

FOR SUBLEASE: \$10 PSF NET RENT

500 WINDMILL ROAD DARTMOUTH, NOVA SCOTIA

Up to 36,000 sq. ft. of industrial
space for sublease in Dartmouth



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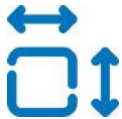


Up to 36,000 sq. ft. of industrial space for sublease in Dartmouth

Strategically situated at the perimeter of Burnside Industrial Park, the region's largest industrial hub, 500 Windmill Road offers unparalleled convenience, with swift access to major highways, both bridges, Dartmouth Crossing, and Halifax Stanfield Airport, making it an ideal hub for businesses with diverse logistical needs.

The available space encompasses up to 36,000 sq. ft. of industrial space, with a well-balanced mixed of warehouse space, and of office space. The 28,000 sq. ft. warehouse component features five dock doors and one grade door for versatile loading options. The 8,000 sq. ft. of office space offers potential for customization and improvement, allowing tenants to tailor the space to their unique preferences and operational needs.

This sublease opportunity presents a remarkable chance to secure in-demand industrial space situated at the periphery of Burnside Industrial Park, offered at exceptionally competitive pricing.



36,000 sq. ft.
for Sublease



Dock & Grade
Loading



Ample, On-Site
Parking

LISTING ID	10390
ADDRESS	500 Windmill Road
LOCATION	Dartmouth
PID	00091009
PROPERTY TYPE	Industrial / Office
SIZE AVAILABLE	Up to 36,000 sq. ft. (demisable)
SPACE CONFIGURATION	Office: +/- 8,000 sq. ft. Warehouse: +/- 28,800 sq. ft. Total: +/- 36,000 sq. ft.
NO. OF FLOORS	Two (2)
ZONING	General Industrial (I-2)
AVAILABILITY	Immediately
PARKING	Ample, on-site parking
DOCK LOADING	Five (5) dock doors
GRADE LOADING	One (1) grade door
RAIL SPUR	Adjacent 500 ft rail spur
BASE RENT	\$10.00 psf
ADDITIONAL RENT	\$4.00 psf



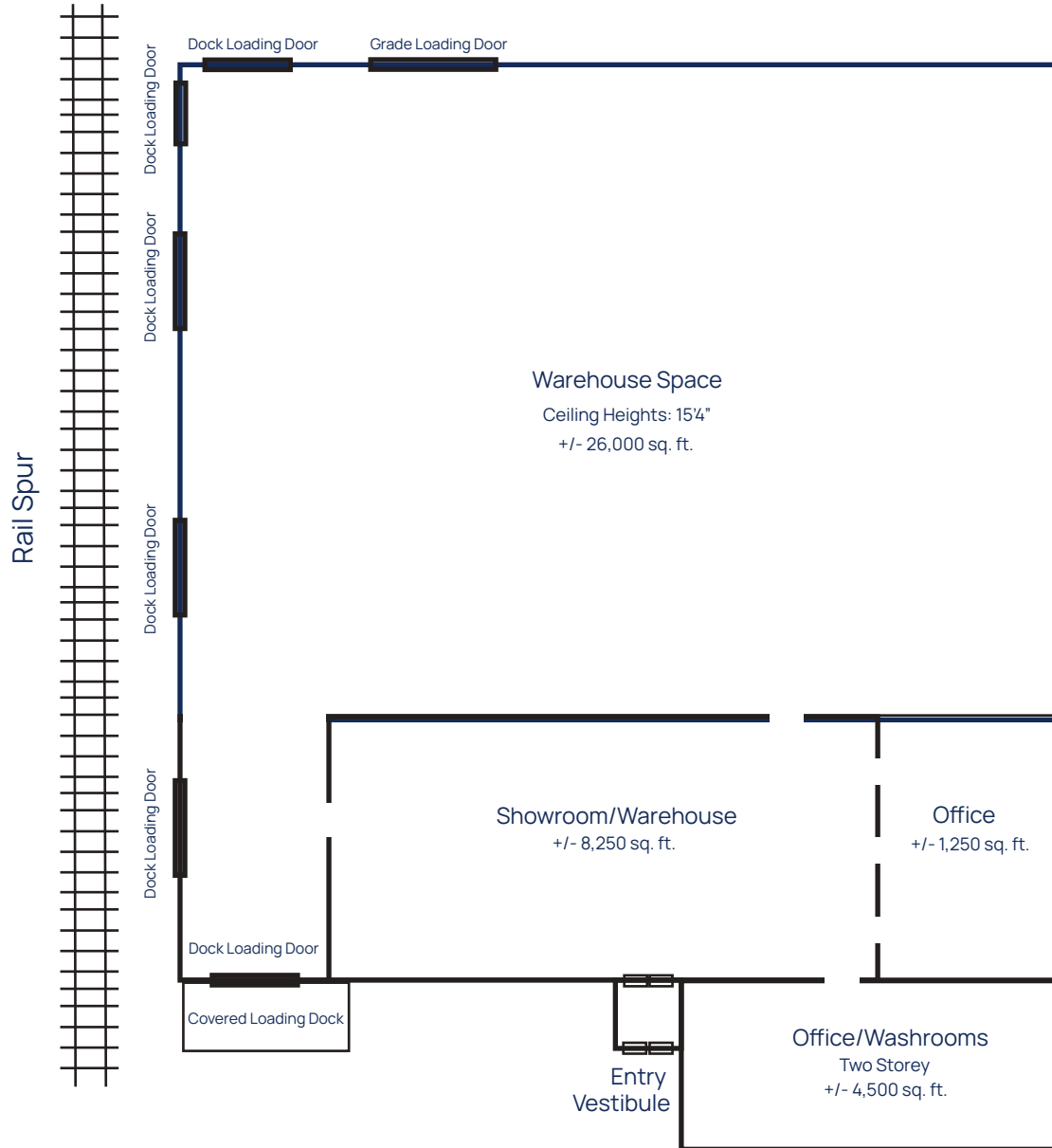
Property Highlights

- +/-36,000 sq. ft. available with demisable options
- Five dock doors in total - three dock doors facing rail line, one dock door facing parking lot, and one dock door facing rear yard area accessed from Waddell Avenue
- One (1) grade door facing park lot
- Located on a spacious 611,724 sq. ft. (14.0-acres) lot
- Two (2) storey office space with washrooms on each floor
- 15'4" ceiling heights within warehouse component
- Fenced yard area
- Access off Windmill Road & Waddell Avenue
- General Industrial (I-2) Zoning
- Ample on-site parking
- Low operating costs
- Excellent access to major highways and both harbour bridges
- Direct access to adjacent to rail spur
- Adjacent rail spur measures +/- 500 feet in length and has the capacity to accommodate up to six box cars simultaneously



Floor Sketch

+/- 36,000 sq. ft.



Site Plan

611,724 sq. ft. (14.0-acres)



Boundary lines are approximate

Location Overview

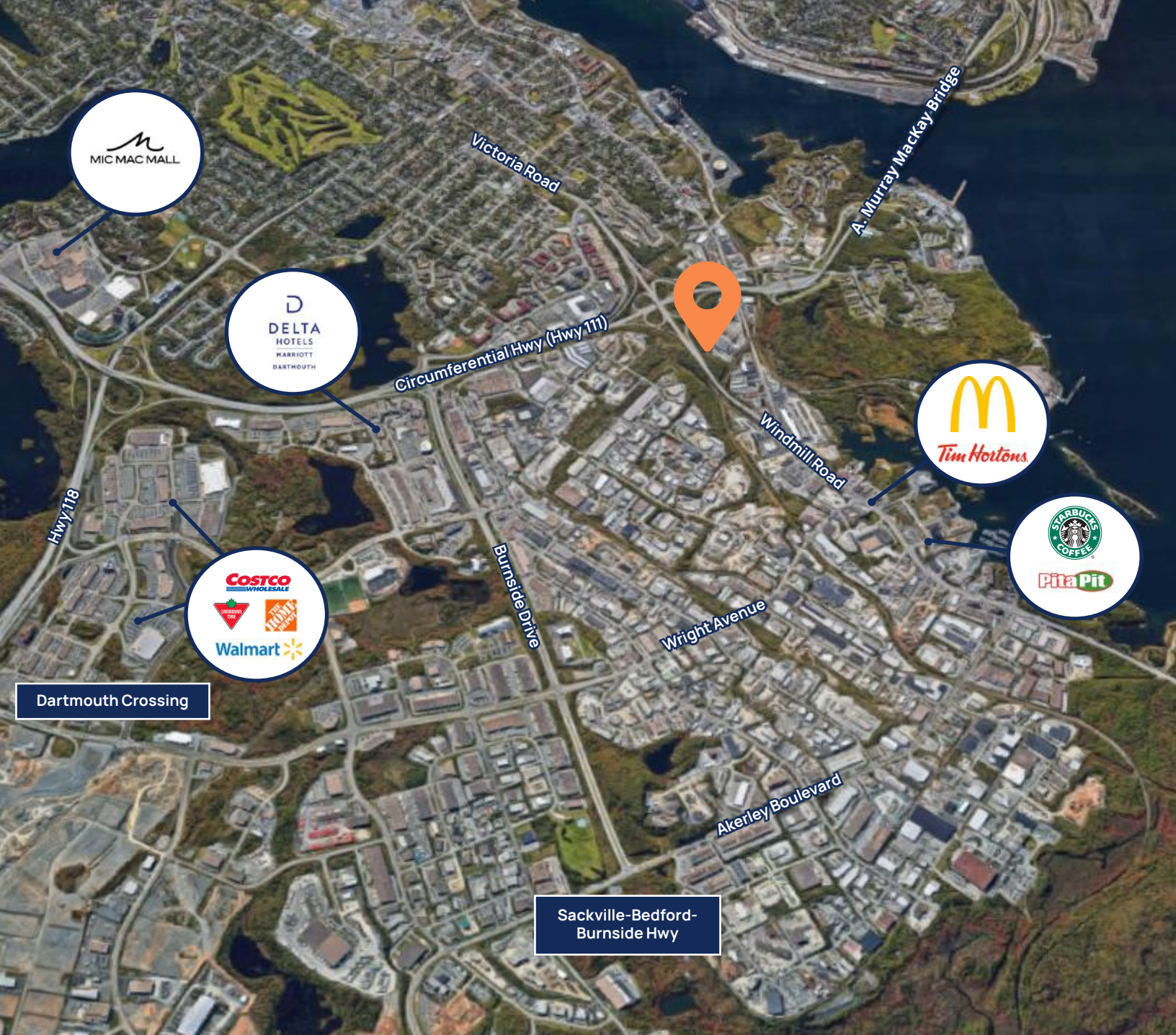
Strategically situated for optimal accessibility within a thriving business hub

Situated on the periphery of Burnside Industrial Park, 500 Windmill Road enjoys immediate access to the Circumferential Highway (Highway 111) and is closely situated to both Burnside Industrial Park and the thriving Dartmouth Crossing, a recently developed and rapidly expanding area offering countless amenities. The local is characterized by growth and abundant opportunities. Burnside Industrial Park accommodates over 2,000 brassiness, fostering a workforce that has now surpassed 30,000 employees.

The site's exceptional connectivity is evident through its quick accessibility to both Harbour Bridges, Highway 111 and 118, and its proximity to Bedford and downtown Halifax. Additionally, a new highway connector, linking Sackville-Bedford and Akerley Boulevard, is nearing completion, ensuring swift access to these communities.

Circumferential Highway	350 m
A. Murray MacKay Bridge	2.0 km
Akerley Boulevard	2.8 km
Angus L. Macdonald Bridge	4.7 km
Highway 118	4.7 km
Downtown Dartmouth	4.7 km
Dartmouth Crossing	5.8 km
Downtown Halifax	7.7 km
Bedford	7.8 km
Bayers Lake Business Park	10.1 km
Halifax Stanfield Intl' Airport	30.7 km





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