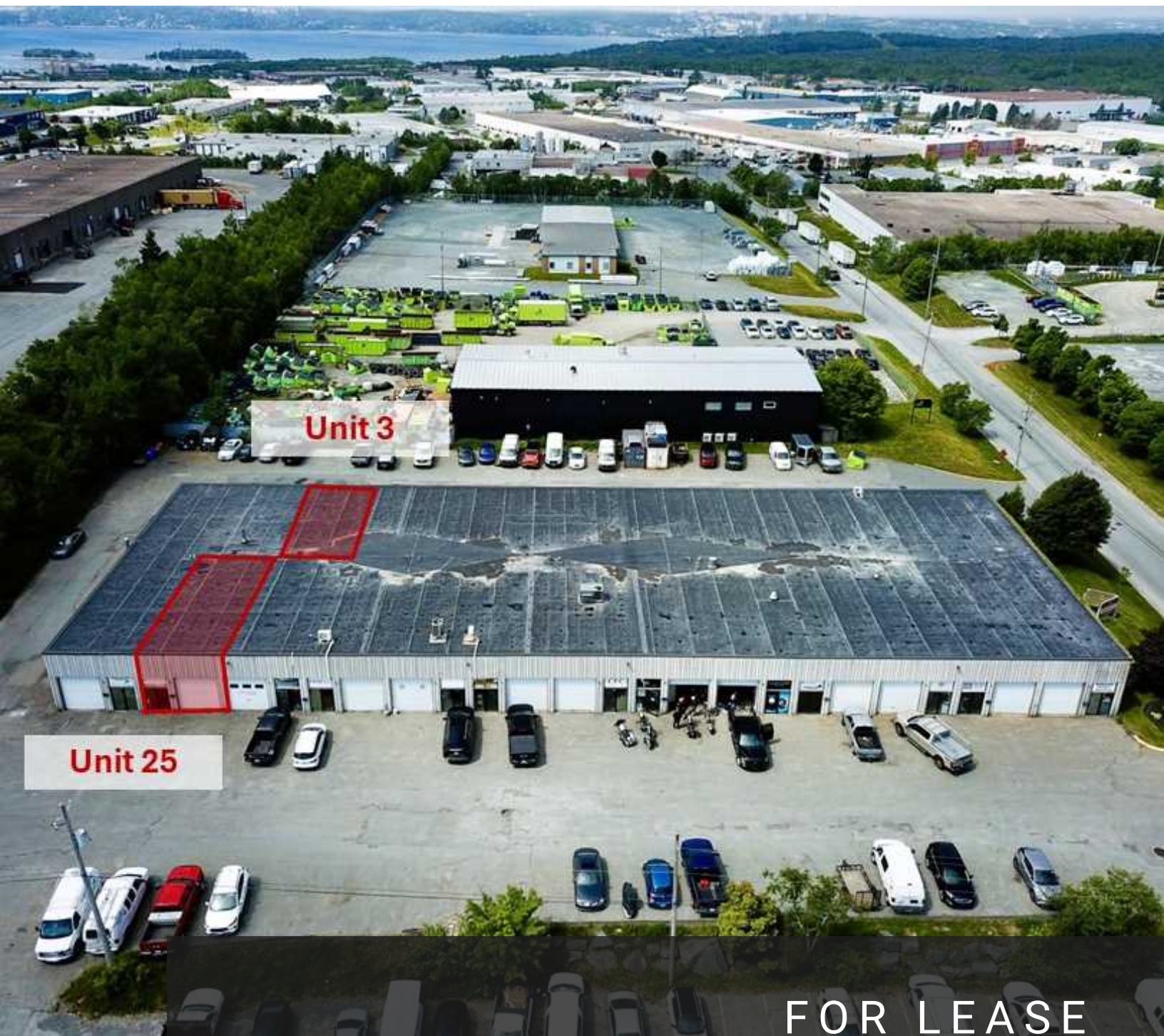


INDUSTRIAL FOR LEASE



24 SIMMONDS DRIVE

24 SIMMONDS DRIVE, DARTMOUTH, NS B3B 1R3



FOR LEASE

KW COMMERCIAL ADVISORS

1160 Bedford Highway, Suite 100
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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

24 SIMMONDS DRIVE



OFFERING SUMMARY

Property Type:	Industrial
Available Space:	Unit 3 - 1,000 SF Unit 25 - 1,000 SF
Ceiling Height:	16' Clear
Loading:	10' x 10' Grade-Level Loading / Bay
Power:	120/208 Volt 30 Amp - 120 Amp 3 Phase Power
Lease Rate:	\$20.00 Net
CAM & Tax:	\$10.00
Available:	November 1, 2026

PROPERTY OVERVIEW

Various industrial units available offering flexible spaces , with 16' clear ceiling heights in each bay. Each unit features a 10' x 10' grade-level loading door and 120/208-volt, 30-amp to 120-amp, three-phase power. Units 3 and 25 are available November 1, 2026, providing functional space for a variety of industrial and commercial uses.

LOCATION OVERVIEW

Located in Burnside Business Park, 24 Simmonds Drive offers excellent access to Dartmouth's established industrial and commercial hub. The property is conveniently located near Akerley Boulevard and major 100-series highways, providing efficient connections throughout HRM and to the Halifax International Airport, Port of Halifax and downtown Halifax. Burnside is Atlantic Canada's largest business park, with a strong concentration of industrial, commercial and service-oriented businesses.

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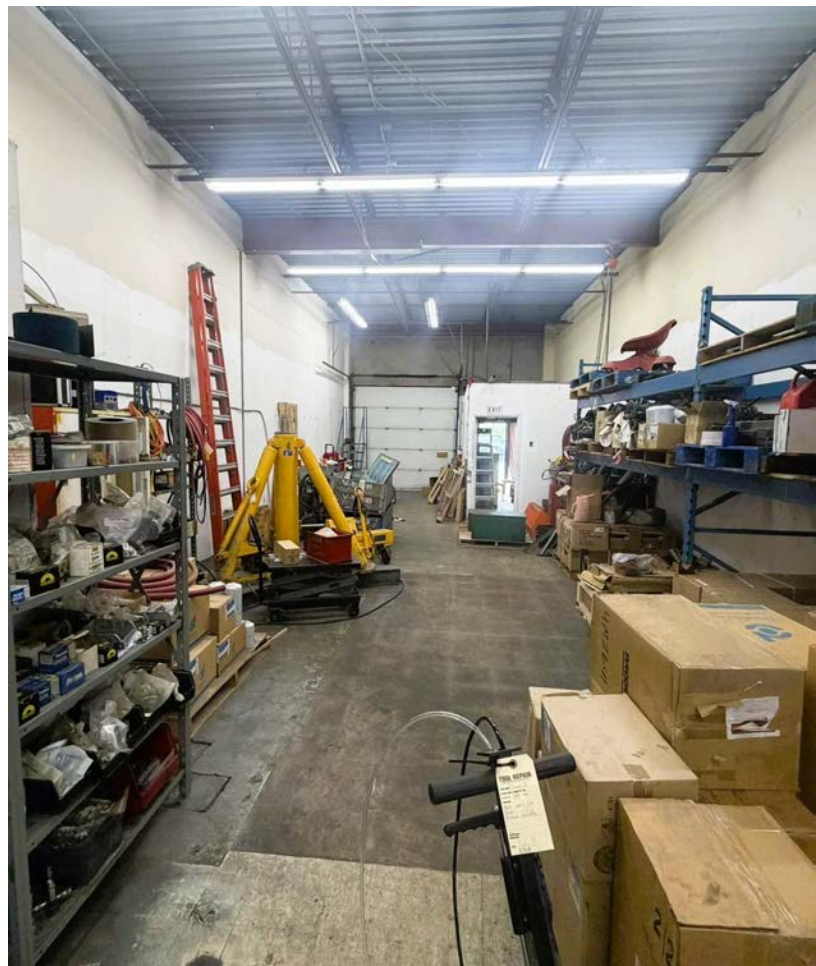
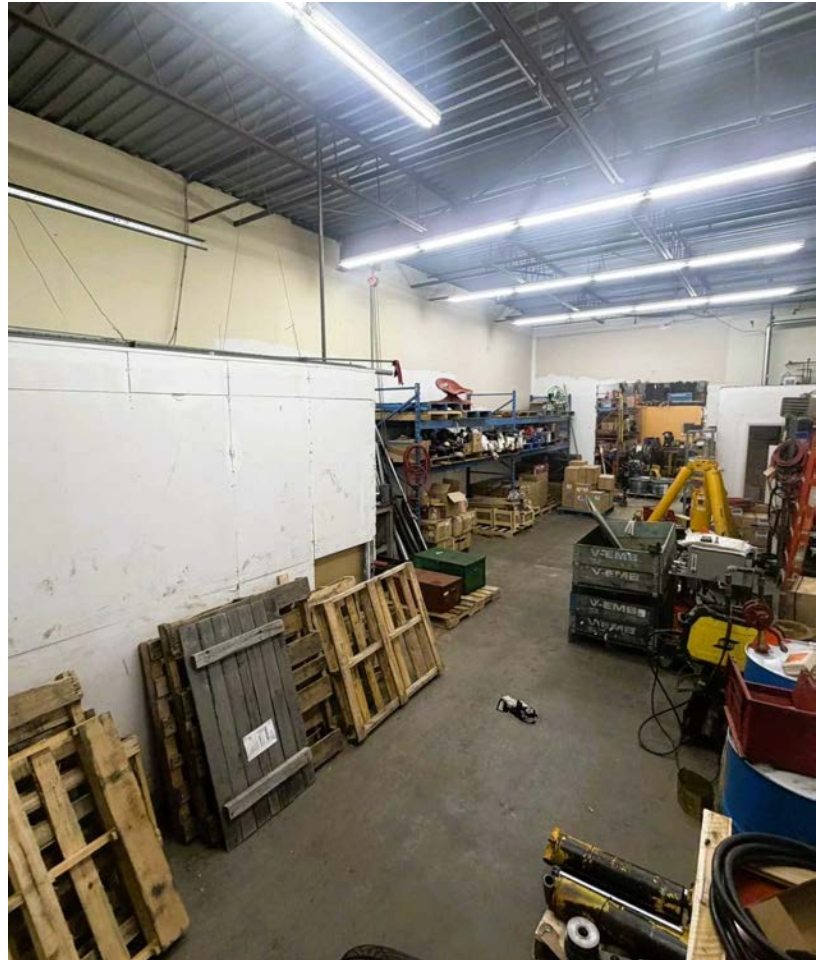
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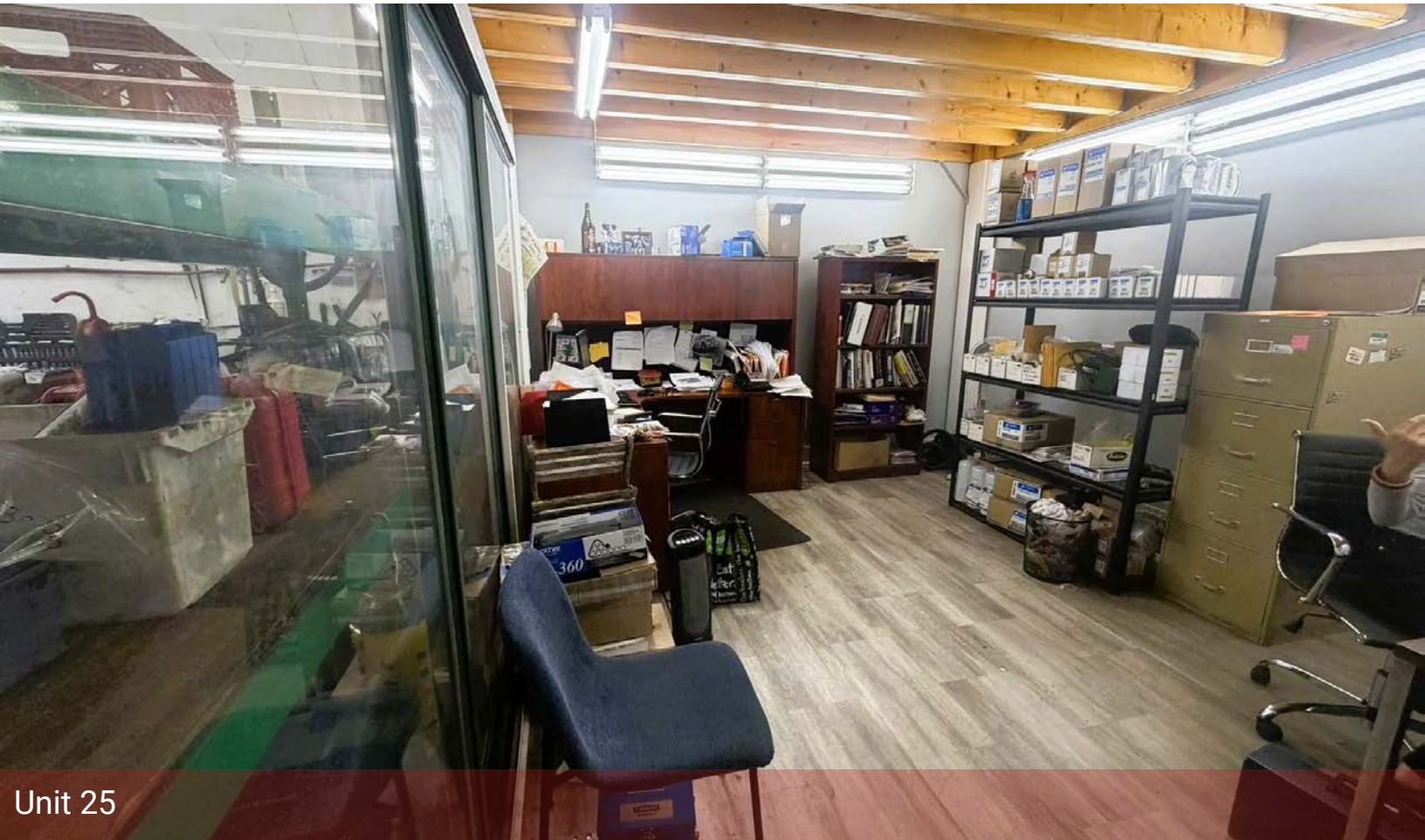
PROPERTY PHOTOS

24 SIMMONDS DRIVE

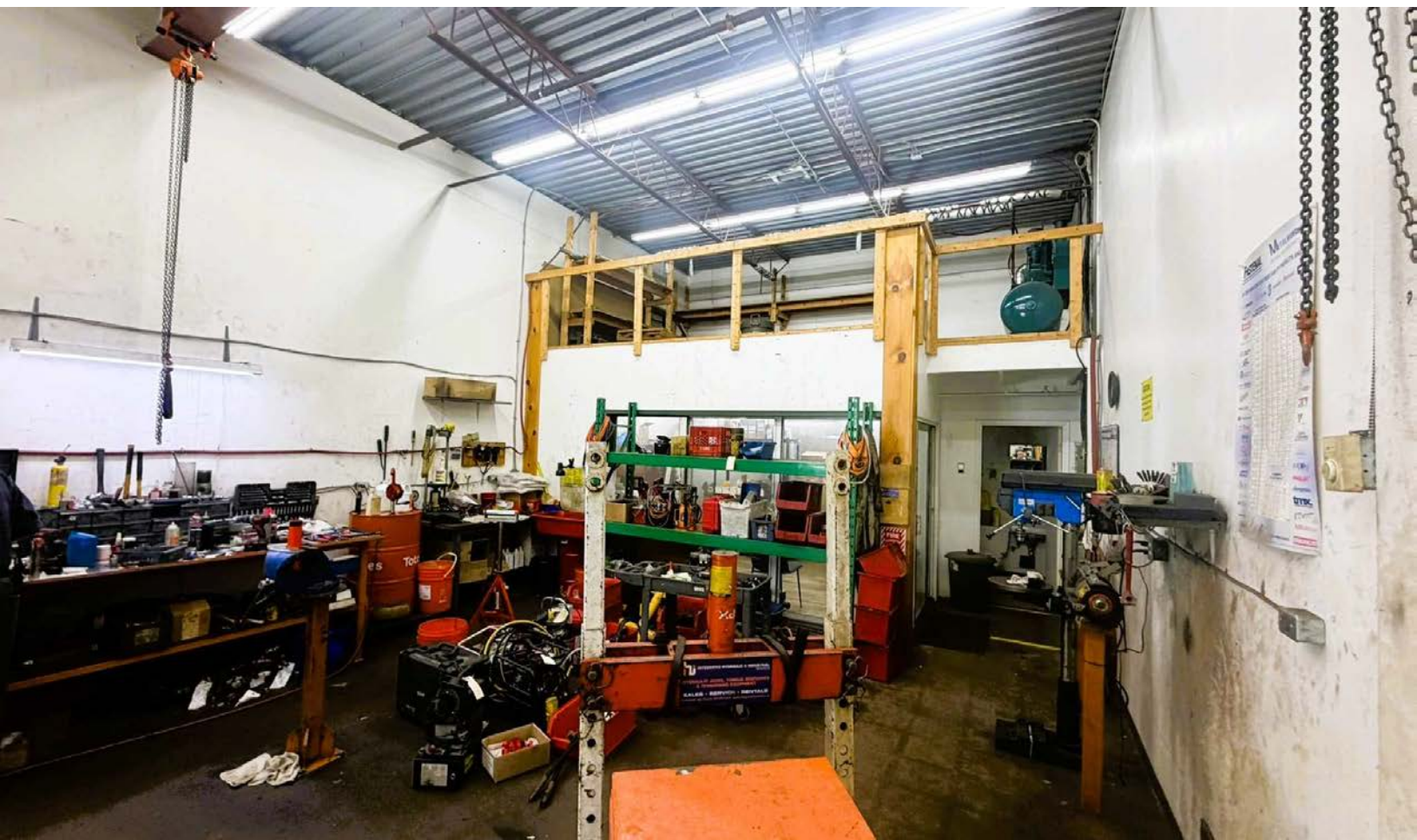


PROPERTY PHOTOS

24 SIMMONDS DRIVE



Unit 25



PROPERTY PHOTOS

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PROPERTY PHOTOS

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FLOOR PLAN

24 SIMMONDS DRIVE



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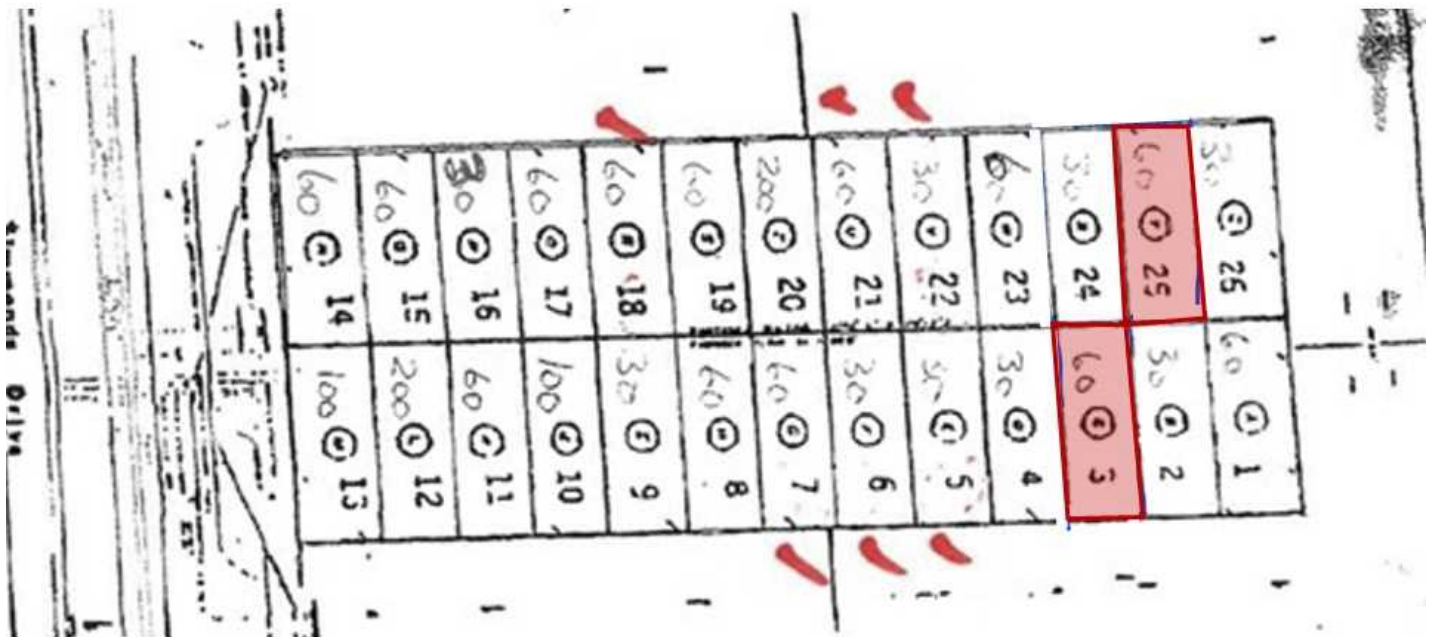
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BUILDING PLAN

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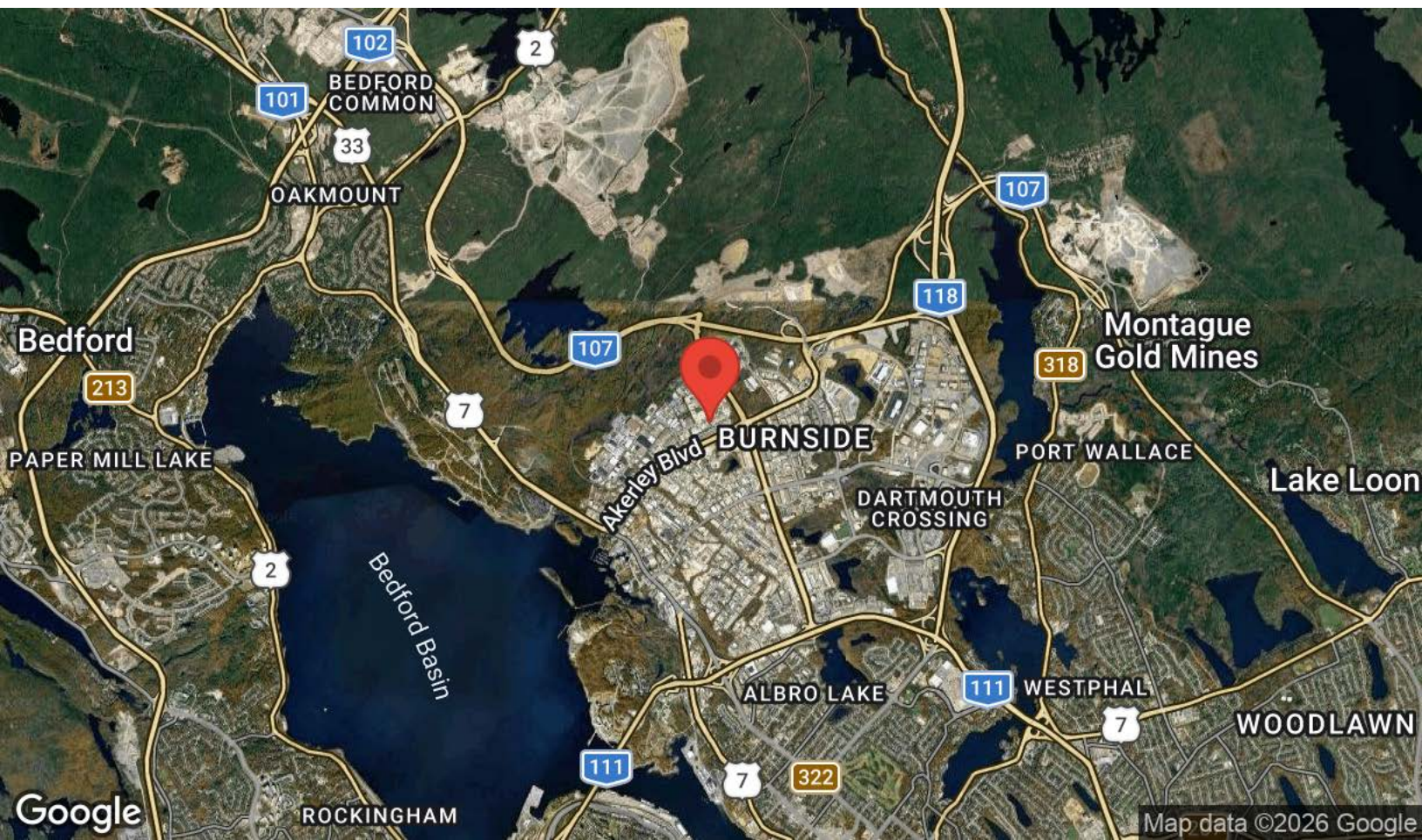
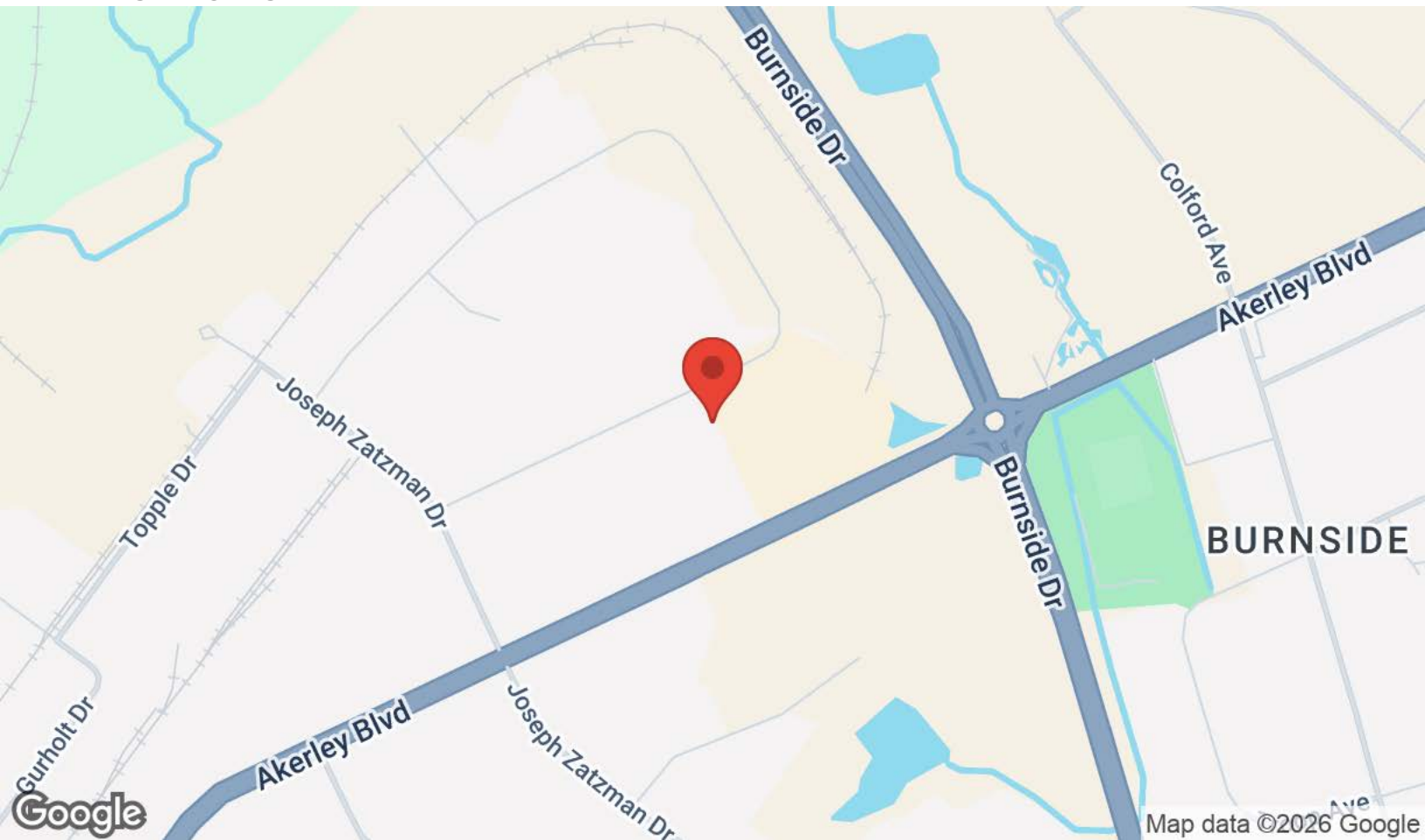
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LOCATION MAPS

24 SIMMONDS DRIVE



CONTACT INFORMATION

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