

INDUSTRIAL FOR SUBLEASE



45-53 FIELDING AVENUE

45-53 FIELDING AVENUE, BURNSIDE, NS B3B 1E3



FOR SUBLEASE

KW COMMERCIAL ADVISORS

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EXECUTIVE SUMMARY

45-53 FIELDING AVENUE



OFFERING SUMMARY

PROPERTY TYPE:	Industrial
AVAILABLE SPACE:	9,404 SF (Units 8-10)
DIMENSIONS:	58' X 158' Unit dimensions
CLEAR HEIGHT:	20' - 24'
COLUMN SPACING:	40' X 25'
DOCK DOORS:	Four (4) dock loading (2 at rear)
GRADE DOORS:	One (1) Grade loading
HEATING & COOLING:	Natural gas forced air heaters
POWER:	600 Volt 30 Amp 3 Phase Power
YARD:	Maneuvering area for 53' tractor trailer
SUBLEASE RATE:	\$14.16 Net + 3% escalations
CAM & TAX:	\$8.18
SUBLEASE EXPIRY:	February 27, 2029

PROPERTY OVERVIEW

Discover the ideal industrial space at 53 Fielding Avenue, available for sublease until February 27, 2029. This property offers 9,404 SF with high 20'-24' clear ceilings, accommodating efficient operations with four dock doors (two at the rear) and one grade-level loading area. The unit dimensions are 58' x 158' with spacious 40' x 25' column spacing. Facilities include two washrooms and can hold up to 900 pallet positions (racking negotiable). Designed for logistics, it features ample room for 53' tractor-trailer maneuvering, natural gas forced air heaters, and robust 600 Volt 30 Amp 3-phase power.

LOCATION OVERVIEW

Experience the strategic benefits of 53 Fielding Avenue in Dartmouth's Burnside Business Park. This commercial property provides unmatched access to key highways, linking directly to Halifax, the airport, and port facilities. With over 1,500 businesses in the vicinity, this location in one of Atlantic Canada's largest business parks is ideal for companies looking for connectivity, visibility, and a thriving business environment.

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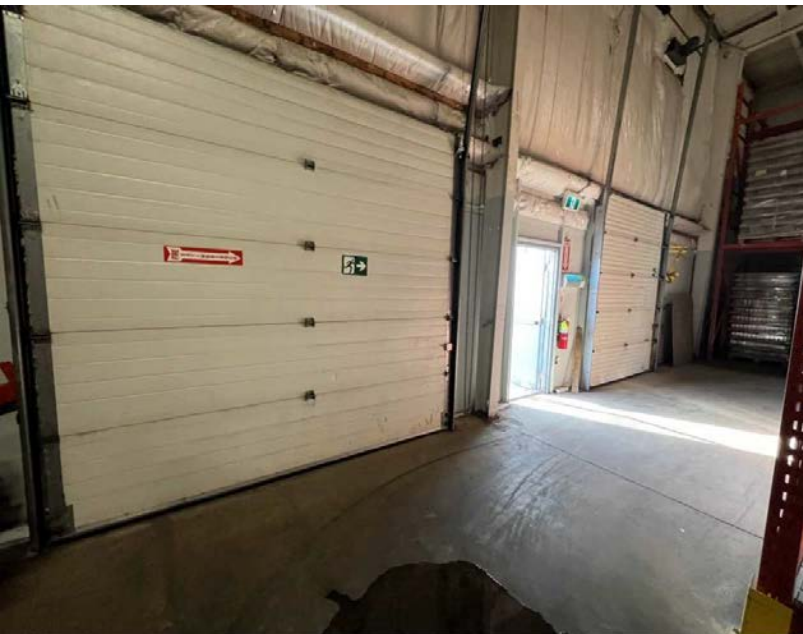
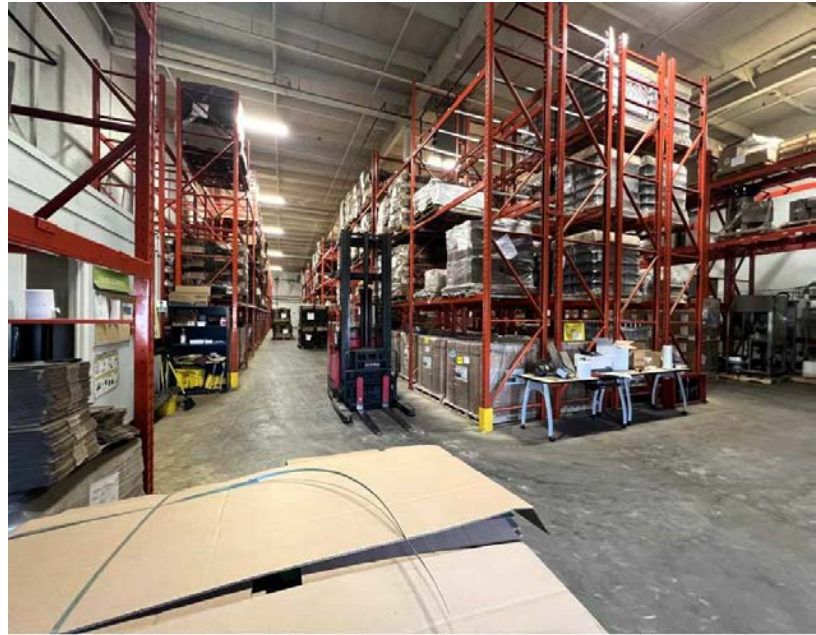
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PROPERTY PHOTOS

45-53 FIELDING AVENUE



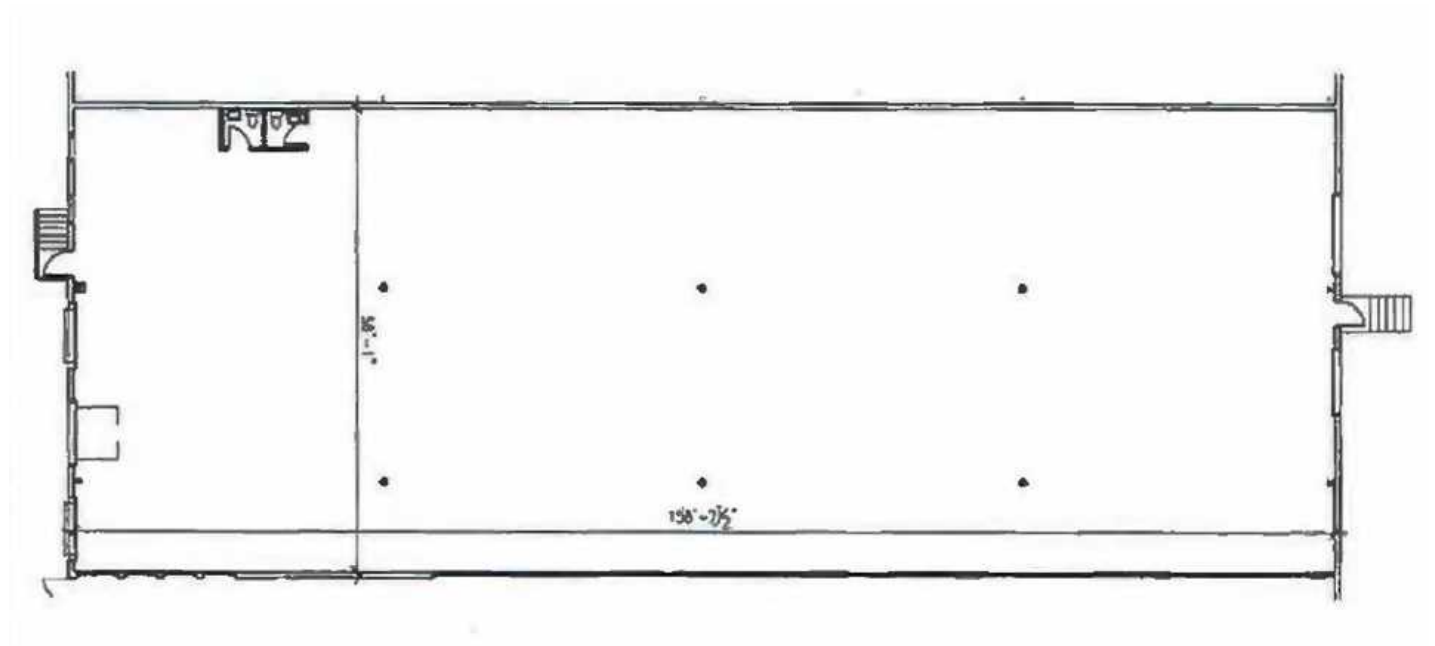
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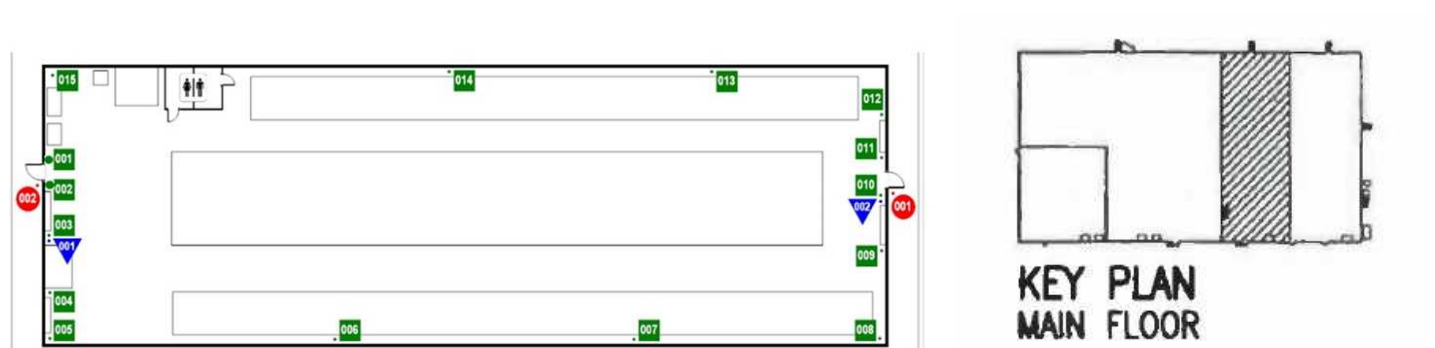


FLOOR PLAN

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Floor Plan



Racking Positions

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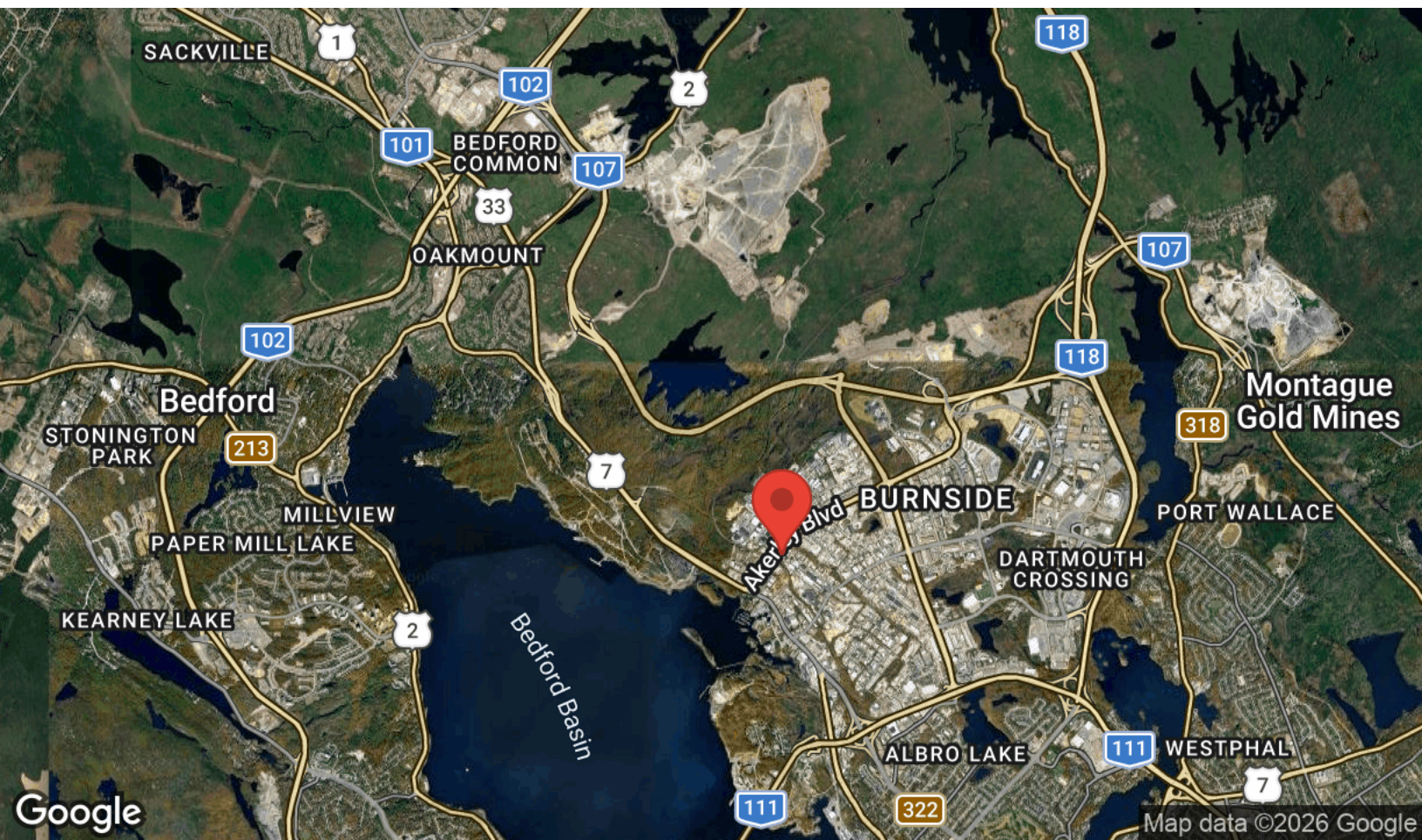
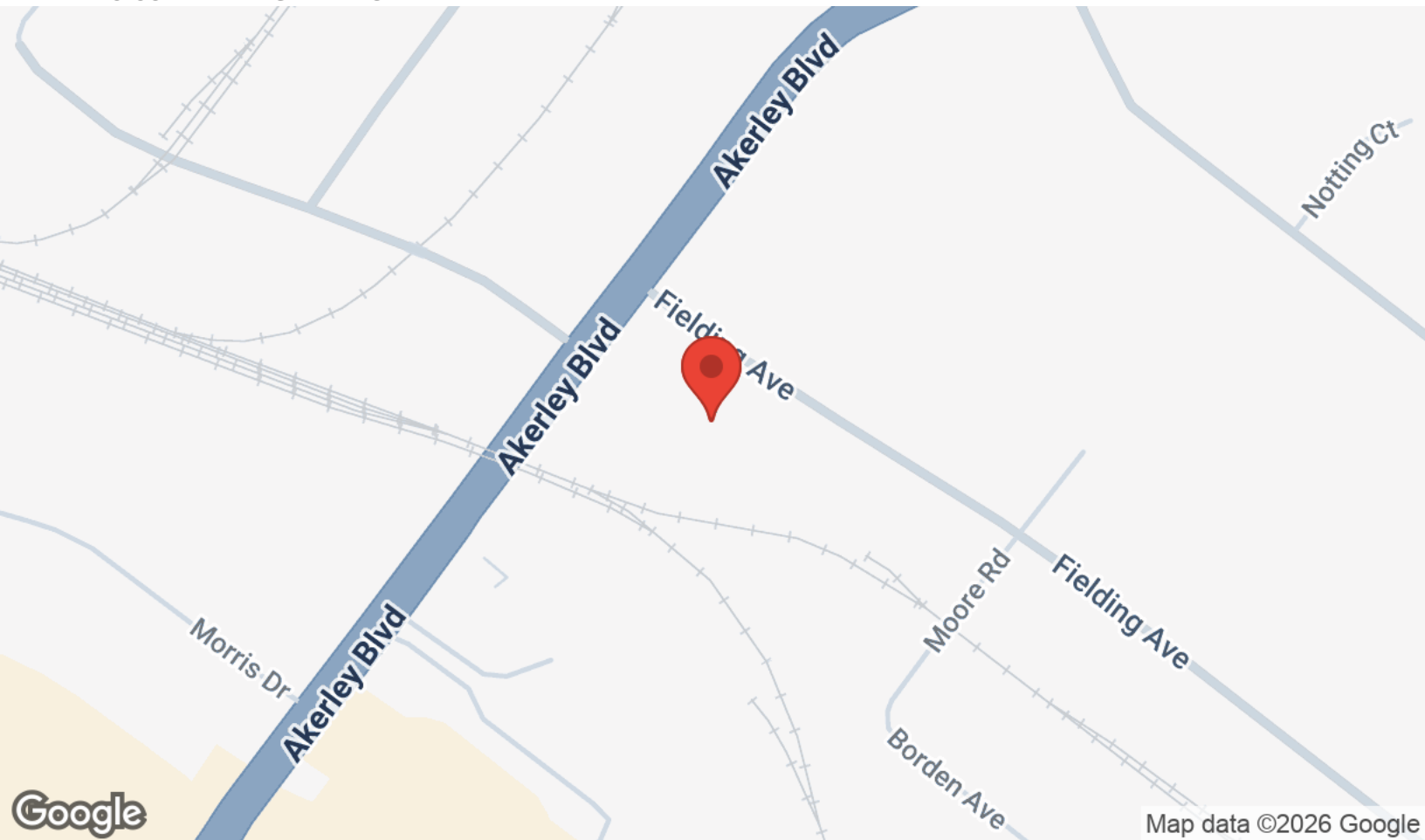
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Building Layout

LOCATION MAPS

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LOCATION & HIGHLIGHTS

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Nestled at 53 Fielding Avenue within the vibrant Burnside Business Park in Dartmouth, Nova Scotia, this commercial property is perfectly positioned for business success. Burnside is one of the largest business parks in Atlantic Canada, offering businesses a strategic urban location with superior access to transportation networks. Key highways like 111, 102, 118, and 107 are just minutes away, ensuring seamless connectivity to downtown Halifax, Halifax International Airport, and the Port of Halifax.

This property on Fielding Avenue is conveniently close to Akerley Boulevard and Wright Avenue, major arteries within the park, which facilitate easy access for employees, clients, and logistics. The area is a dynamic business community, hosting over 1,500 companies and providing employment to more than 15,000 people. The park's infrastructure supports a mix of industrial and office spaces, with additional benefits like rail access via C.N.R. mainline and common user facilities.

Situated in the heart of this commercial hub, 53 Fielding Avenue not only offers logistics advantages but also proximity to local amenities such as Dartmouth Crossing, making it an attractive choice for businesses seeking efficiency, visibility, and a well-connected location.

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BUSINESS MAP

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CONTACT INFORMATION

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