

OFFICE / INDUSTRIAL FOR SUBLEASE



19 PETTIPAS DRIVE

19 PETTIPAS DRIVE, DARTMOUTH, NS B3B 1K1



KW COMMERCIAL ADVISORS

1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

19 PETTIPAS DRIVE



OFFERING SUMMARY

Property Type:	Office / Industrial
Available Space:	Unit AB 1,800 SF
Layout:	2 Front Entrances / Reception Areas, 4 Offices with Natural Light, 2 Additional Private Offices, Boardroom, Kitchenette, 2 Washrooms, and Storage Area
Heating & Cooling:	Ducted Electric HVAC
Loading:	Man Door Loading
Parking:	5 Non-Designated Paved Parking
Lease Rate:	\$16.00 Net
CAM & Tax:	\$6.75
Sublease Expiry:	September 29th, 2030

PROPERTY OVERVIEW

The subject property at 19 Pettipas Drive, Dartmouth, Nova Scotia, in the Burnside Industrial Park, offers a versatile space ideal for a range of business operations. The property features 14' clear ceilings, and a variety of suite sizes. It offers businesses seeking modern, functional space in a strategic location. Perfect for warehousing, light industrial, or professional services, this property is ready to support your business needs.

LOCATION OVERVIEW

Located in Dartmouth's Burnside Industrial Park at 19 Pettipas Drive, the site can be accessed either from Mosher Drive at the Akerley Tim Hortons intersection, or via Joseph Zatzman Drive by turning left onto Topple Drive, right onto Vidito Drive, and left onto Pettipas Drive. Minutes from Highways 102 and 118, it offers excellent access to Halifax, Dartmouth, Halifax Stanfield International Airport (~20 min), and the Port of Halifax. Surrounded by diverse businesses like Precision BioLogic and Express Way Auto Services, and benefits from municipal services and a vibrant commercial community. This location is perfect for businesses seeking connectivity and growth in a dynamic industrial setting.

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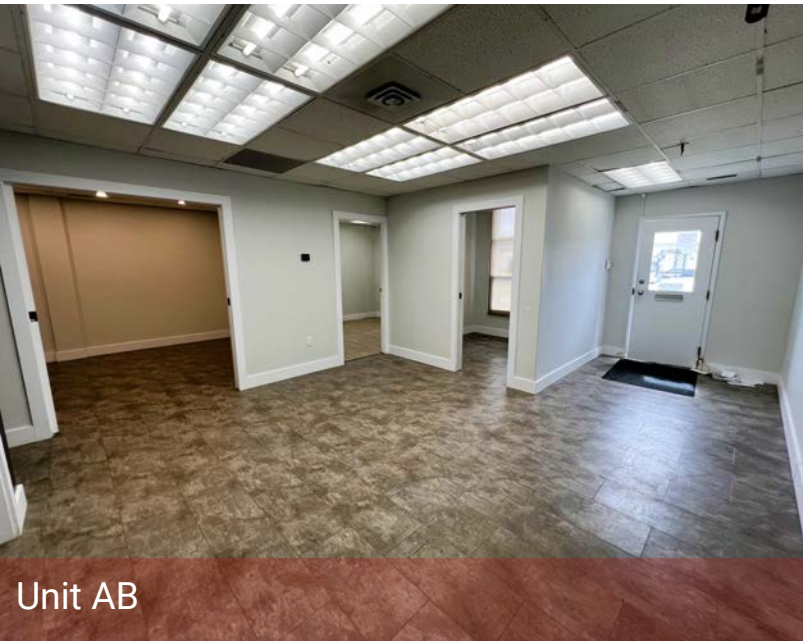
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PROPERTY PHOTOS

19 PETTIPAS DRIVE



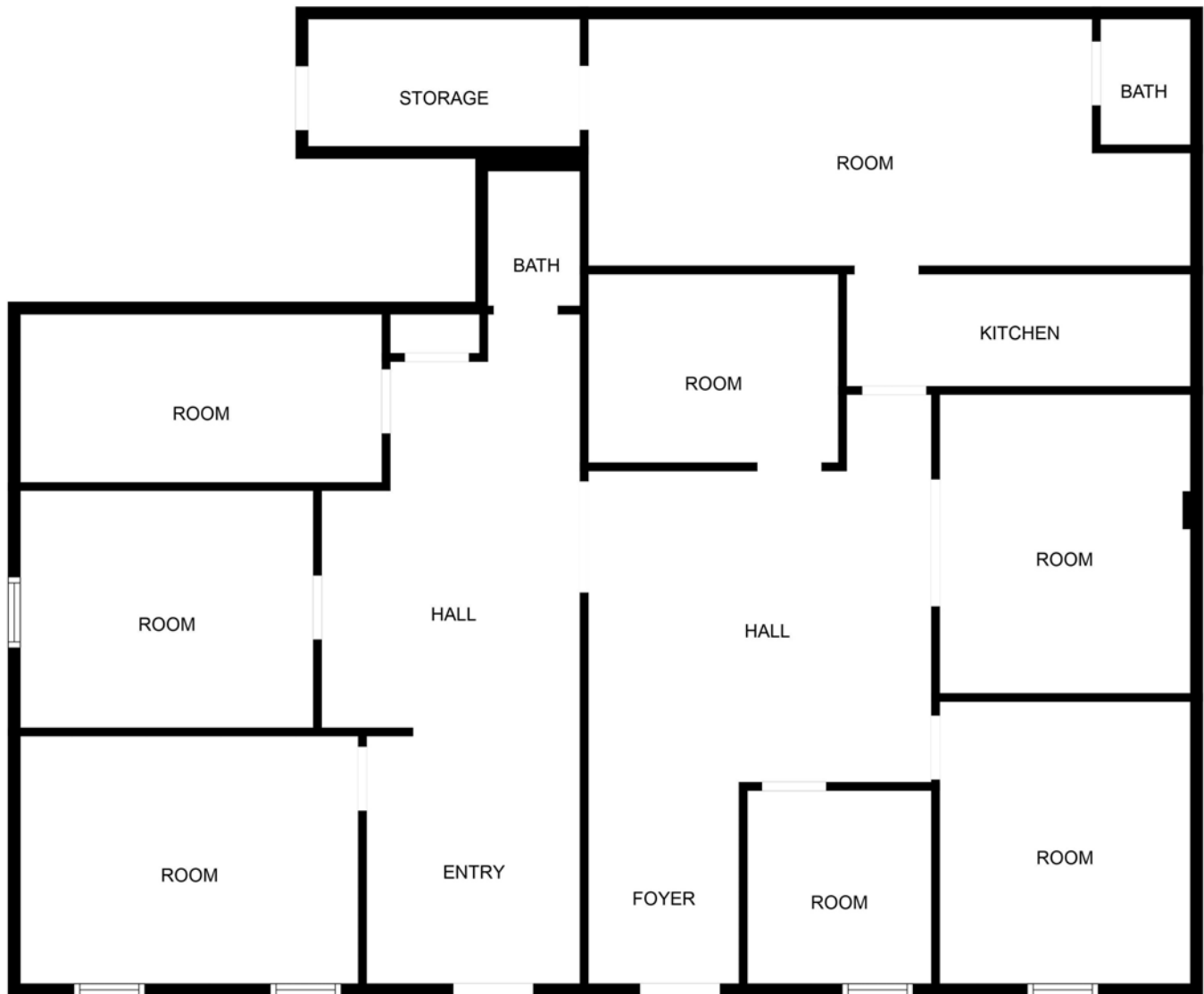
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FLOOR PLANS | UNIT AB

19 PETTIPAS DRIVE



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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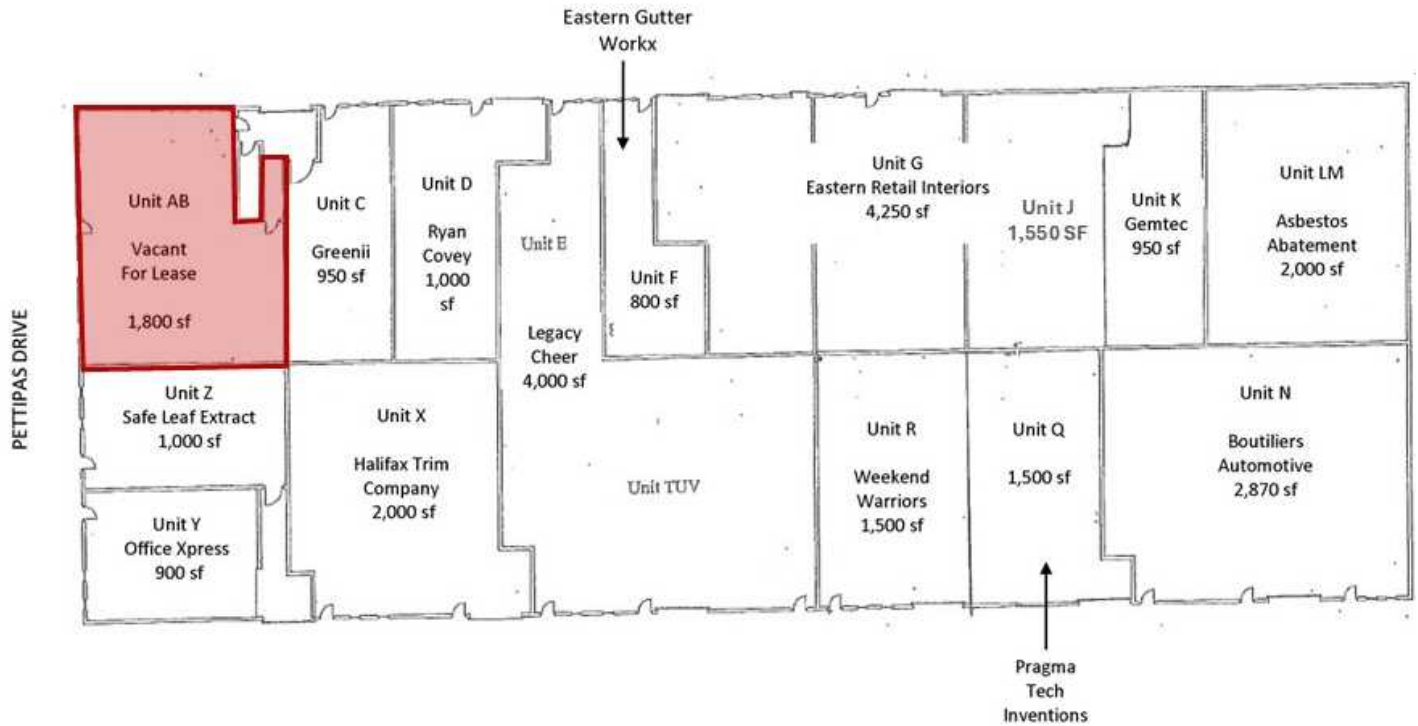
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BUILDING PLAN

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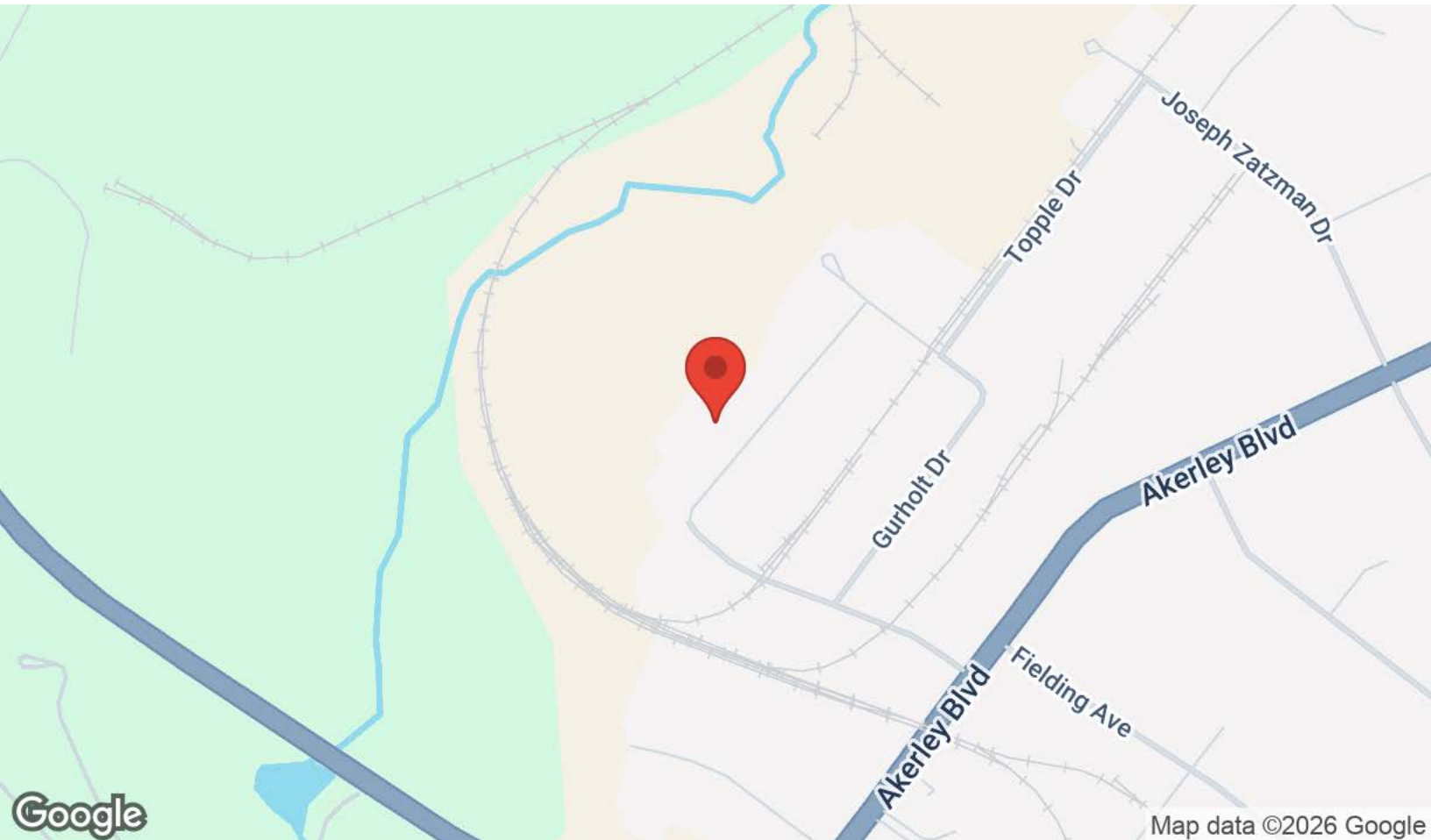
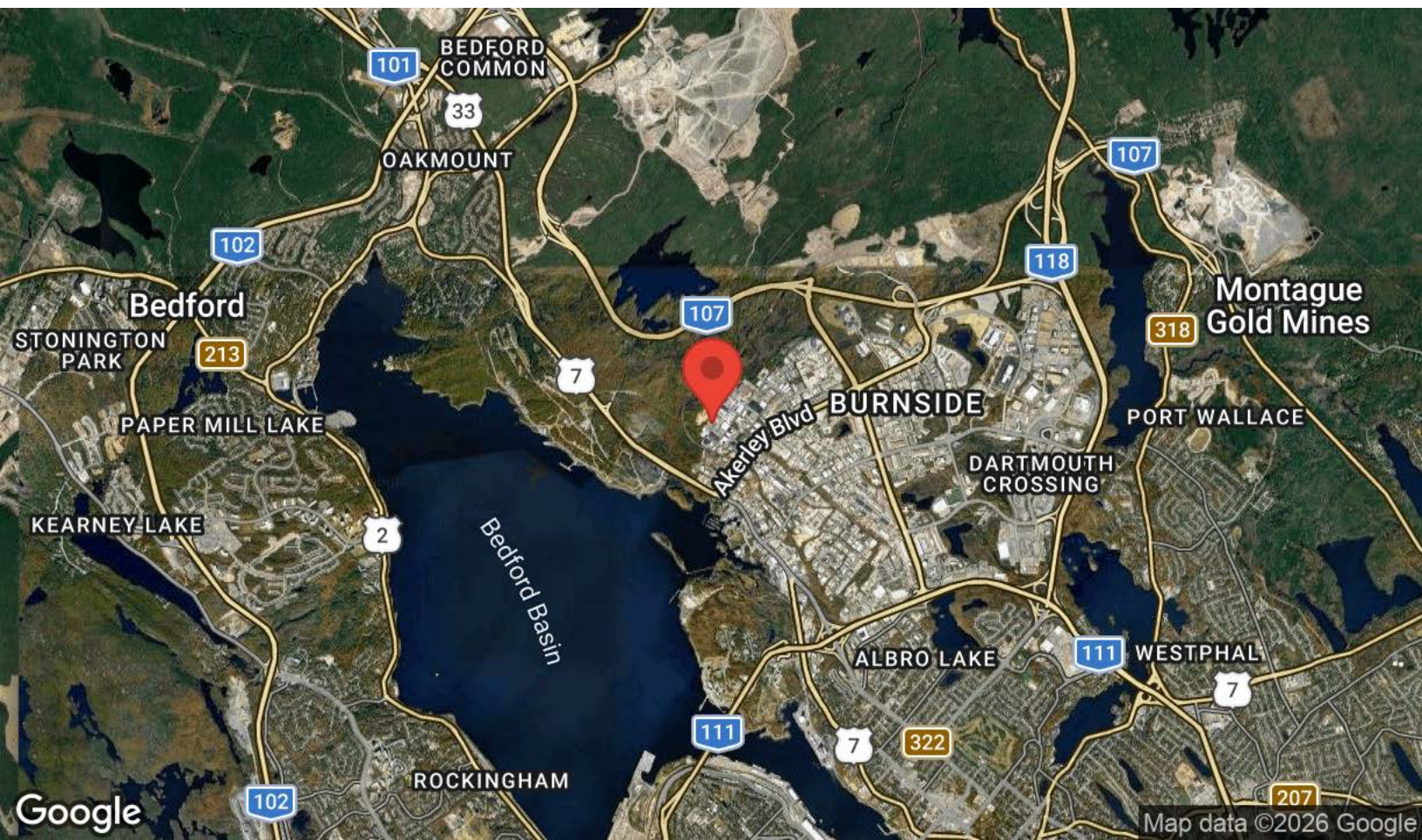
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LOCATION MAPS

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CONTACT INFORMATION

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