

# FOR LEASE

## 43 FIELDING AVENUE | DARTMOUTH, NS

### INDUSTRIAL | 2,411 SF

**kw** COMMERCIAL  
ADVISORS<sup>SM</sup>  
A DIVISION OF KELLER WILLIAMS SELECT REALTY



### LOCATION OVERVIEW

43 Fielding Avenue is well-positioned & centrally located with access to both Akerley Boulevard and Wright Avenue. Akerley Boulevard and Wright Avenue are Burnside's main thoroughfares that run from Windmill Road right through to exits and interchanges for Highway 118, 102 & 111. Burnside Business Park is the largest business park in Atlantic Canada with over 1,500 hundred enterprises and over 15,000 employees. 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.

### PROPERTY FEATURES

- 14' clear ceiling height at eave
- 8' x 8' dock loading door (Unit 3, 2,411 SF)
- Open warehouse with washroom (Unit 3)
- Utilities included

**SPACE AVAILABLE:** Unit 3 | 2,411 SF (Available July 1st)

**LEASE RATE:** \$8.00 - \$10.00 Net + \$5.72 CAM & Tax



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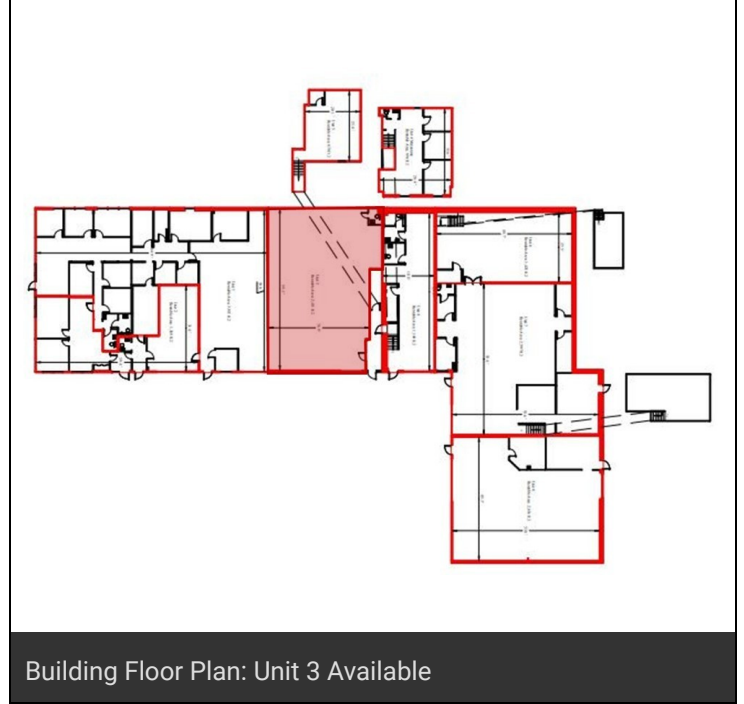
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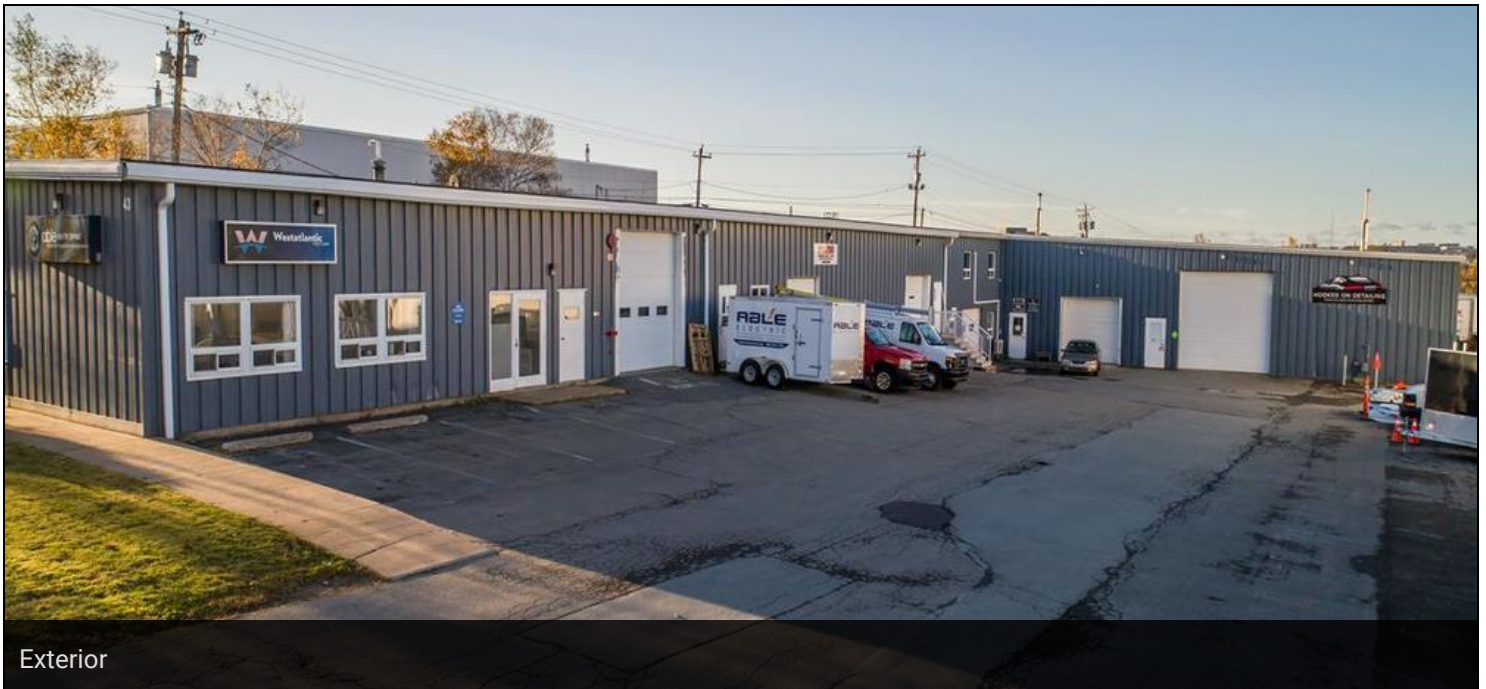
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Aerial



Building Floor Plan: Unit 3 Available



Exterior

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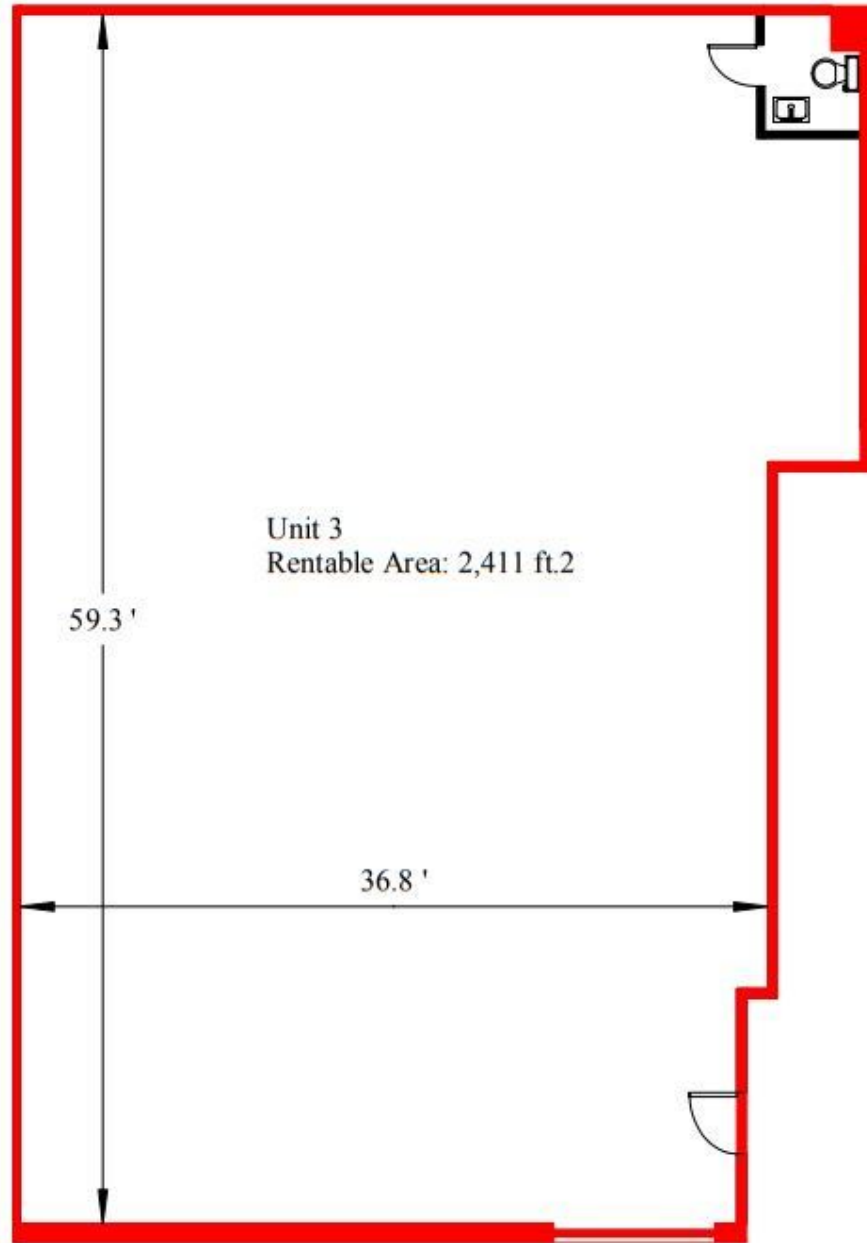


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UNIT 3 | 2,411 SF



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