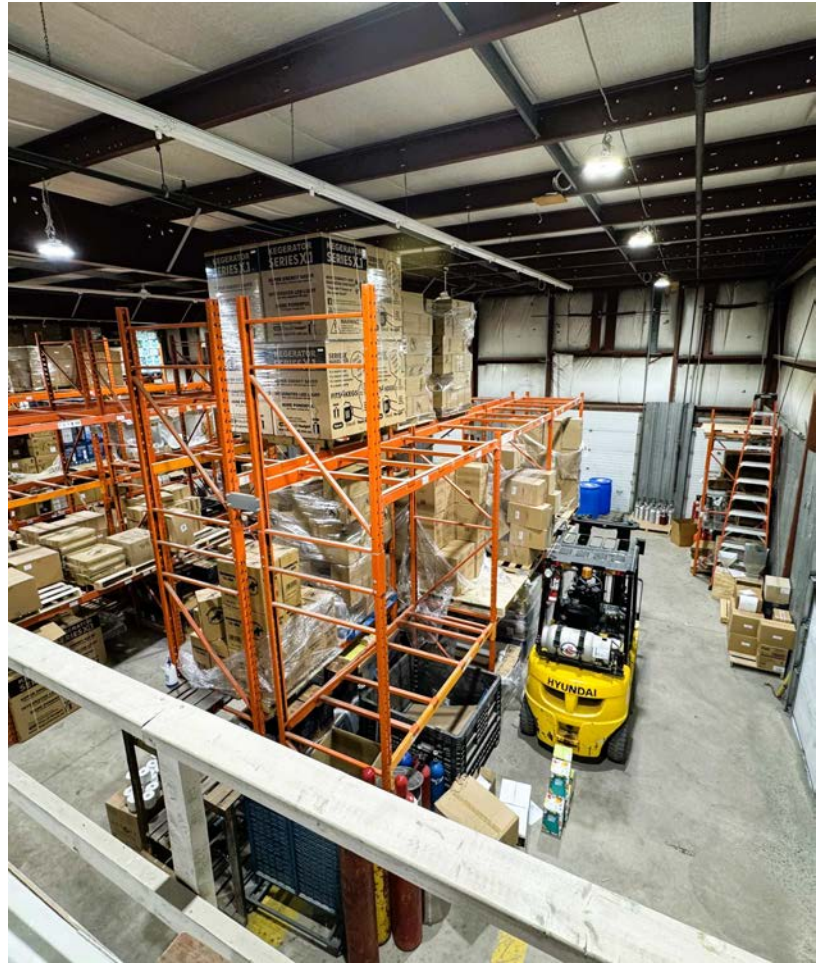


Lower Level



PROPERTY PHOTOS

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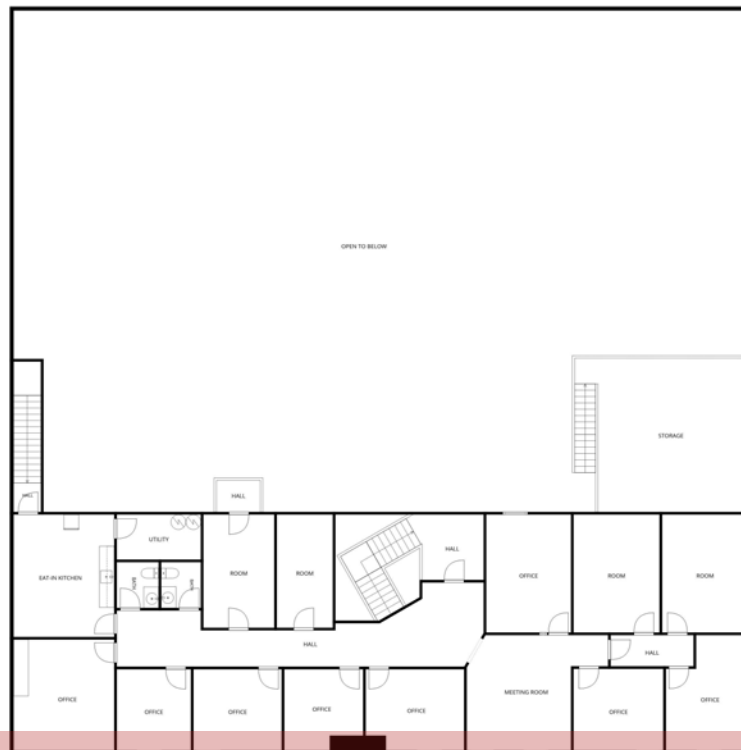


2D FLOOR PLAN

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1st Floor



2nd Floor

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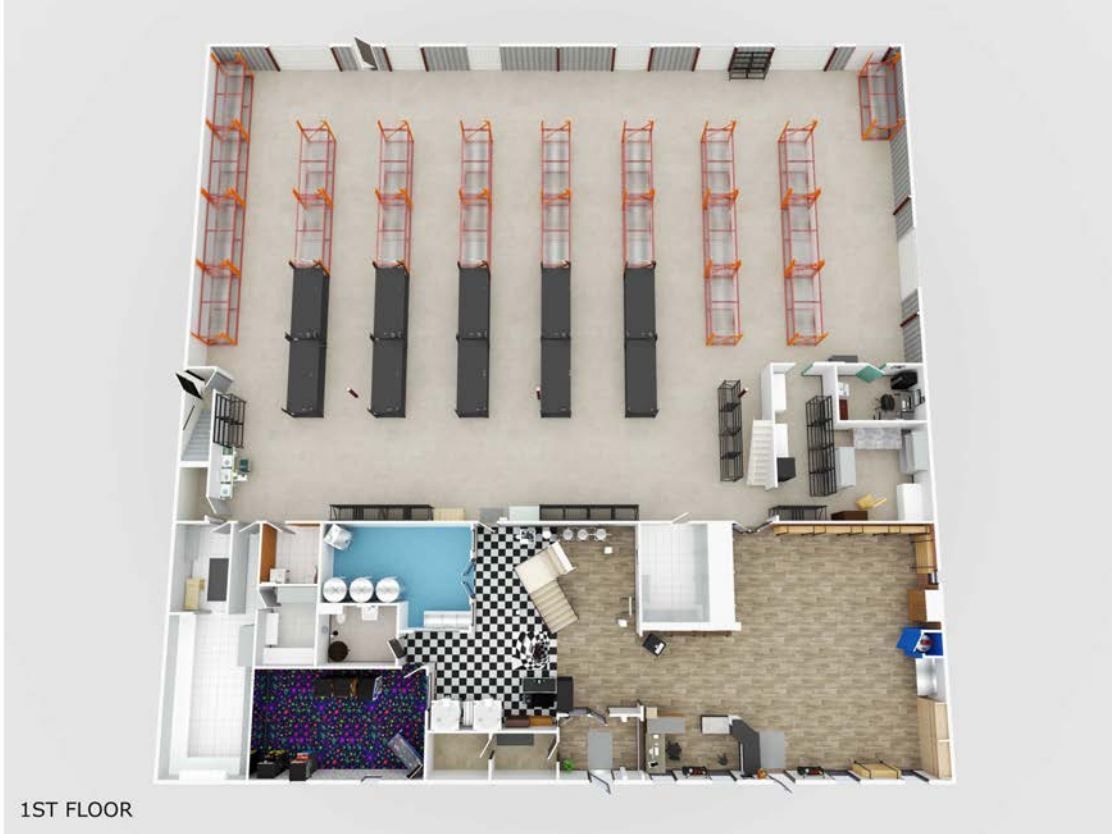
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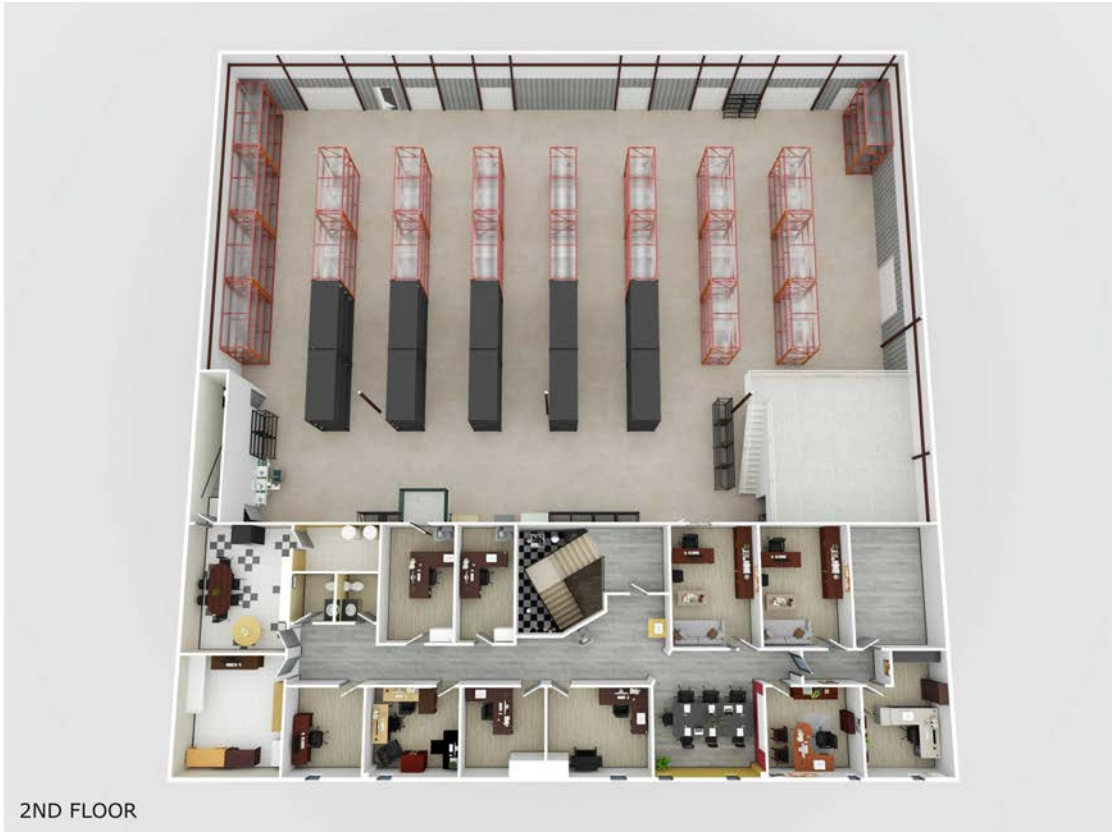
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3D FLOOR PLAN

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1ST FLOOR



2ND FLOOR

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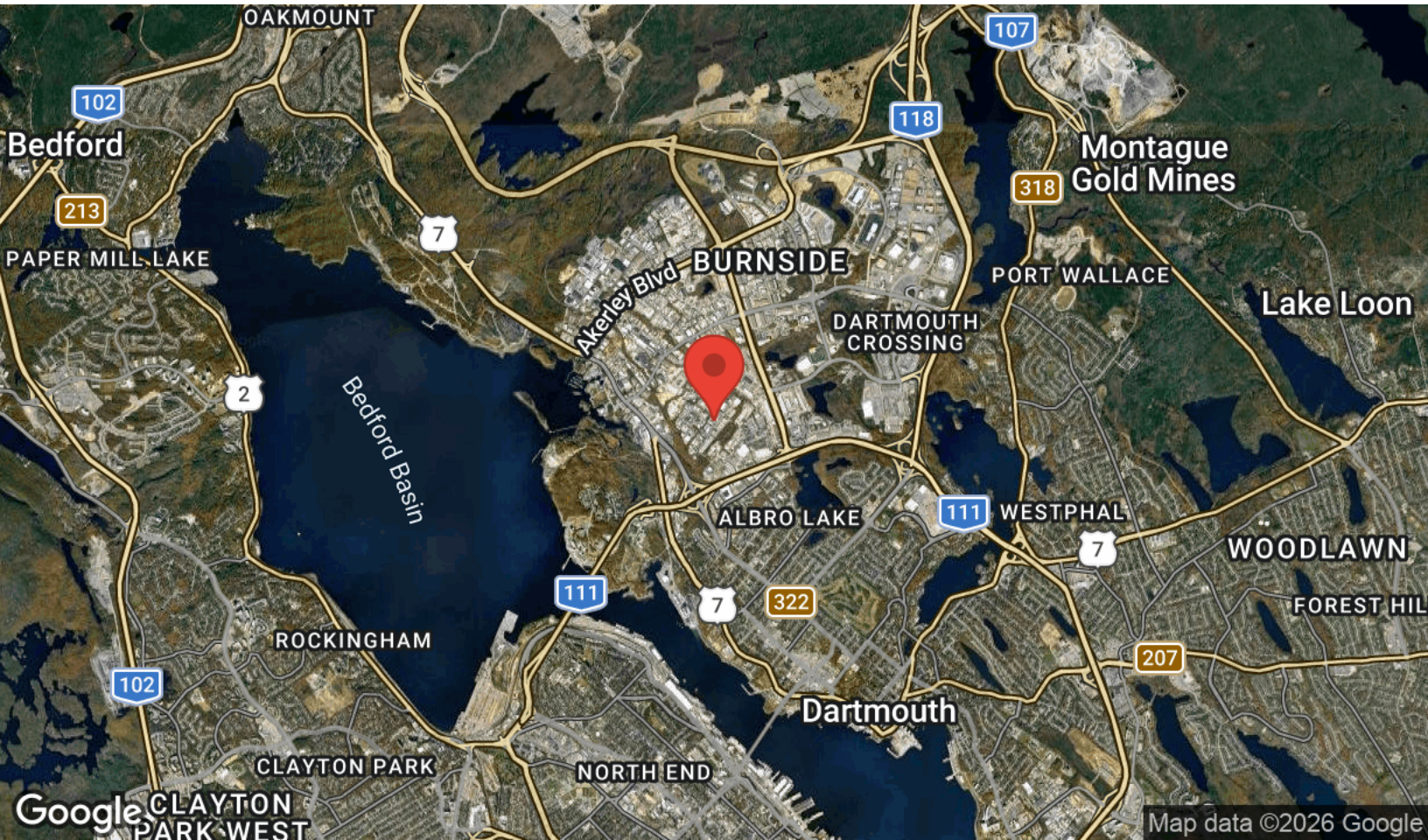
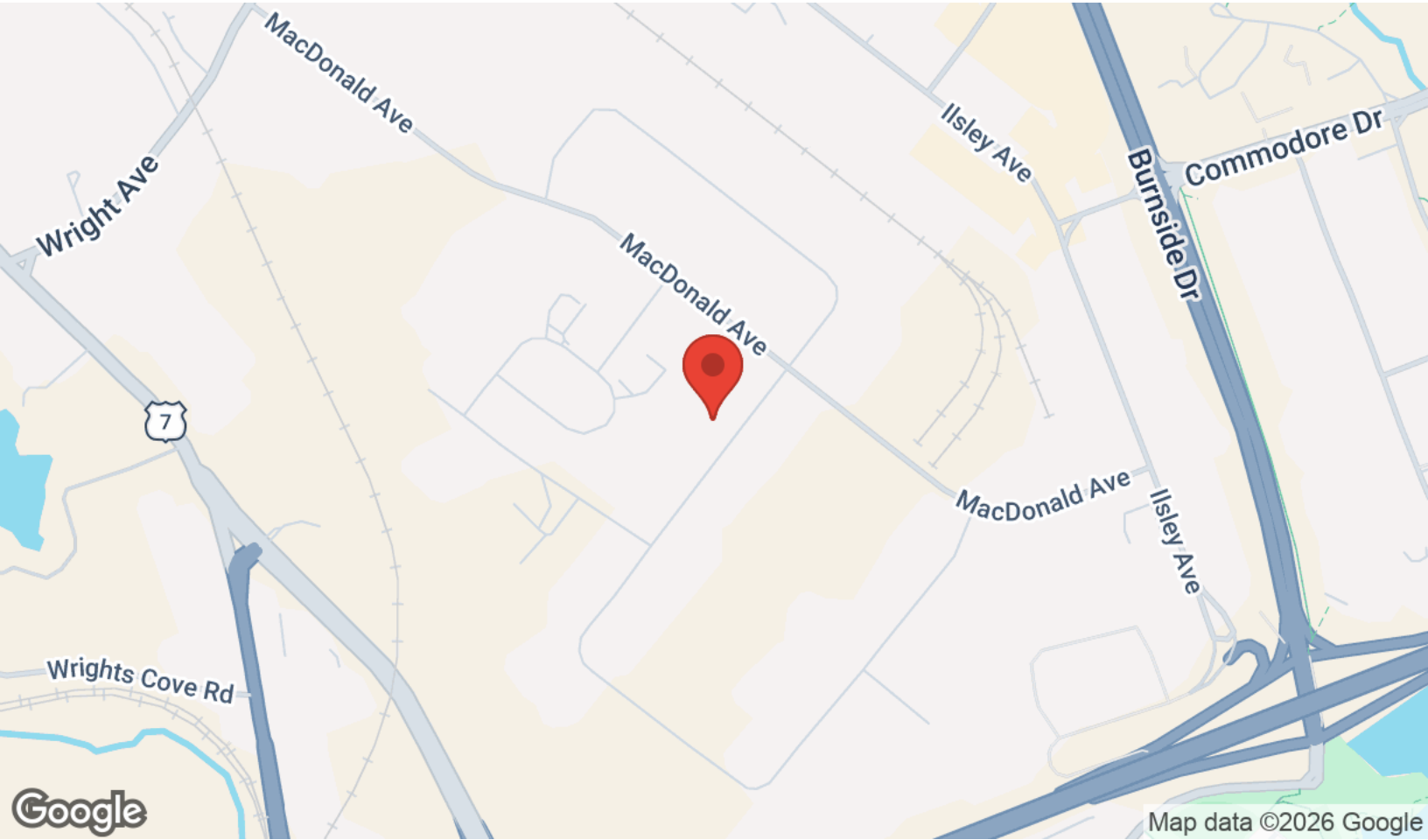
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LOCATION MAPS

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