

**FOR LEASE**

# 192 JOSEPH ZATZMAN DRIVE DARTMOUTH, NOVA SCOTIA

Flexible and versatile commercial  
space in Burnside Business Park



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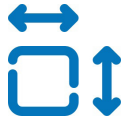
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## Flexible and versatile commercial space in Burnside Business Park

Positioned at 192 Joseph Zatzman Drive, just off Akerley Drive in Burnside Industrial Park, this well-maintained light industrial property offers conveniences and functionality. The building's strategic location provides excellent access to a myriad of amenities. In addition, the property is close to major highways and both harbour bridges, make it a perfect hub for businesses seeking efficiency and accessibility in their operations.

The building offers two leasing opportunities: Unit 1-2, available Q3 2024, features 3,872 sq. ft. of end-cap space, while Unit 6, available with thirty-day notice, offers 1,931 sq. ft. The building provides parking at the front, with warehouse loading to the side and rear. With grade and dock level loading and generous clear heights, this space is ideally suited for light industrial or service-oriented retailers seeking an optimal setting for their operations.



1,931 & 3,872  
sq. ft. Available



Grade and Dock  
Level Loading



Free On-Site  
Parking

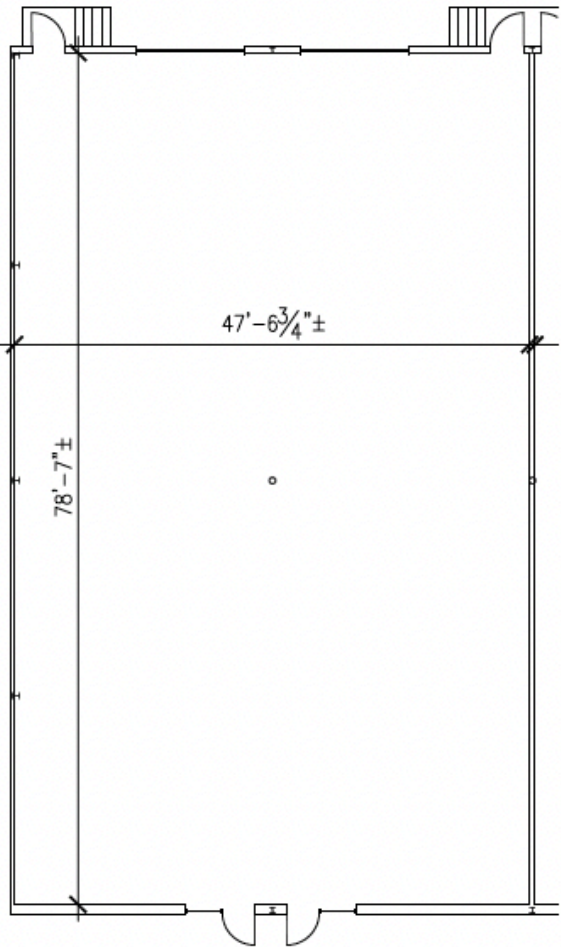
LISTING ID	10392
ADDRESS	192 Joseph Zatzman Drive, Unit 1, Dartmouth
LOCATION	Burnside Industrial Park
PROPERTY TYPE	Industrial / Office
BUILDING SIZE	27,524 sq. ft.
SIZE AVAILABLE	Unit 1-2: 3,872 sq. ft. Unit 6: 1,931 sq. ft.
LOADING	Grade and dock
CLEAR HEIGHTS	Approximately 18'
SPRINKLER SYSTEM	Yes (wet system)
PARKING	Paved surface parking (approximately 42 stalls)
AVAILABILITY	Unit 1-2: Q3 2024 Unit 6: With thirty day notice
BASE RENT	By negotiation (contact the listing agent)
ADDITIONAL RENT	\$8.78 psf

# 192 JOSEPH ZATZMAN DRIVE | DARTMOUTH, NOVA SCOTIA

Floor Plan  
Unit 1-2: 3,872 sq. ft.

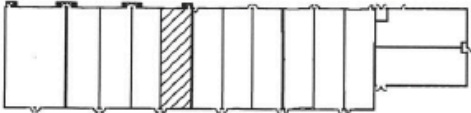


KEY PLAN

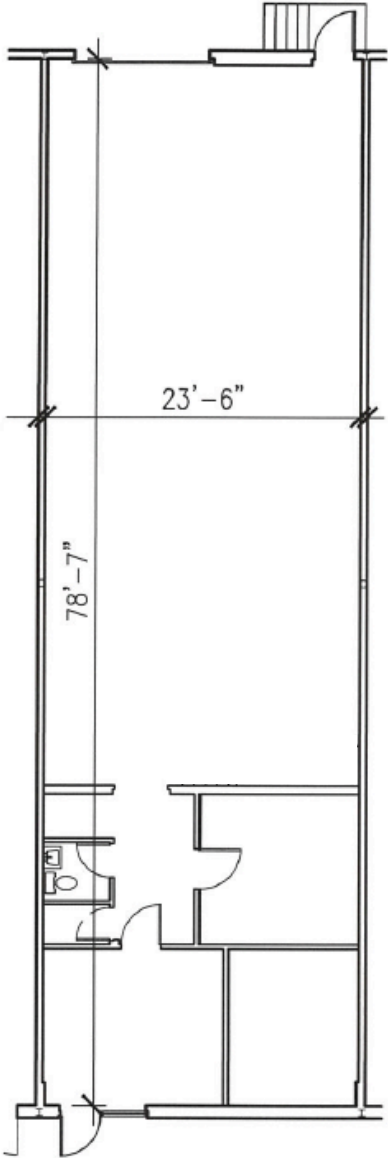


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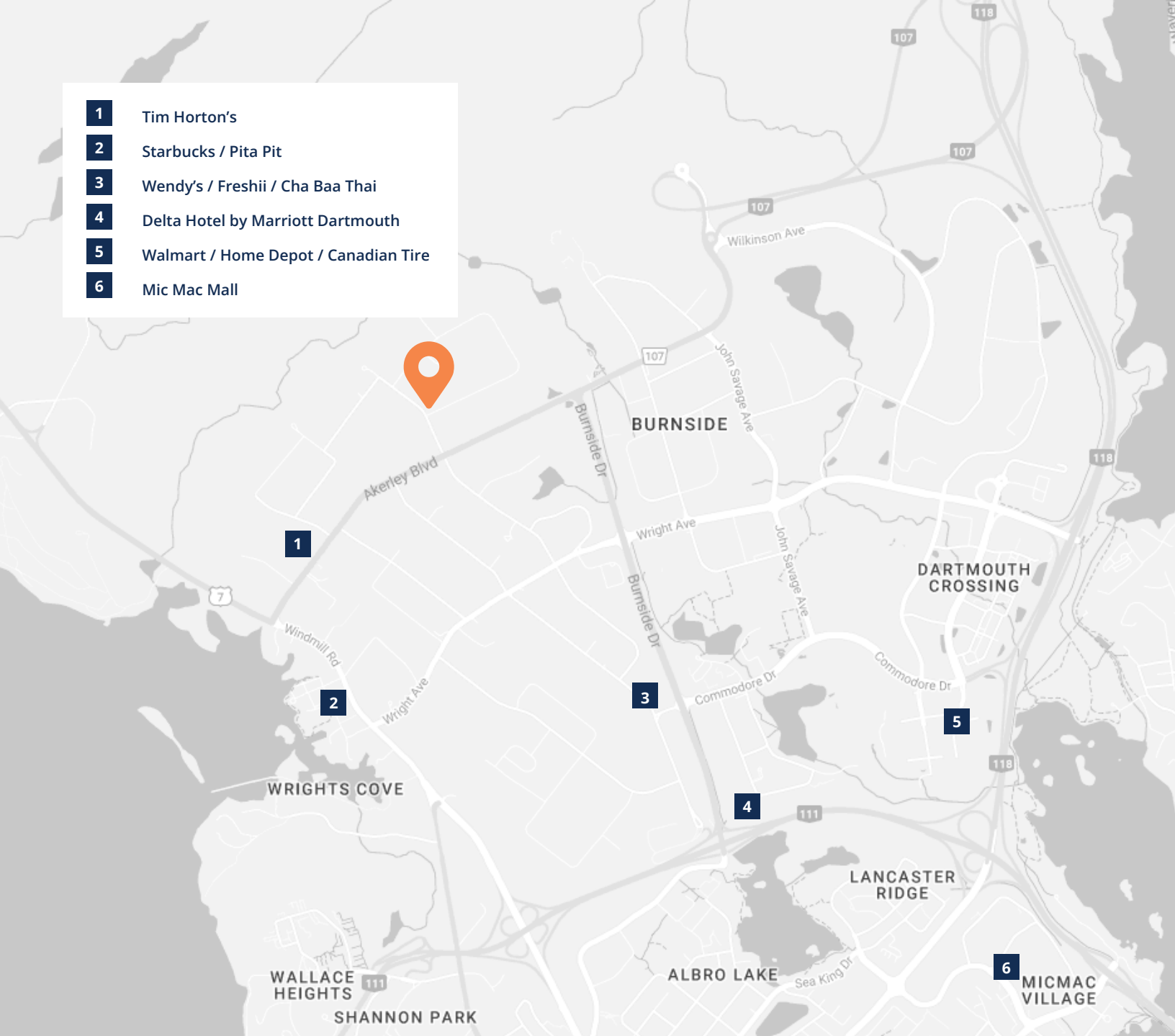
Floor Plan  
Unit 6: 1,931 sq. ft.



KEY PLAN



- 1 Tim Horton's
- 2 Starbucks / Pita Pit
- 3 Wendy's / Freshii / Cha Baa Thai
- 4 Delta Hotel by Marriott Dartmouth
- 5 Walmart / Home Depot / Canadian Tire
- 6 Mic Mac Mall



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