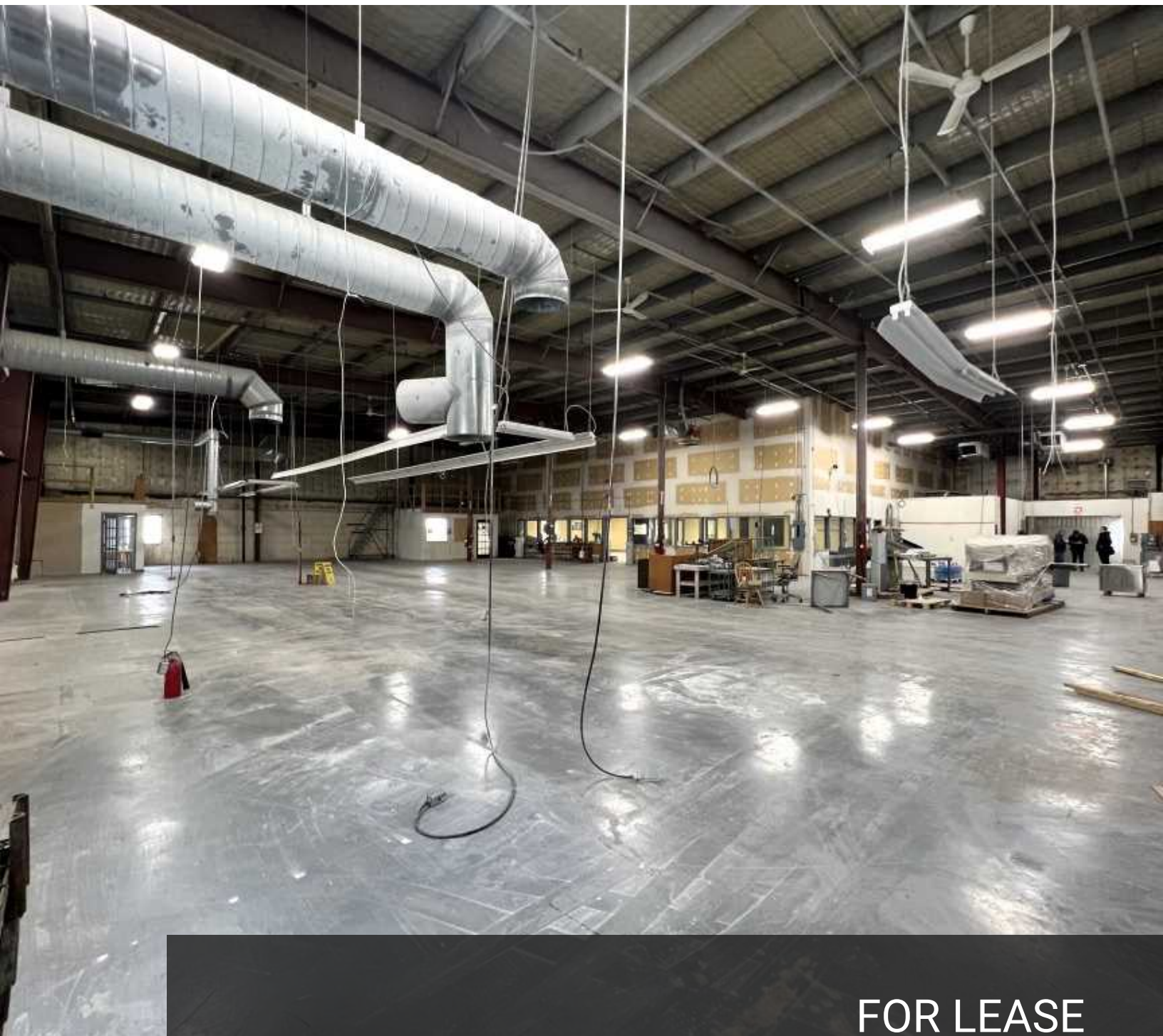


INDUSTRIAL OFFICE FOR LEASE

**6359 BAYNE STREET**

6359 BAYNE STREET, HALIFAX, NS B3K 2V6

**kw** COMMERCIAL  
ADVISORS



**FOR LEASE**

**KW COMMERCIAL ADVISORS**

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

**kw** COMMERCIAL  
ADVISORS

Each Office Independently Owned and Operated

**PRESENTED BY:**

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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

6359 BAYNE STREET



## OFFERING SUMMARY

**PROPERTY TYPE:** Industrial Office/Warehouse

**AVAILABLE SPACE:** 11,330 SF  
Office: 3,240 SF  
Warehouse: 8,090 SF

**CLEAR HEIGHT:** 20' Clear ceiling height

**DOCK DOORS:** 1 x Dock level loading

**POWER:** 600 Amp 600 Volt 3 Phase  
power supply

**LEASE RATE:** \$12.00 Net

**CAM & TAX:** \$4.50

## LOCATION OVERVIEW

The subject property is located on Bayne Street, just off the Bedford Highway near the Windsor Exchange, overseeing in excess of 50,000 vehicles per day. The busy intersection connects the suburb of Bedford to the northwest corner of Halifax and is a primary route to the MacKay Bridge to Dartmouth. This office / industrial space is located 30-seconds from the PSA Halifax Fairview Cove Terminal, minutes from Downtown Halifax, and within a kilometer of Highway 102.

The PSA Halifax Fairview Cove Terminal, contains 70 acres of land and 2,297 linear feet of dock. The terminal has 11,000' of on-dock, double-stack rail, four gantry cranes, including three super post-Panamax cranes, and includes a state-of-the-art truck marshalling yard and is a security-access-controlled facility.



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# PROPERTY PHOTOS

6359 BAYNE STREET





# PROPERTY PHOTOS

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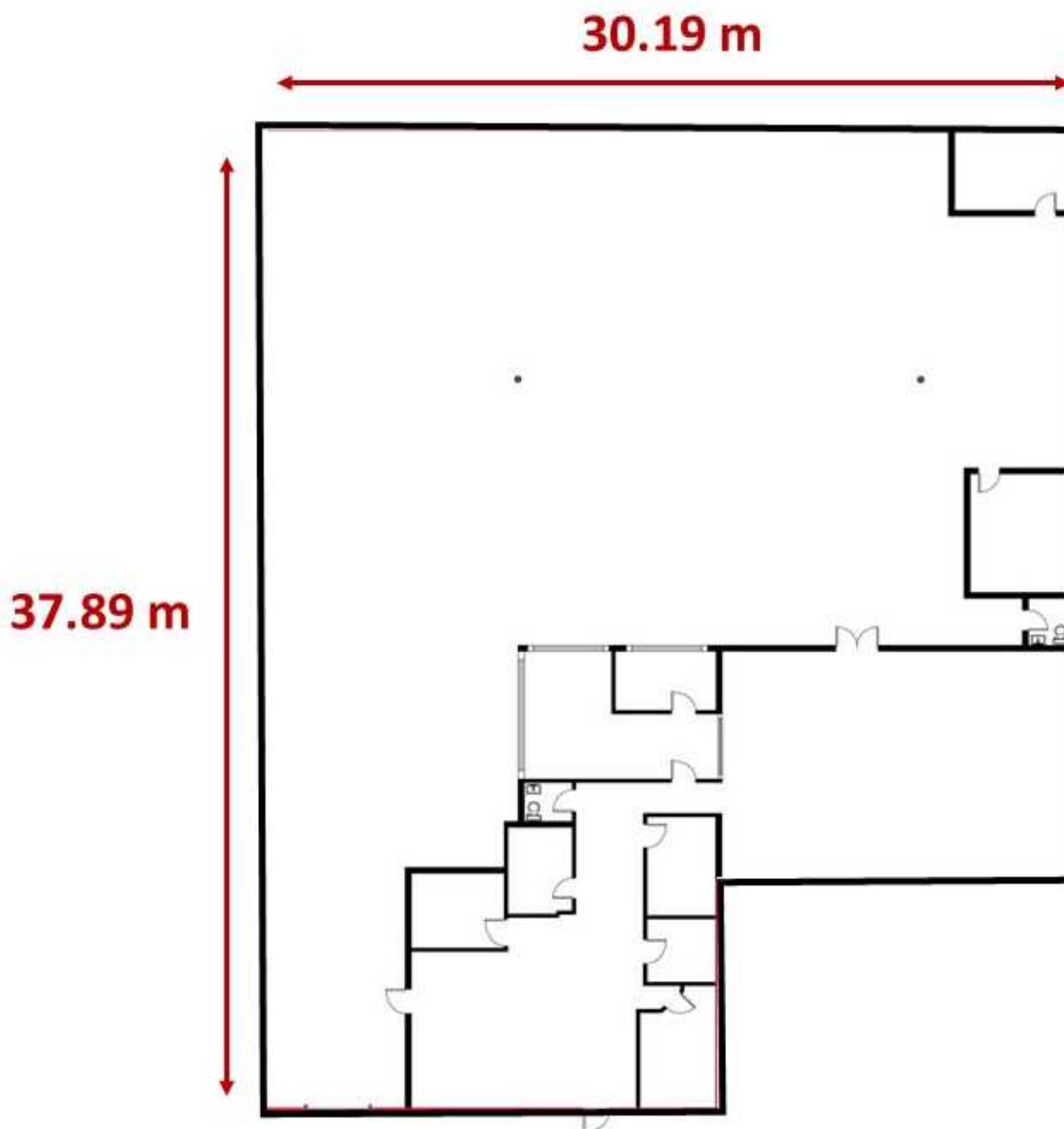
# PROPERTY PHOTOS

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# FLOOR PLAN

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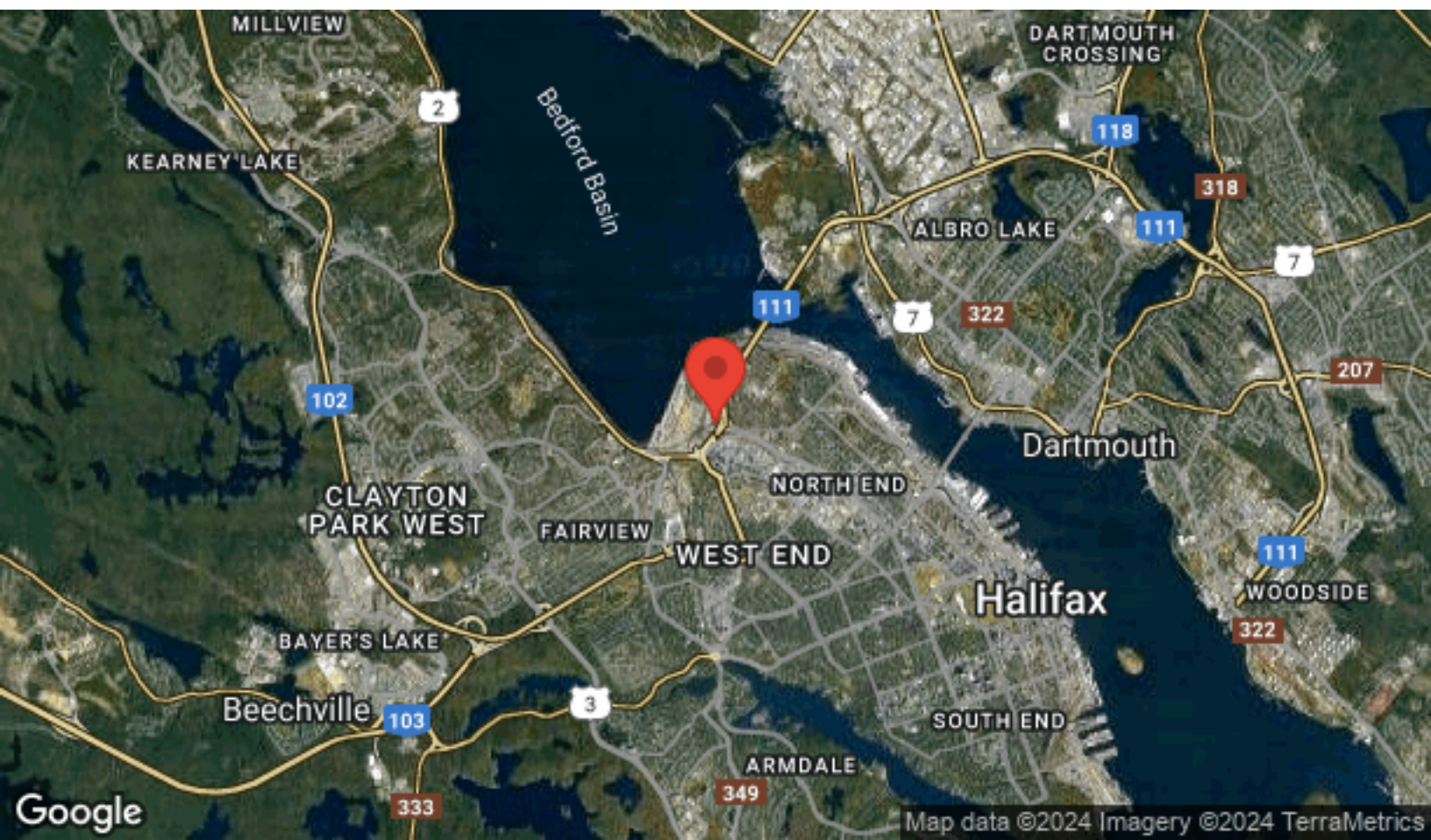
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# LOCATION MAPS

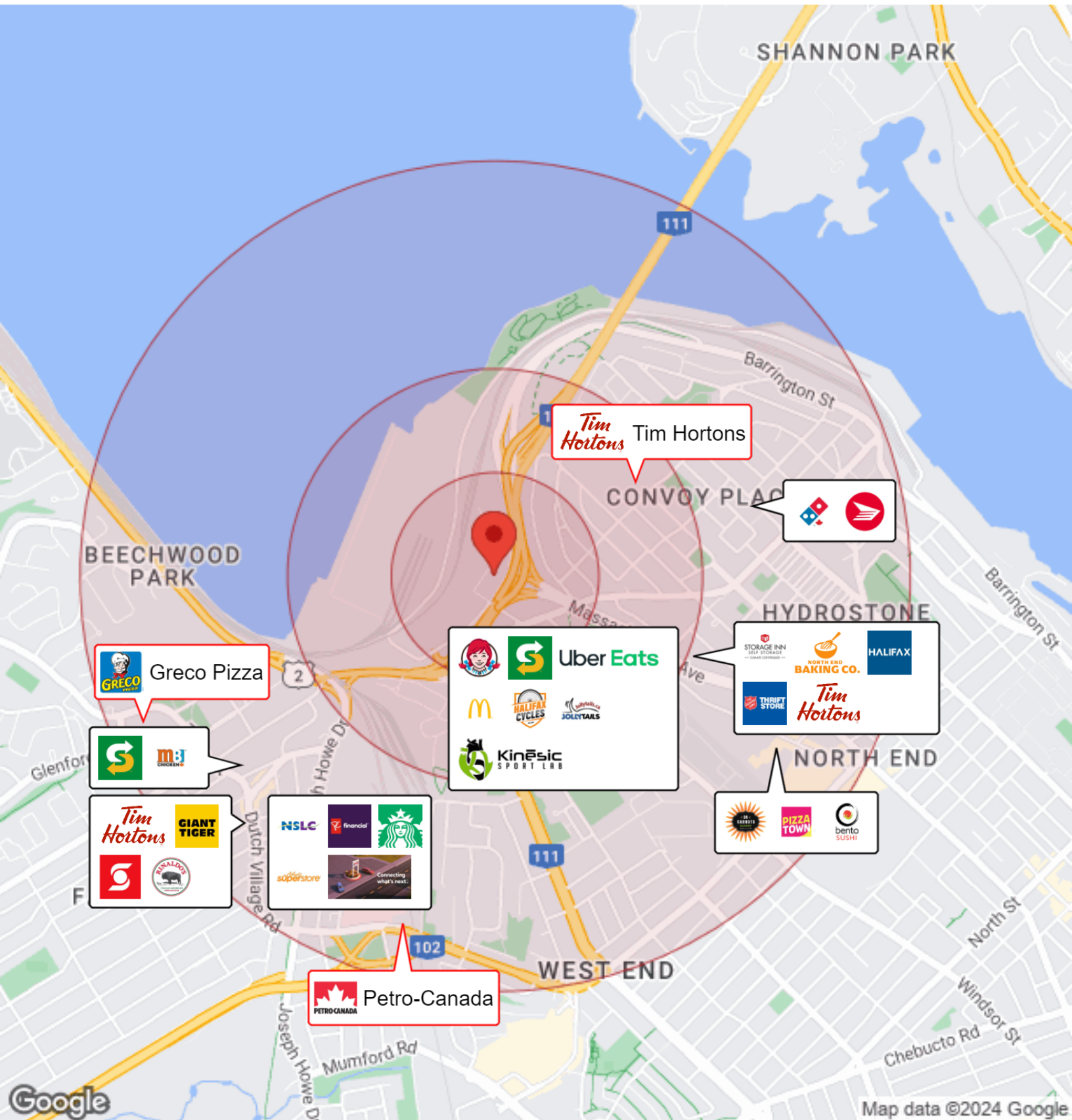
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# BUSINESS MAP

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## CONTACT INFORMATION

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