

FOR SUBLEASE

130 JOHN SAVAGE AVENUE, UNIT 8 DARTMOUTH, NOVA SCOTIA

Prime 20,595 sq. ft. industrial sublease
opportunity in Burnside Industrial Park



Geof Ralph

☎ (902) 444-4004

📱 (902) 877-9324

✉ geof@partnersglobal.com

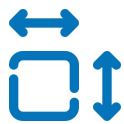
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Prime 20,595 sq. ft. industrial sublease opportunity in Burnside Industrial Park

Partners Global is proud to present an exceptional sublease opportunity comprising 20,595 sq. ft. of industrial space strategically positioned within Burnside Industrial Park. The property, 130 John Savage Avenue, boasts a functional steel frame and concrete tilt-up construction, with impressive curb appeal. Constructed in 2011, this property proudly holds LEED Certification, and is equipped with high-efficiency lighting, an ESFR sprinkler system, a back-up generator, and electrical vehicle stations.

The warehouse space features two dock doors and one grade door, along with a shipping and receiving office positioned at the rear. Racking is available for purchase, enhancing storage options. Complementing the warehouse area is bright office space featuring two offices, a boardroom with a kitchenette, and a welcoming reception area. Seize the opportunity and secure prime warehouse space amidst a competitive industrial market.



20,595 sq. ft. for
Sublease

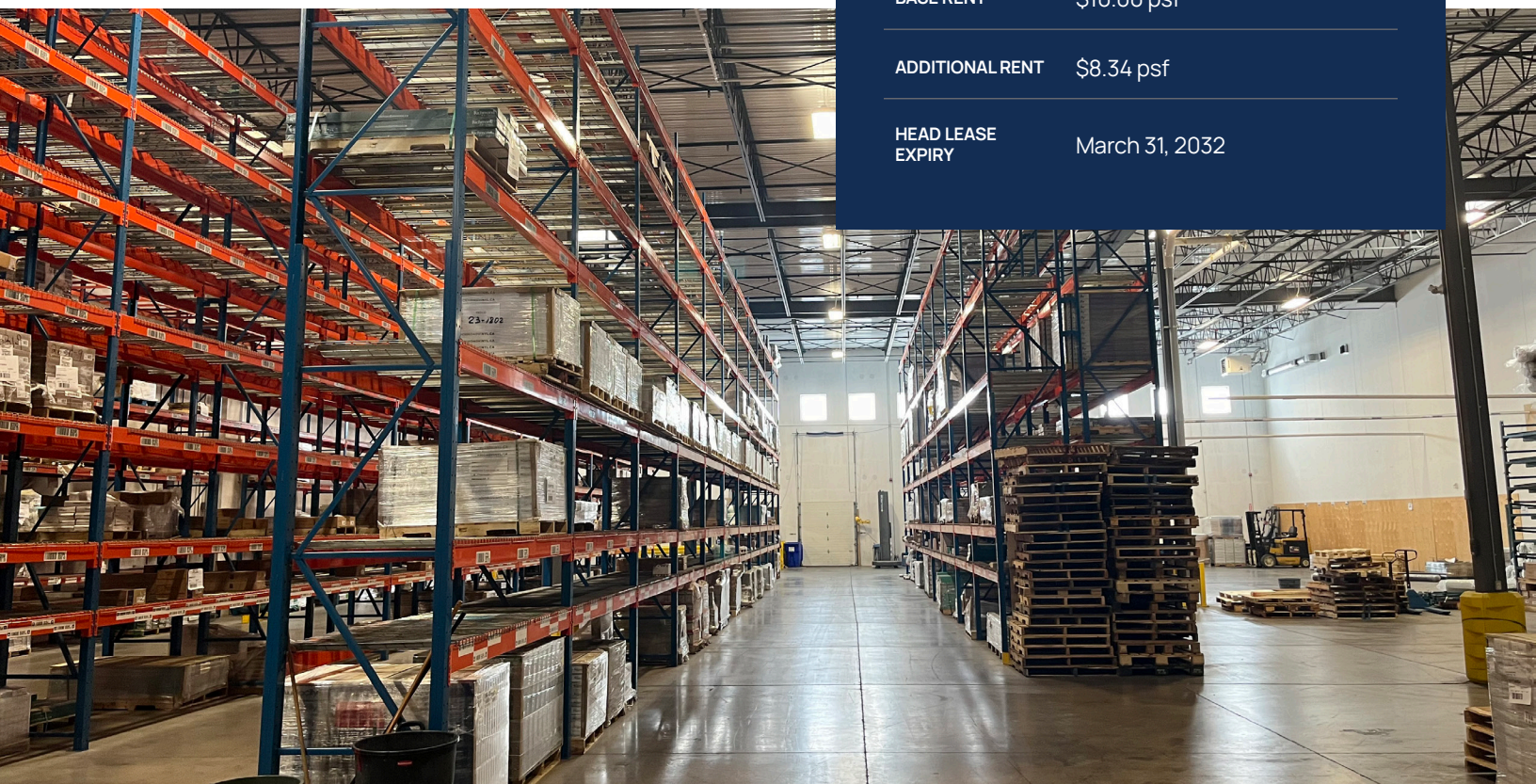


Dock & Grade
Loading



Back-Up
Generator

LISTING ID	10397
ADDRESS	130 John Savage Avenue, Unit 8
LOCATION	Burnside Industrial Park
PROPERTY TYPE	Industrial
BUILDING SIZE	91,522 sq. ft.
SIZE AVAILABLE	20,595 sq. ft.
YEAR BUILT	2011
ZONING	Burnside General Industrial (BGI)
LOADING	Two (2) dock doors and one (1) grade door
PARKING	Ample, on-site parking
AVAILABILITY	Available with sixty (60) days notice
BASE RENT	\$10.00 psf
ADDITIONAL RENT	\$8.34 psf
HEAD LEASE EXPIRY	March 31, 2032



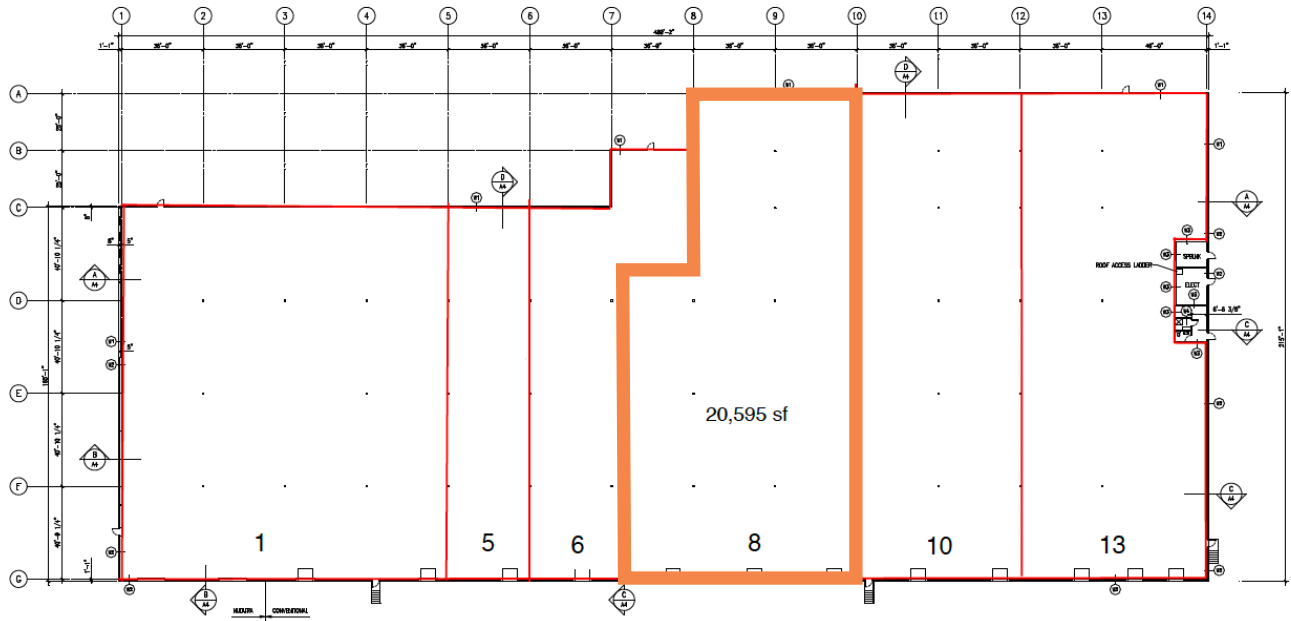
Property Highlights

- Meticulously maintained property well-located in Burnside Industrial Park
- Functional steel frame and concrete tilt-up building with good curb appeal
- LEED Certified building with high-efficiency lighting, an ESFR sprinkler system, back-up generator and electrical vehicle charging stations
- Ceiling hung gas fired unit heaters
- Property built in 2011
- Free on-site parking for employees and clients (85 stalls)
- 347 Amps, 600 Volts
- Racking within space is available for purchase
- Small shipping and receiving office located at the rear of the warehouse space
- Two (2) dock loading doors and one (1) grade loading door
- Additional windows can be added to the front of the space
- Conveniently located with quick access to Highways 111 & 118, Dartmouth Crossing, and both harbour bridges



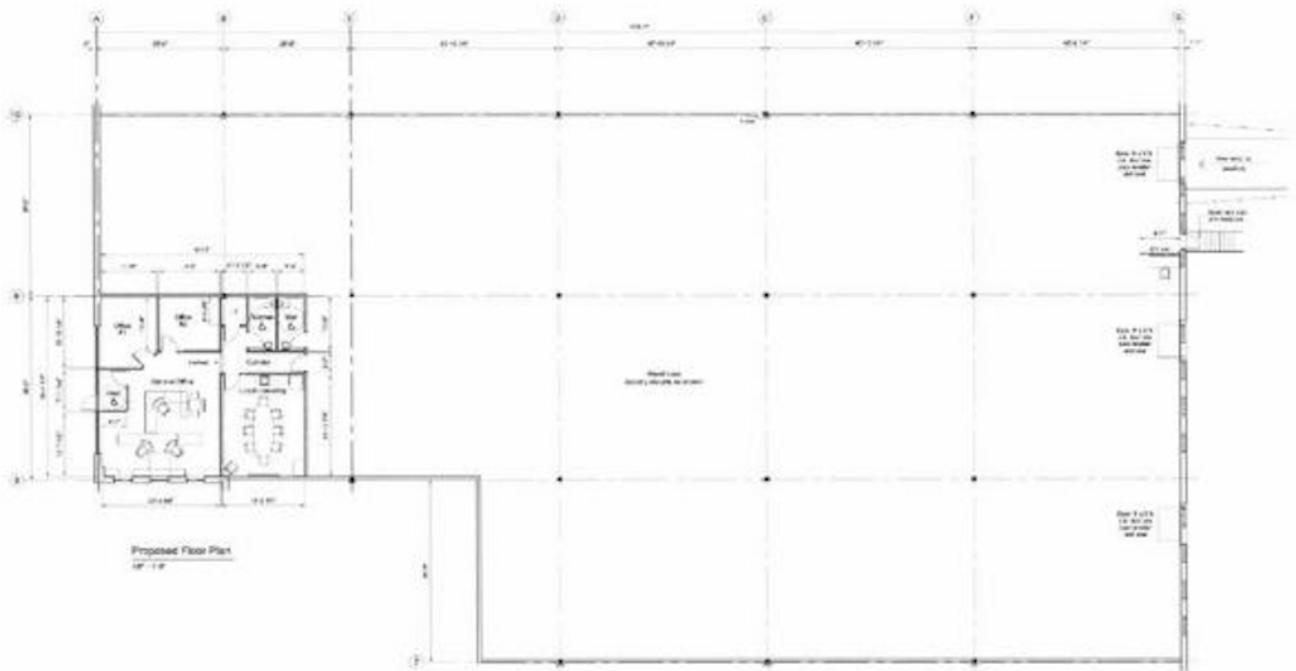
Building Plan

Building size: 91,522 sq. ft.



Floor Plan

Suite 8: 20,595 sq. ft.





SHIPPING & RECEIVING OFFICE



KITCHENETTE



BOARDROOM

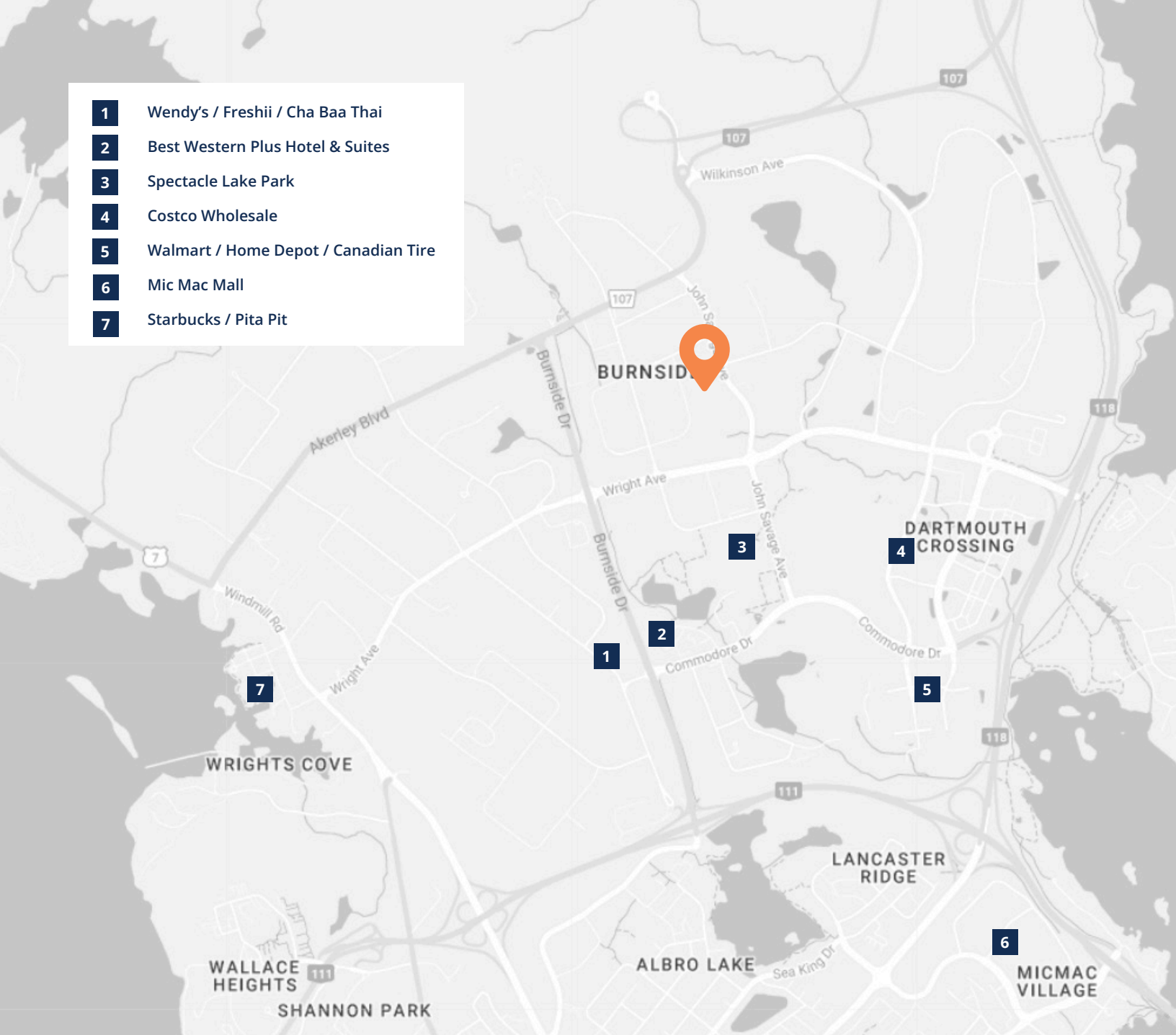


LOADING DOORS




ENTRANCE

- 1** Wendy's / Freshii / Cha Baa Thai
- 2** Best Western Plus Hotel & Suites
- 3** Spectacle Lake Park
- 4** Costco Wholesale
- 5** Walmart / Home Depot / Canadian Tire
- 6** Mic Mac Mall
- 7** Starbucks / Pita Pit



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