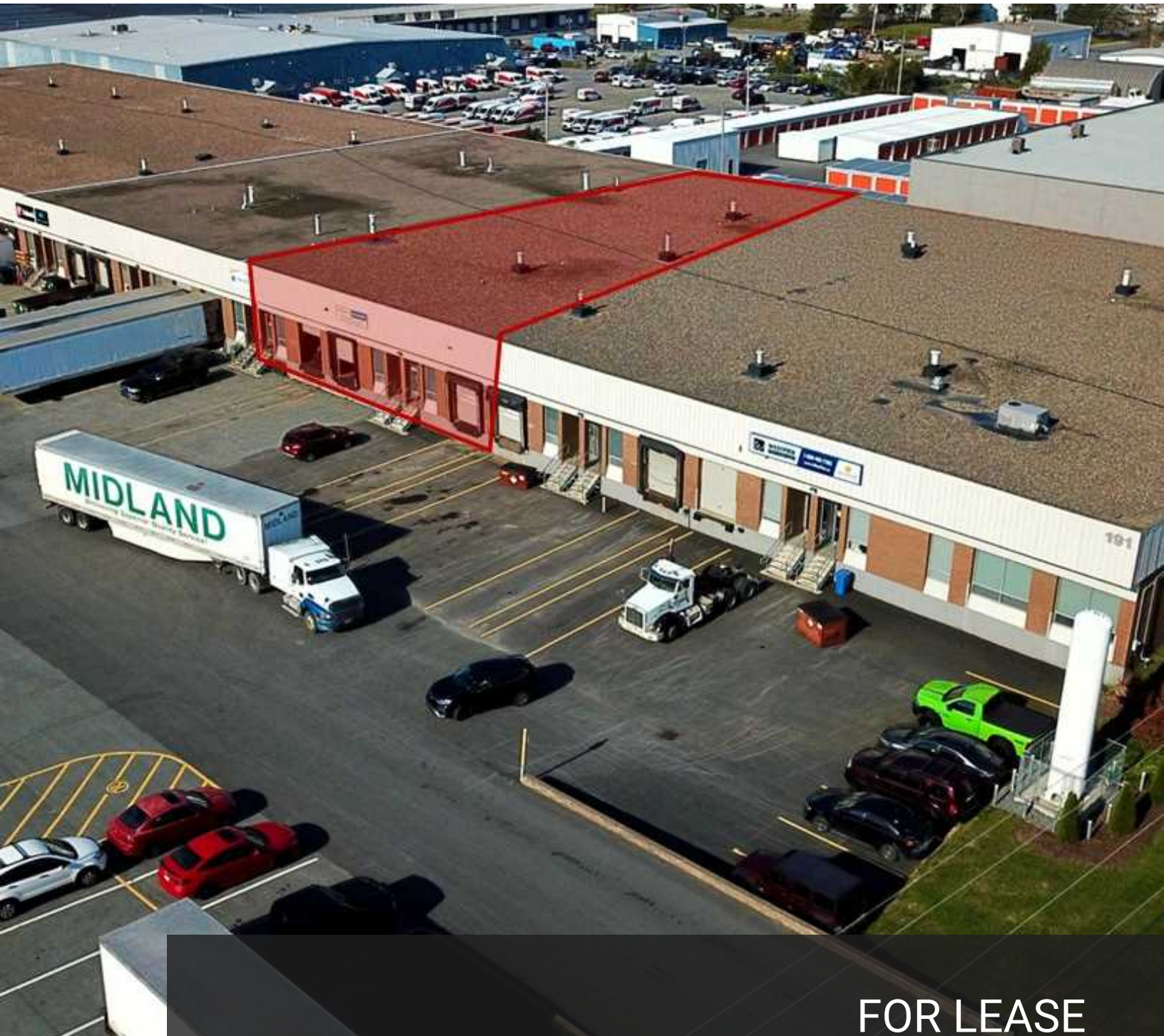


INDUSTRIAL FOR LEASE

ChoiceProperties

191 JOSEPH ZATZMAN DRIVE

191 JOSEPH ZATZMAN DRIVE, BURNSIDE, NS B3B 1M5



FOR LEASE

KW COMMERCIAL ADVISORS

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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

191 JOSEPH ZATZMAN DRIVE



OFFERING SUMMARY

AVAILABLE SPACE:	Unit 14-15: 7,223 SF Unit 16A: 3,611 SF Combined Total: 10,834 SF
CLEAR HEIGHT:	18'6"
COLUMN SPACING:	25' x 24' (Approx.)
YARD:	53' Truck turning radius Rail siding potential at rear
LEASE RATE:	\$13.00 Net
CAM & TAX:	\$10.16 CAM & Tax (2026) Water is included in CAM In-suite power and gas are separately metered and paid directly by the tenant

PROPERTY OVERVIEW

Industrial warehouse units 14-16A available immediately in a central Burnside location. 18'6" Clear ceiling height with dock loading and 53' truck turning radius. Rail siding potential at rear.

LOCATION OVERVIEW

Burnside is the largest business park in Atlantic Canada with over 1,500 hundred enterprises and over 15,000 employees. It is a centrally located urban business park with superb transportation links and located adjacent to five 100 series highways providing quick access to and from the park. Additionally, Burnside businesses are located within 10-15 minutes travel time to the downtown Halifax CBD, the Halifax International Airport, and the Port of Halifax. Burnside is extensively serviced by C.N.R. mainline, siding and common user facilities, and is home to the largest concentration of truck transportation in Atlantic Canada. The Park is also served by public transit links including the Rapid Transit bus route.

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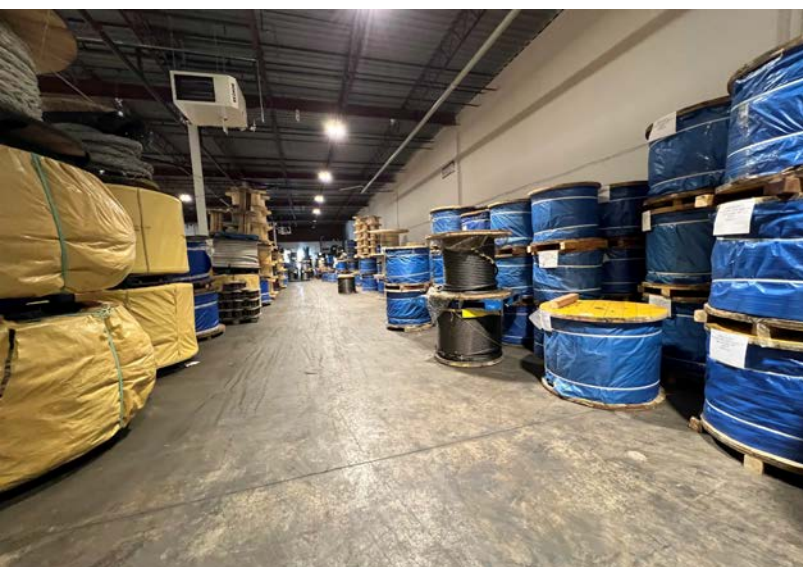
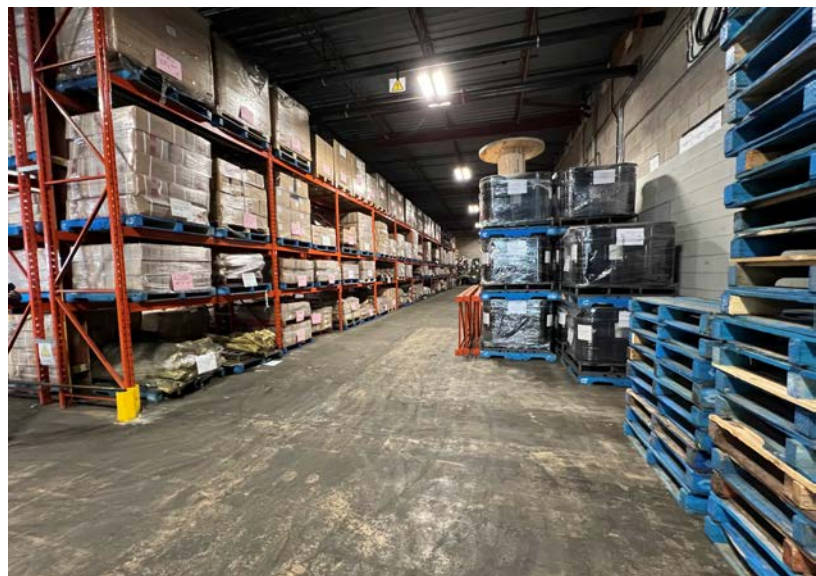
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PROPERTY PHOTOS

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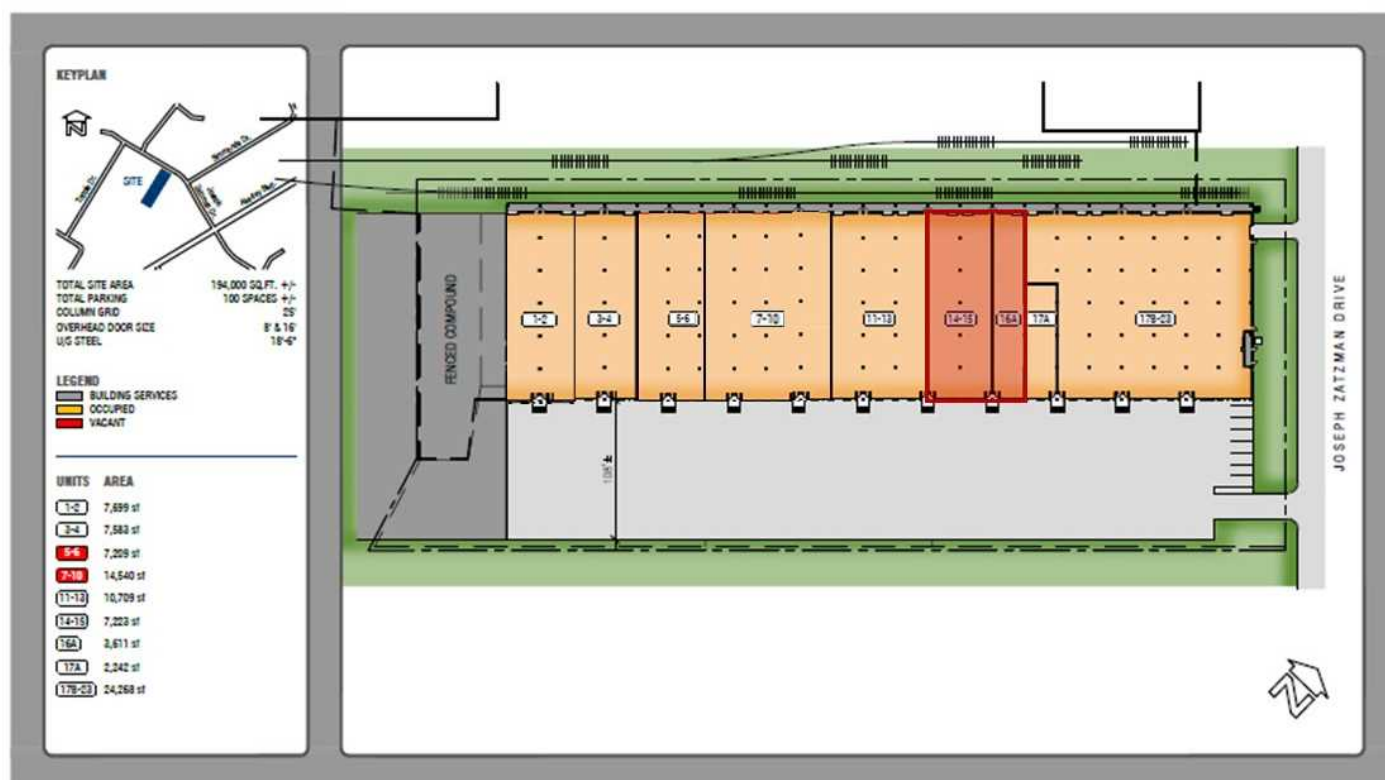
SITE PLAN

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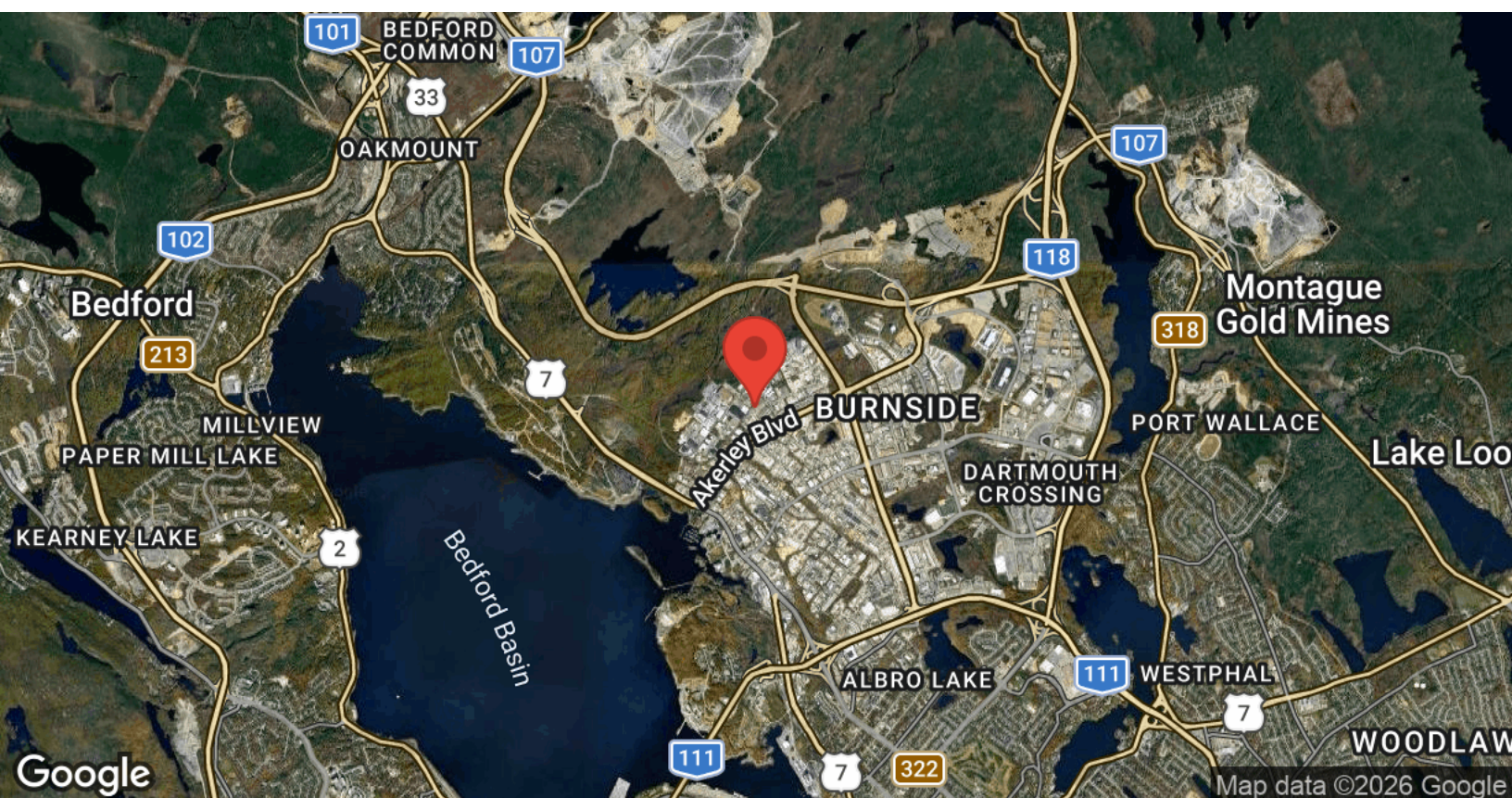
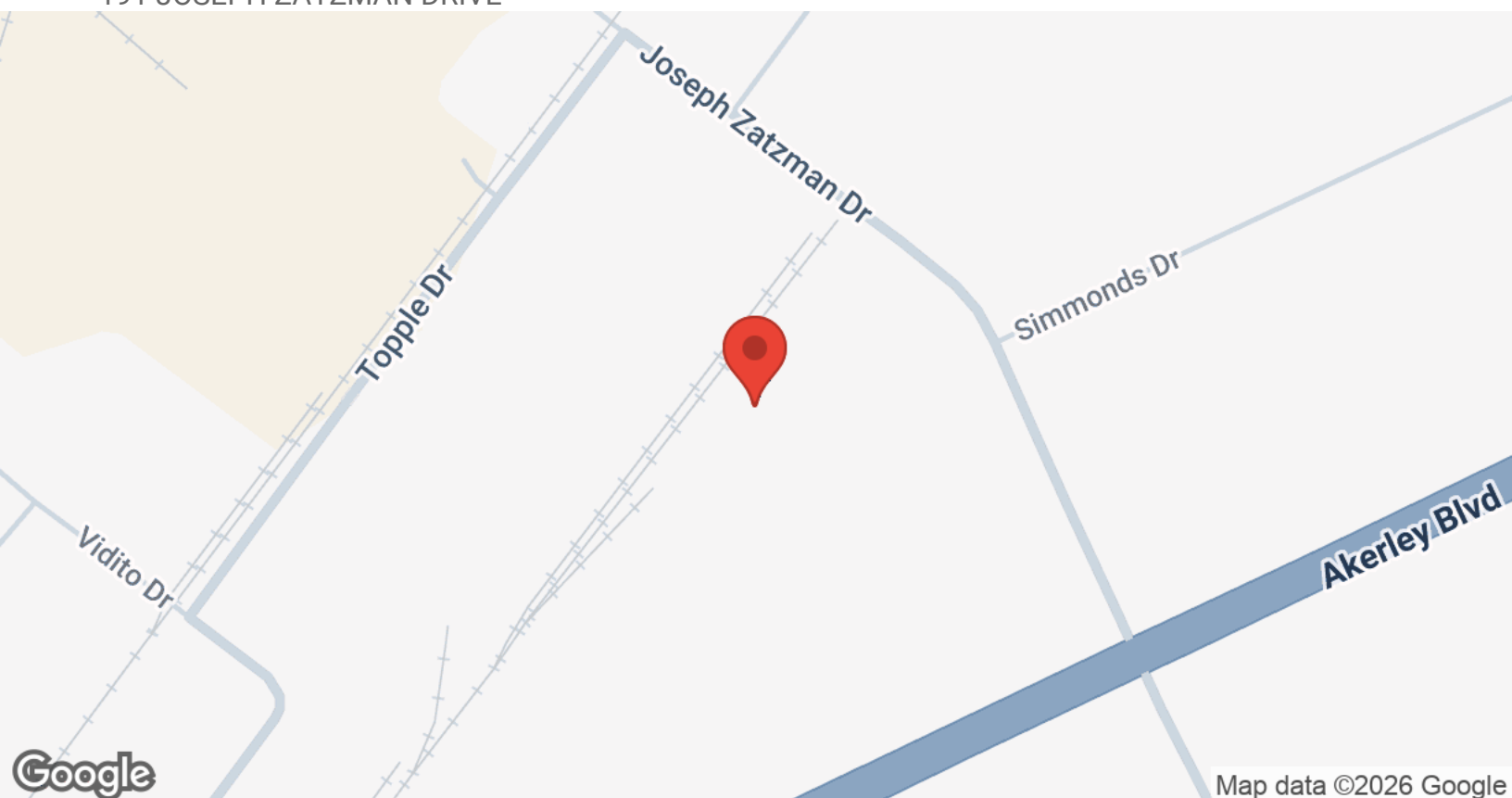
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LOCATION MAPS

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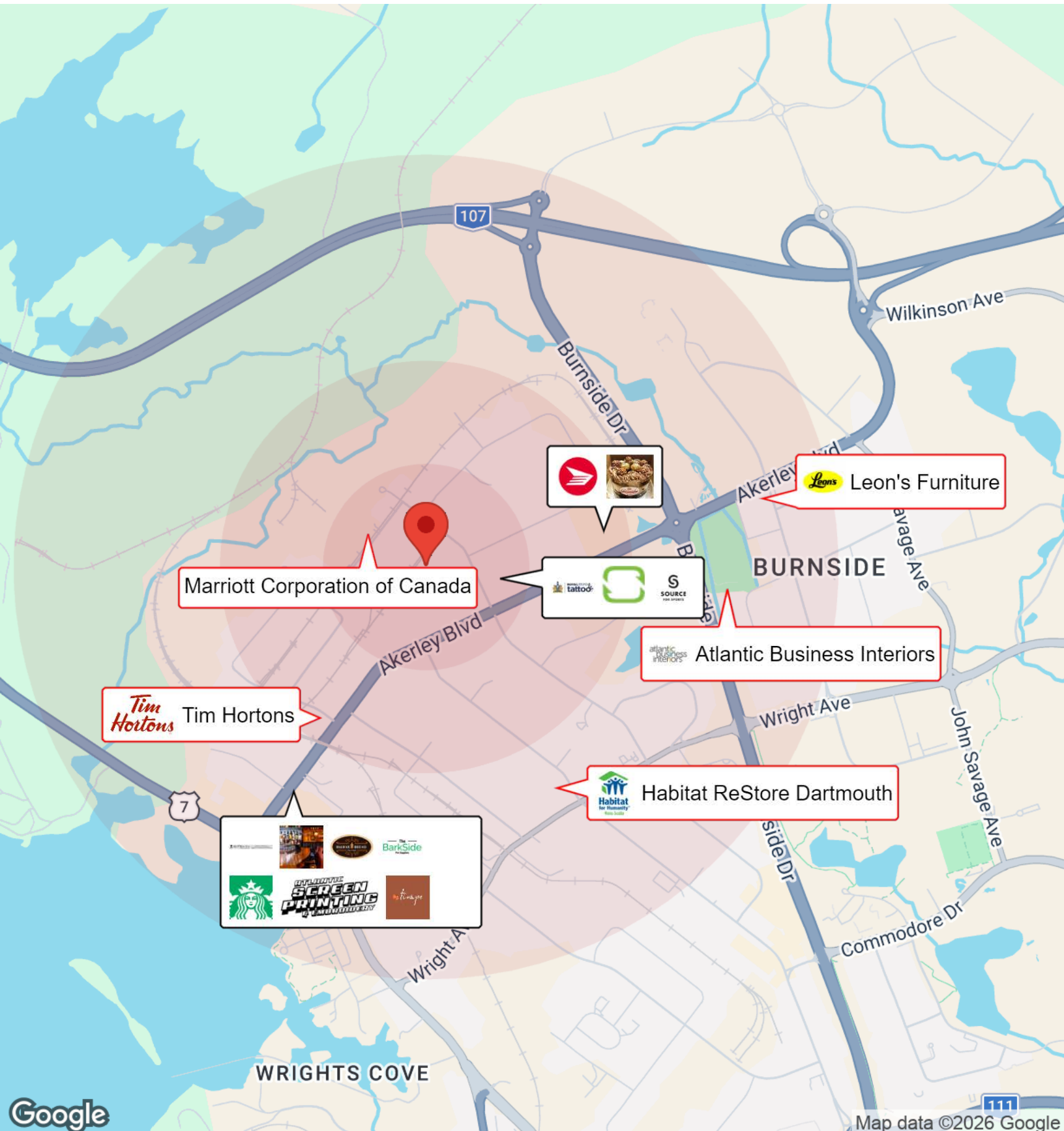
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BUSINESS MAP

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* Marketed on behalf of CHOICE PROPERTIES

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