

FOR LEASE

109 DOREY AVENUE, UNIT 13 DARTMOUTH, NOVA SCOTIA

Versatile 7,800 sq. ft. end-cap space
for lease in Burnside Industrial Park



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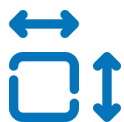
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Versatile 7,800 sq. ft. end-cap space for lease in Burnside Industrial Park

Located at 109 Dorey Avenue in Dartmouth, this 'Class A' property is conveniently located within Burnside Industrial Park. Encompassing a total of 50,850 sq. ft., the building features tilt-up concrete panel and glass façade that highlights its modern design. Key features on this high-quality building include 24' clear system, ample free parking, and exterior signage opportunities.

The available end-cap space offers 7,800 sq. ft., thoughtfully divided into well-built office space and functional warehouse space. Approximately one-third of the area is dedicated off space, featuring offices, kitchen, meeting room, washrooms, and storage. The warehouse section is equipped with four dock doors, including one with a ramp to accommodate diverse loading needs. The remainder of the building is occupied by a single tenant. The property showcases modern design, functionality, and convenience, making it an ideal choice for a variety of businesses.



7,800 sq. ft. End-Cap Space



Signage Opportunities



Free, on-Site Parking

LISTING ID	10410
ADDRESS	109 Dorey Avenue, Unit 13
LOCATION	Burnside Industrial Park
PROPERTY TYPE	Industrial
BUILDING SIZE	50,850 sq. ft.
SIZE AVAILABLE	7,800 sq. ft.
YEAR BUILT	2007
ZONING	Burnside General Industrial (BGI)
LOADING	Four dock doors, including one with a ramp
PARKING	Free, on-site parking (50 parking stalls)
AVAILABILITY	March 1, 2025
BASE RENT	By negotiation (contact the listing agent)
ADDITIONAL RENT	\$6.53 psf



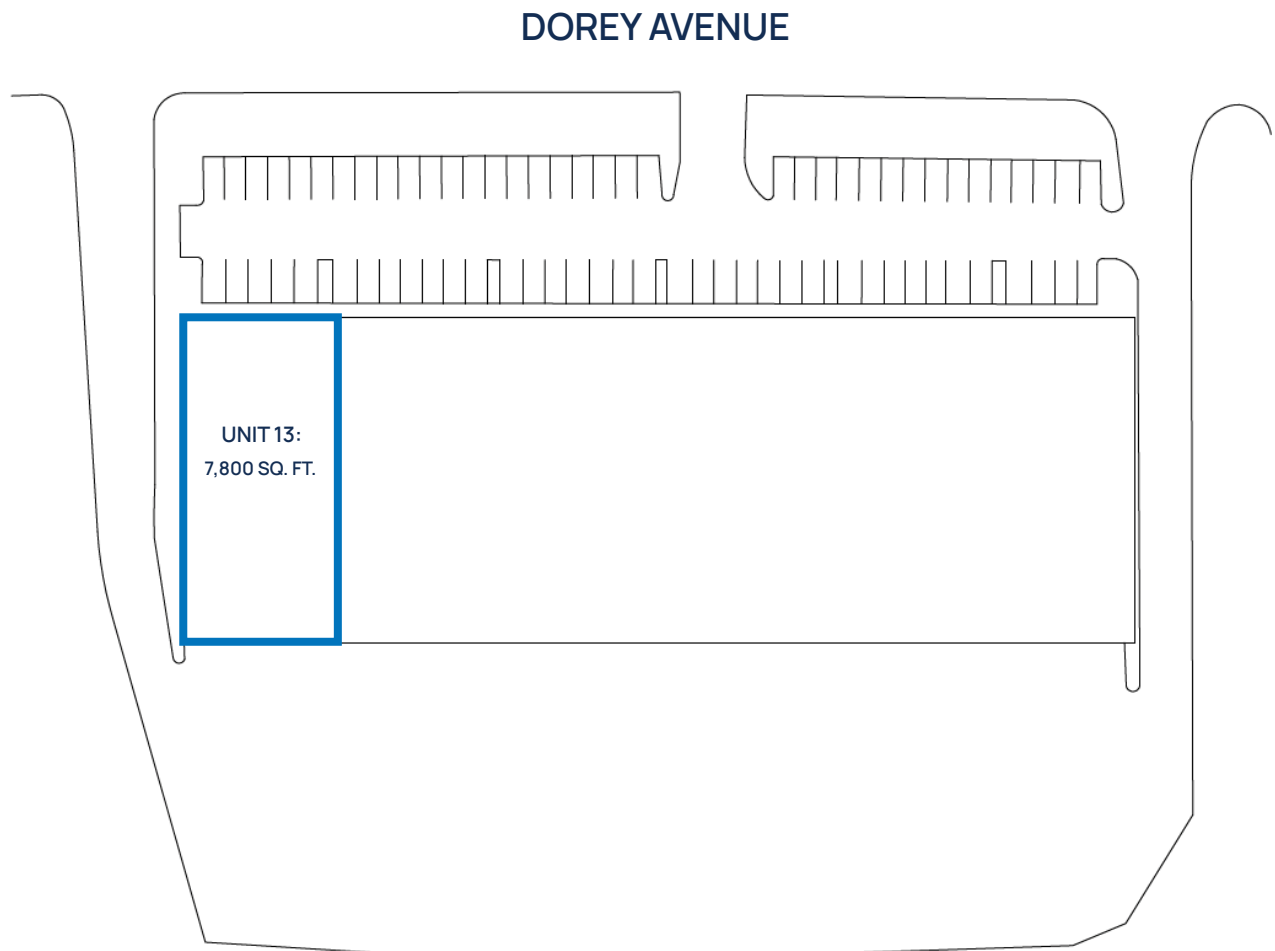
Property Highlights

- Well-maintained property conveniently situated in Burnside Industrial Park
- Class A, multi-tenant building constructed in 2007
- Tilt up concrete and glass facade
- Heating and cooling includes rooftop units with natural gas-fired heating and electrically-powered cooling
- Free on-site parking for employees and clients (50 stalls)
- Professionally managed property
- 347 Amps, 600 Volts
- 24 foot clear height and 30'x43' bays
- Office space includes private offices, meeting spaces, two washrooms, kitchen, and storage
- Four dock loading doors, including one with a ramp for versatile loading options
- Exceptional exterior signage opportunities
- Conveniently located with quick access to Highways 111 & 118, Dartmouth Crossing, and both harbour bridges

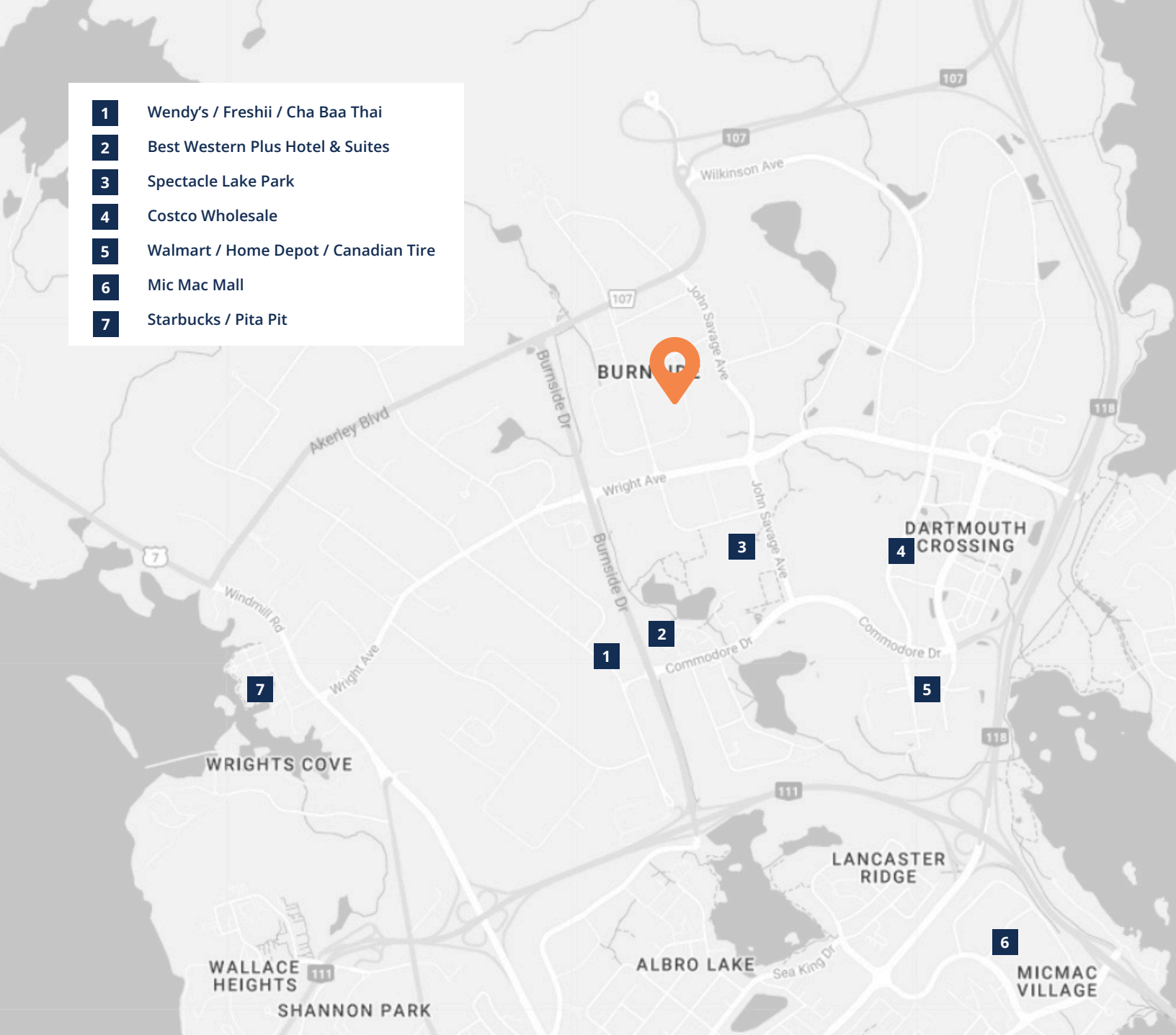


Building Plan


Building size: 50,000 sq. ft.



- 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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