

# FOR LEASE

**kw** COMMERCIAL  
ADVISORS  
A DIVISION OF KELLER WILLIAMS SELECT REALTY

## 31 GLENDALE AVENUE | LOWER SACKVILLE, NS

WAREHOUSE/SERVICE | 4,750 SF



### LOCATION OVERVIEW

The subject property is conveniently located on the Glendale Avenue in Lower Sackville. Lower Sackville is one of HRM's fastest growing communities with a local market population of over 32,000 people. Nearby major retailers include Canadian Tire, Wal-Mart, Tim Horton's, and Michael's. High exposure on Glendale Avenue and has easy access to Highways 101 and 102 as well as Halifax, Dartmouth and Bedford.

### PROPERTY FEATURES

- Main Level: 3,000 SF including 1,000 SF open warehouse space
- Reception area, 3 private offices, kitchenette, washroom, storage area with loading door
- Two (2) 14'x14' overhead doors
- 18' clear span warehouse
- Parking along side and rear
- High traffic area adjacent to Cobequid Community Health Centre

**SPACE AVAILABLE:** Unit B - 4,750 SF

**AVAILABILITY:** April 30, 2019

**LEASE RATE:** \$13.06 PSF Gross



**PAUL PETTIPAS, LLB, MICP**

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**KELLER WILLIAMS SELECT REALTY**

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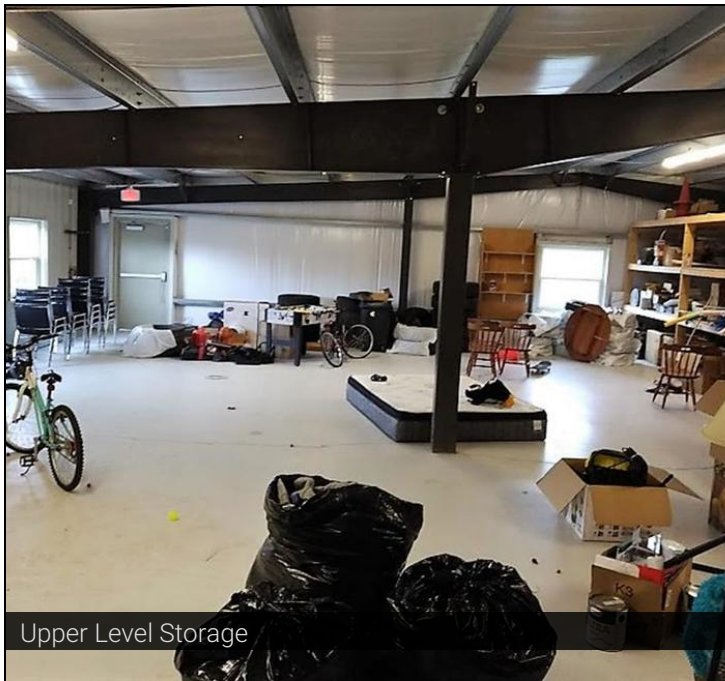
WAREHOUSE/SERVICE | 4,750 SF



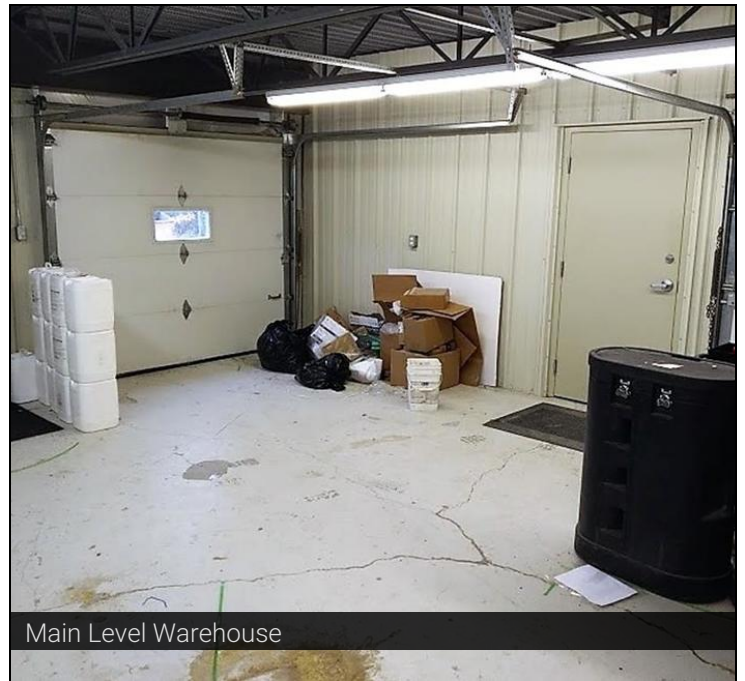
Reception Area



Private Office



Upper Level Storage



Main Level Warehouse



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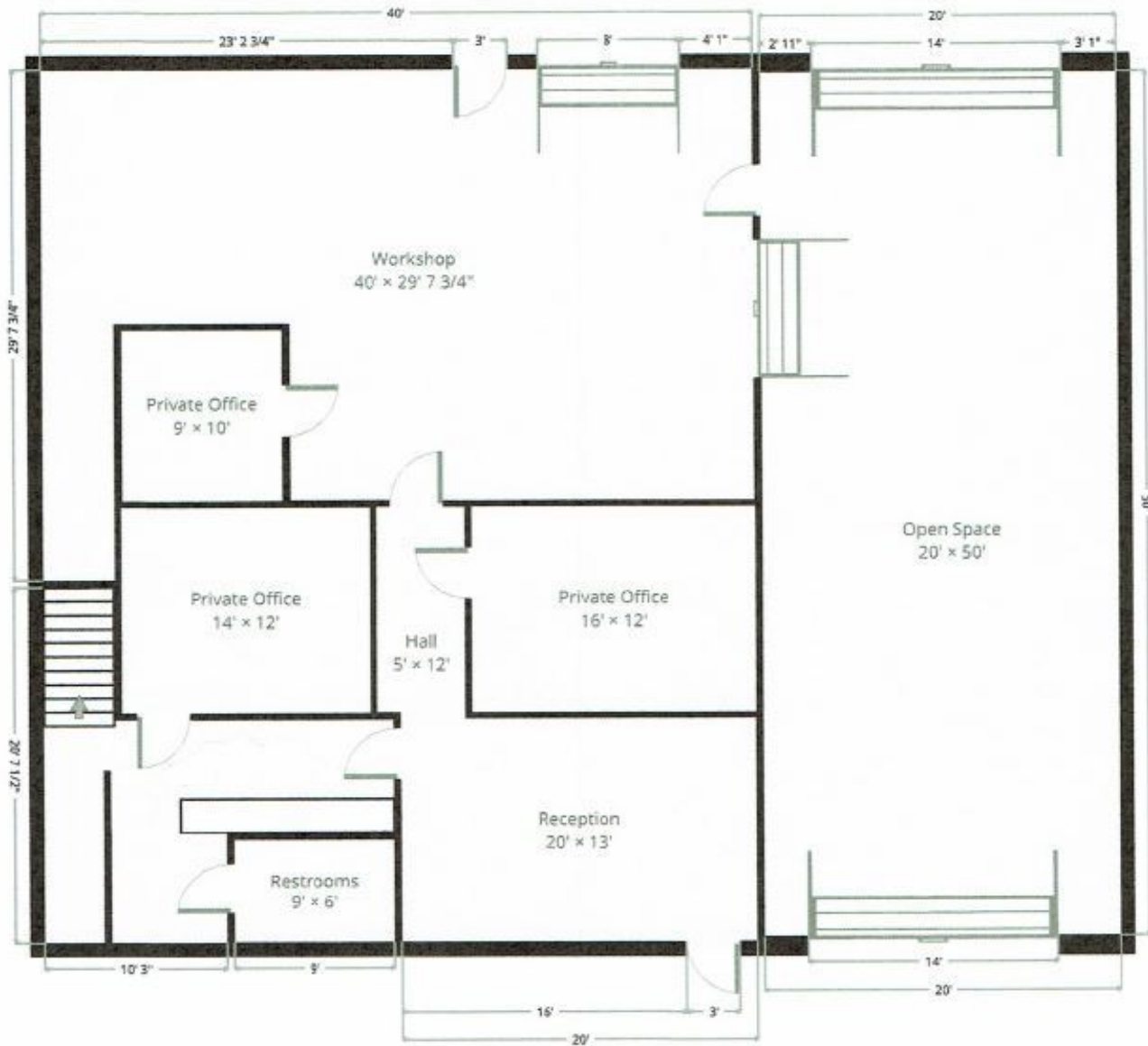
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**MAIN LEVEL**



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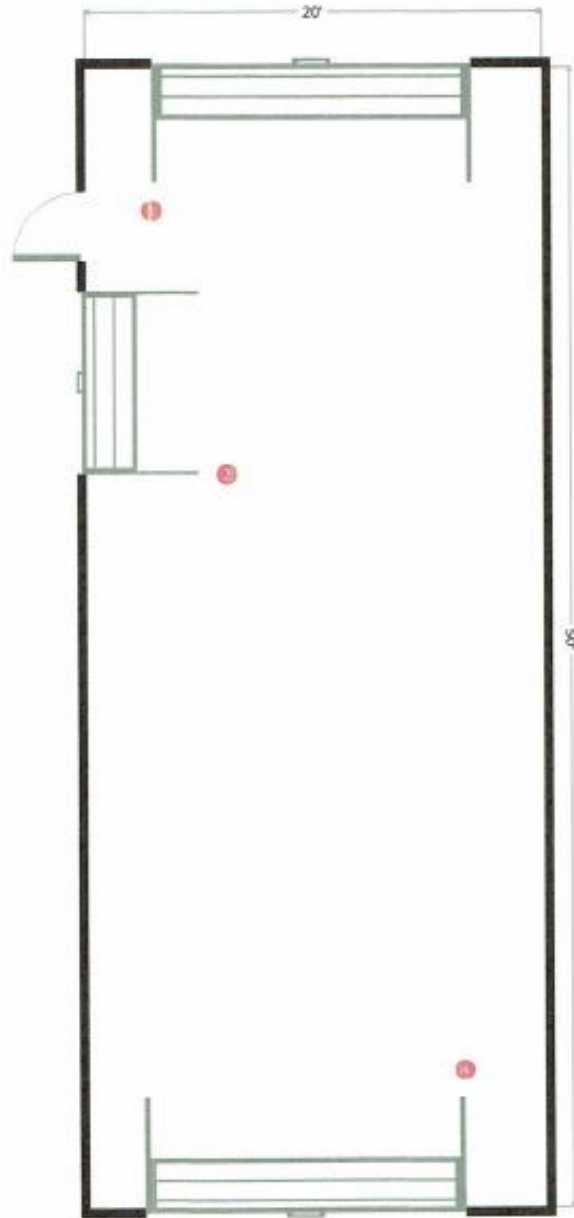
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**WAREHOUSE**



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