

INDUSTRIAL FOR LEASE



10 AKERLEY BOULEVARD

10 AKERLEY BOULEVARD, BURNSIDE, NS B3B 1J4



FOR LEASE

KW COMMERCIAL ADVISORS

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



Each Office Independently Owned and Operated

PRESENTED BY:

PHIL BOLHUIS

Commercial Real Estate Advisor
O: (902) 407-2854
C: (902) 293-4524
philbolhuis@kwcommercial.com

MATT OLSEN

Commercial Real Estate Advisor
O: (902) 407-2492
C: (902) 489-7187
mattolsen@kwcommercial.com
Nova Scotia

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

10 AKERLEY BOULEVARD



OFFERING SUMMARY

PROPERTY TYPE: Industrial Office

AVAILABLE SPACE: Unit 58 (4,747 SF)

LOADING: 1 x Dock loading

PARKING: Ample paved parking available

LEASE RATE: \$14.00 Net PSF

CAM & TAX: \$5.25 (2024 Budget)

PROPERTY OVERVIEW

- Multi-tenant flex office/warehouse space
- Excellent exposure on Akerley Boulevard
- Ample onsite parking
- 15'-17'6" clear ceiling height in warehouses

LOCATION OVERVIEW

Burnside Business Park is home to over 1,300 enterprises and employs more than 15,000 people. Located in Dartmouth and bounded by Highways 111 & 118, Burnside enterprises are within minutes of downtown Halifax and the Stanfield Airport and offers superb transportation links.



KW COMMERCIAL ADVISORS
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1



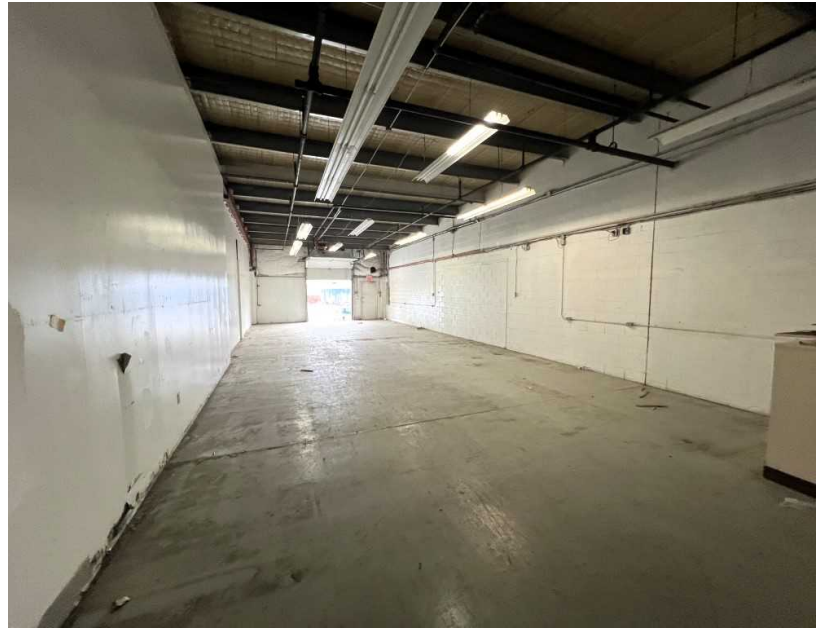
Each Office Independently Owned and Operated

PHIL BOLHUIS
Commercial Real Estate Advisor
O: (902) 407-2854
C: (902) 293-4524
philbolhuis@kwcommercial.com

MATT OLSEN
Commercial Real Estate Advisor
O: (902) 407-2492
C: (902) 489-7187
mattolsen@kwcommercial.com
Nova Scotia

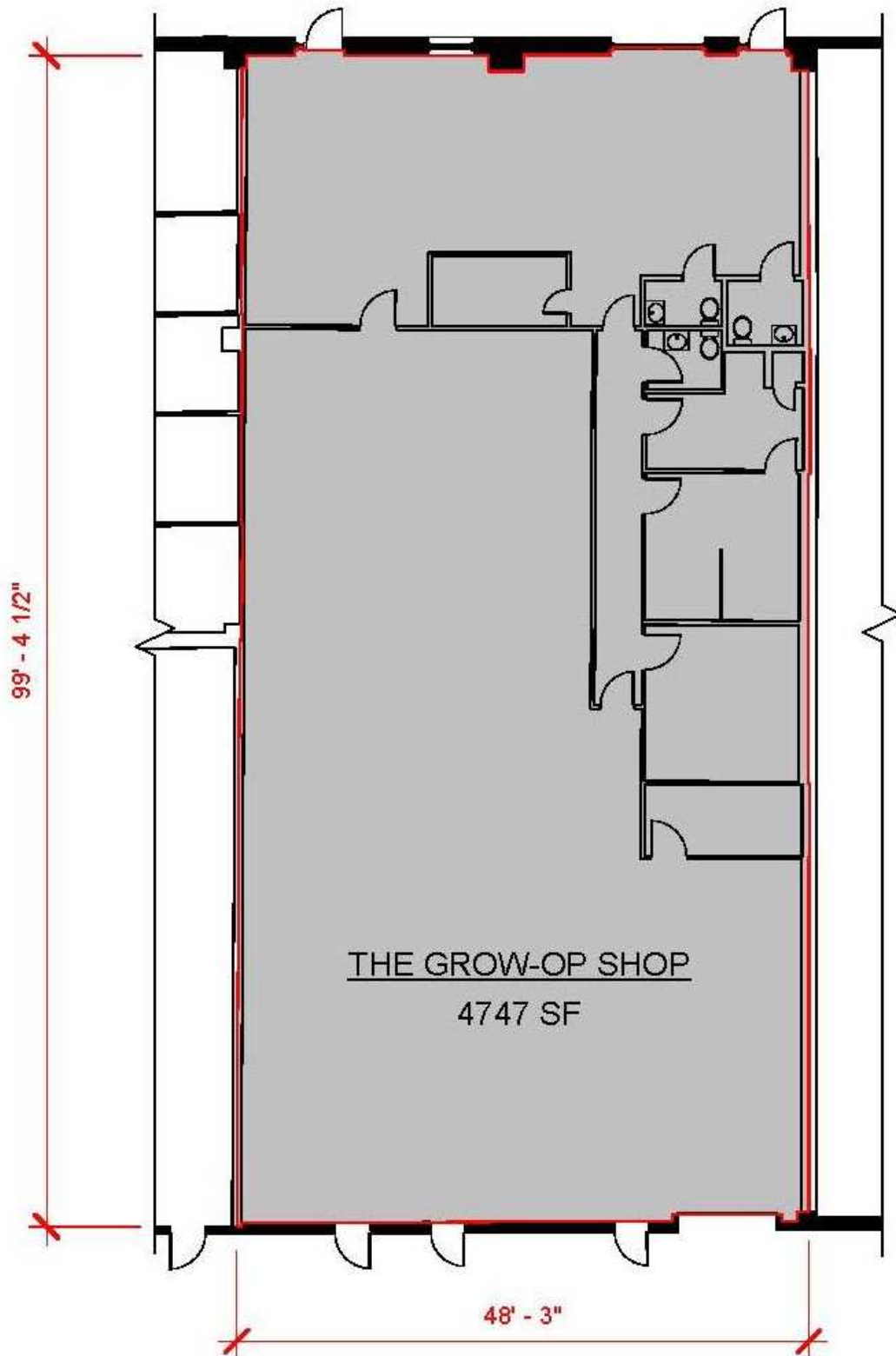
PROPERTY PHOTOS

10 AKERLEY BOULEVARD



FLOOR PLAN - UNIT 58

10 AKERLEY BOULEVARD



KW COMMERCIAL ADVISORS
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

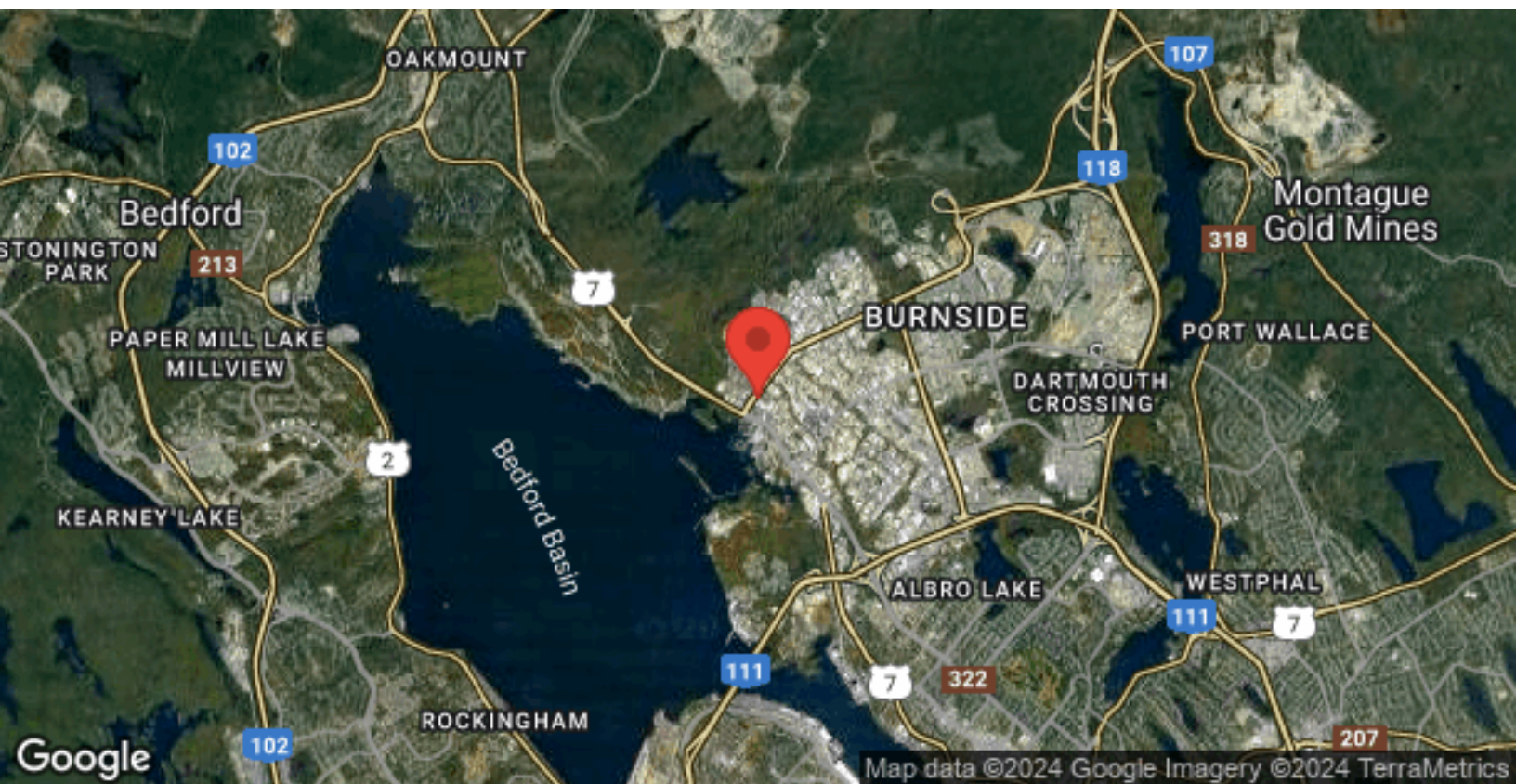
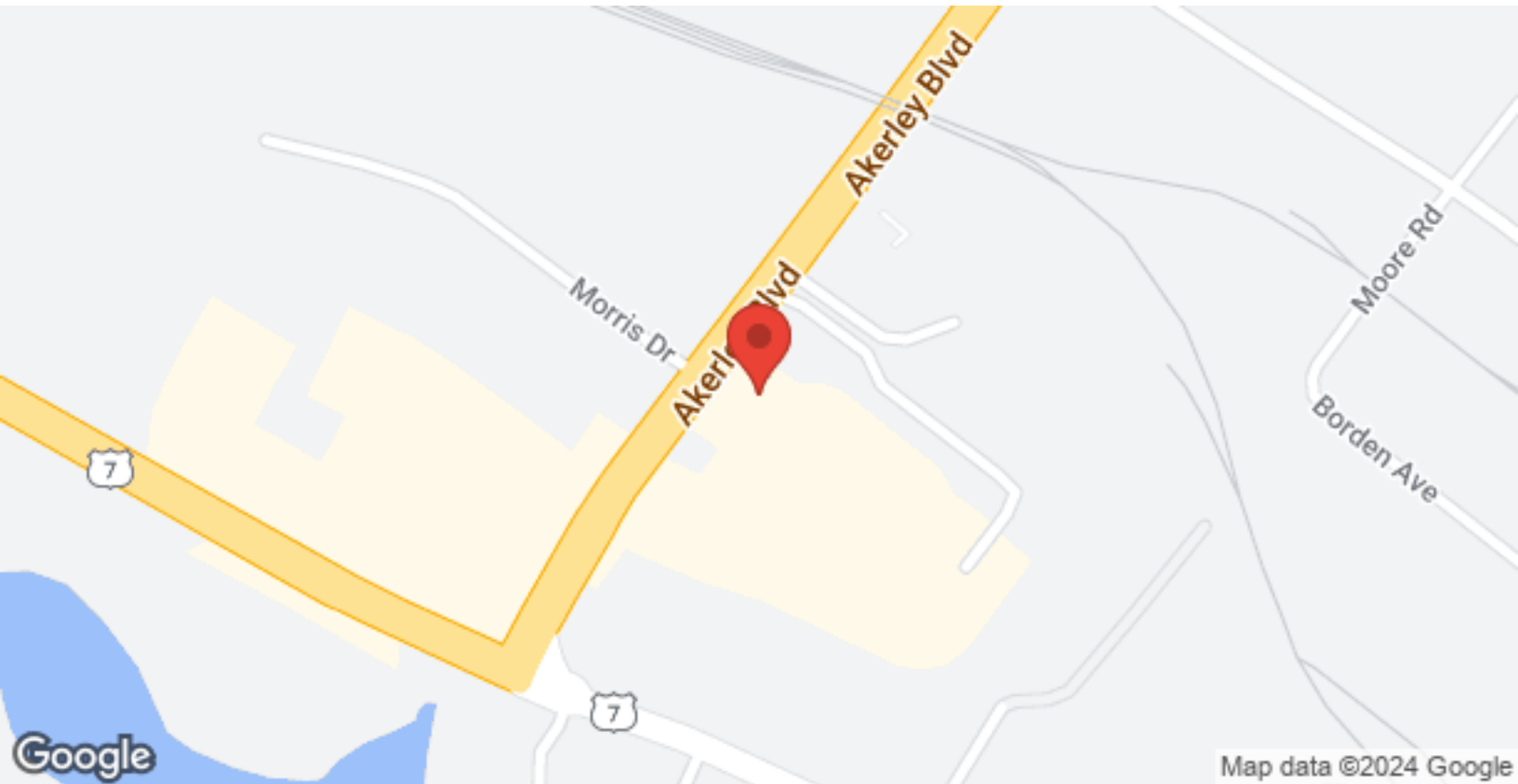
kw COMMERCIAL
ADVISORS
Each Office Independently Owned and Operated

PHIL BOLHUIS
Commercial Real Estate Advisor
O: (902) 407-2854
C: (902) 293-4524
philbolhuis@kwcommercial.com

MATT OLSEN
Commercial Real Estate Advisor
O: (902) 407-2492
C: (902) 489-7187
mattolsen@kwcommercial.com
Nova Scotia

LOCATION MAPS

10 AKERLEY BOULEVARD



KW COMMERCIAL ADVISORS
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1



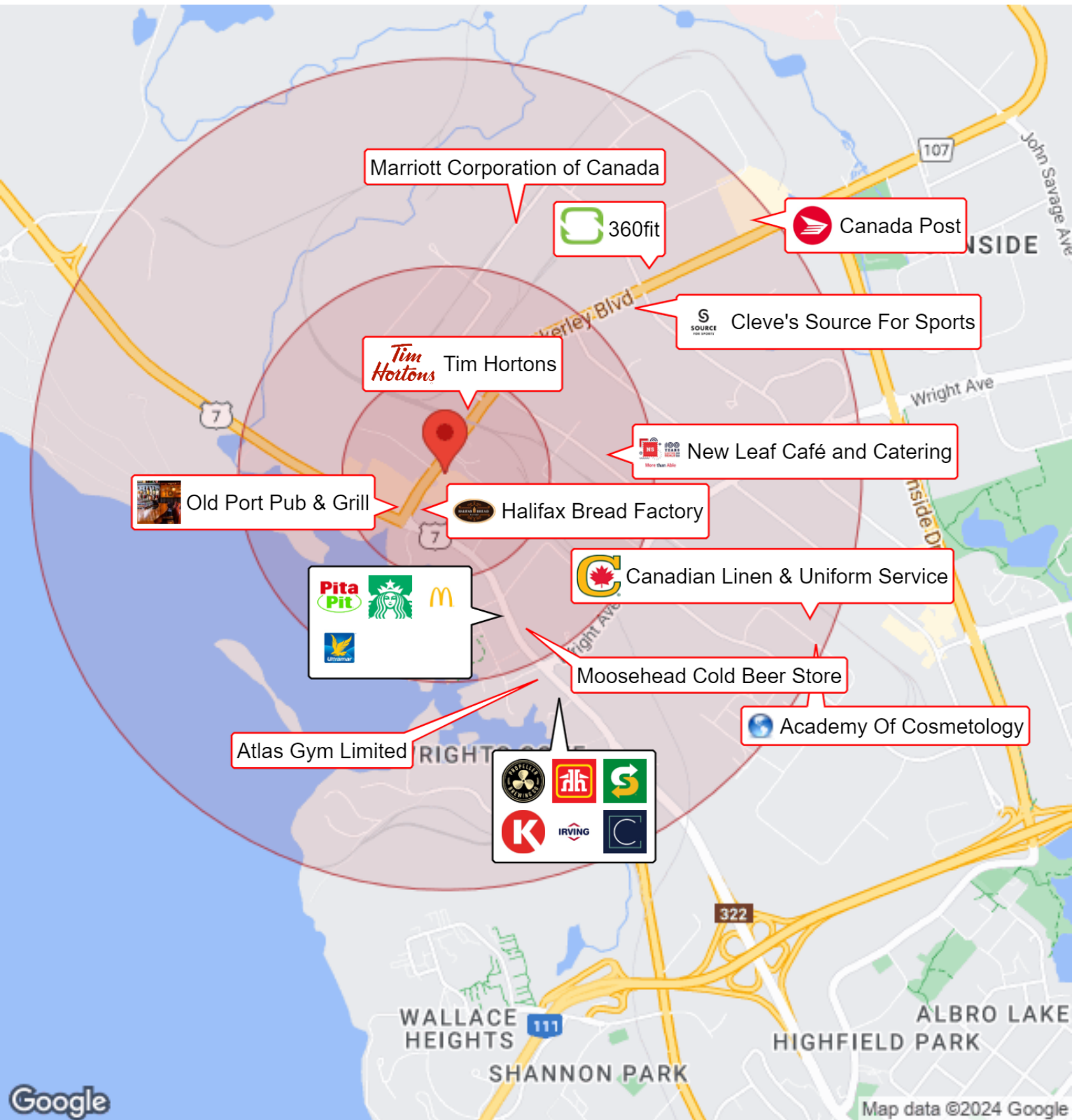
Each Office Independently Owned and Operated

PHIL BOLHUIS
Commercial Real Estate Advisor
O: (902) 407-2854
C: (902) 293-4524
philbolhuis@kwcommercial.com

MATT OLSEN
Commercial Real Estate Advisor
O: (902) 407-2492
C: (902) 489-7187
mattolsen@kwcommercial.com
Nova Scotia

BUSINESS MAP

10 AKERLEY BOULEVARD



KW COMMERCIAL ADVISORS
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

kw COMMERCIAL ADVISORS
Each Office Independently Owned and Operated

PHIL BOLHUIS
Commercial Real Estate Advisor
O: (902) 407-2854
C: (902) 293-4524
philbolhuis@kwcommercial.com

MATT OLSEN
Commercial Real Estate Advisor
O: (902) 407-2492
C: (902) 489-7187
mattolsen@kwcommercial.com
Nova Scotia

CONTACT INFORMATION

10 AKERLEY BOULEVARD



MATT OLSEN
COMMERCIAL REAL ESTATE ADVISOR
KW COMMERCIAL ADVISORS

902-489-7187 | MATTOLSEN@KWCOMMERCIAL.COM



PHIL BOLHUIS
COMMERCIAL REAL ESTATE ADVISOR
KW COMMERCIAL ADVISORS

902-293-4524 | PHILBOLHUIS@KWCOMMERCIAL.COM