

FOR LEASE

40-46 BORDEN AVENUE DARTMOUTH, NOVA SCOTIA

Up to 30,000 sq. ft. of industrial space
for lease with demising potential



Geof Ralph

☎ (902) 444-4004

📠 (902) 877-9324

✉ geof@partnersglobal.com

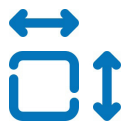
partnersglobal.com



Up to 30,000 sq. ft. of industrial space for lease with demising potential

Introducing 40-46 Borden Avenue, an exceptional opportunity to lease a portion of a light industrial building in Burnside Industrial Park. Boasting 34,000 sq. ft., this property is strategically positioned with convenient access to Akerley Boulevard and Wright Avenue, the primary thoroughfares within the Park.

Designed to cater to diverse tenant needs, the property offers various demising options, ensuring flexibility and customization. Impeccably maintained, the facility offers dock and grade loading, clear heights of up to 20 feet, efficient natural gas heating, rail service access, on-site parking, and a fenced-in storage area located at the front of the property. This leasing opportunity is an ideal choice for businesses seeking a seamless blend of functionality, convenience, and quality.



Up to 30,082 sq. ft. (demisable)



Dock & Grade Loading



Available February 2025

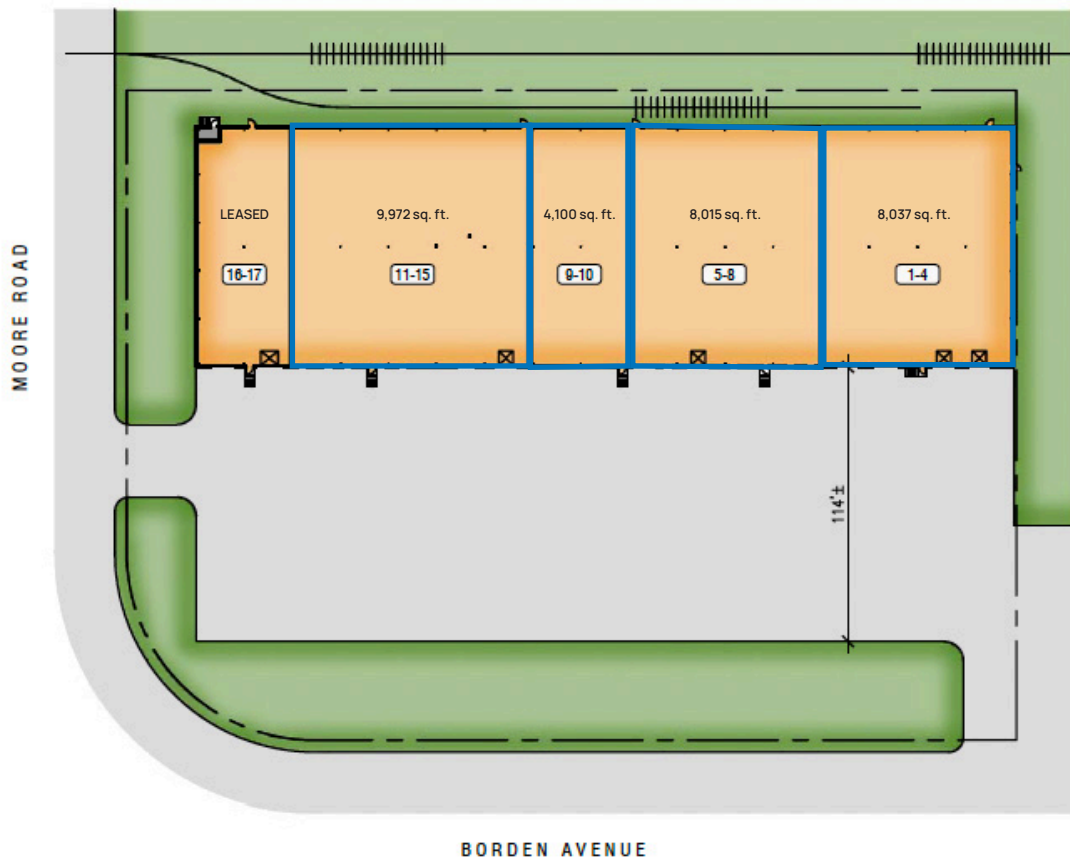
LISTING ID	10401
ADDRESS	40-46 Borden Avenue, Dartmouth
LOCATION	Burnside Industrial Park
PROPERTY TYPE	Industrial
BUILDING SIZE	34,000 sq. ft.
SIZE AVAILABLE	Up to 30,082 sq. ft. (demisable options available)
YEAR BUILT	1973
LOADING	Seven (7) dock loading doors One (1) grade loading door One (1) loading door with ramp
COLUMN SPACING	18'
CLEAR HEIGHT	15.5' to 20'
PARKING	Paved on-site surface parking (approximately 34 stalls)
AVAILABILITY	February 1, 2025
BASE RENT	By negotiation (contact the listing agent)
ADDITIONAL RENT	\$6.96 psf



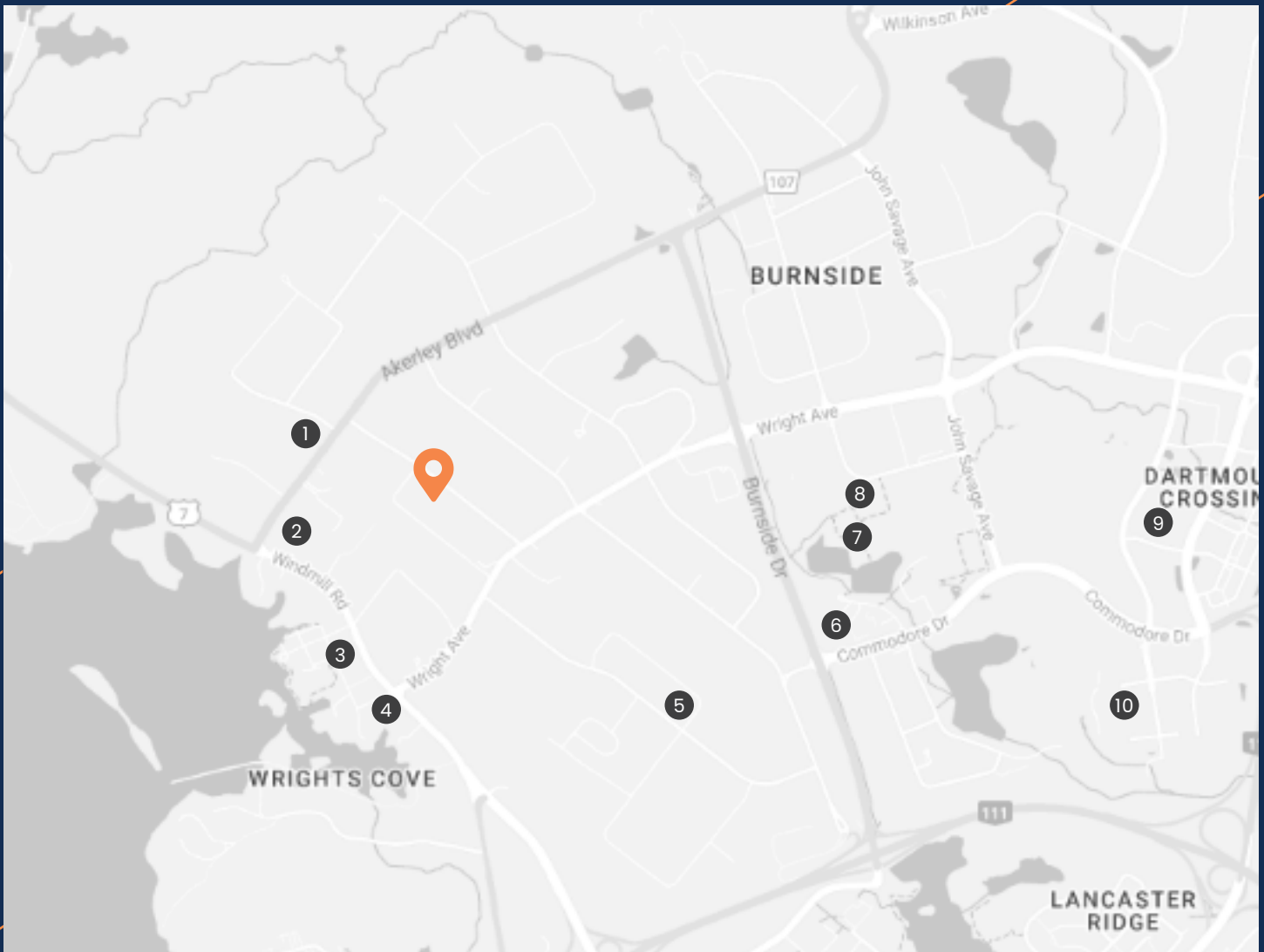
Building Plan

Building size: 34,000 sq. ft. (with demising options)

- Unit 1-4: 8,037 sq. ft.
- Unit 5-8: 8,015 sq. ft.
- Unit 9-10: 4,100 sq. ft.
- Unit 11-15: 9,972 sq. ft.



Surrounding Amenities



- ① Tim Horton's
- ② Halifax Bread Factory
- ③ Starbucks
- ④ McDonald's / Subway
- ⑤ Playful Paws Dog Daycare

- ⑥ Best Western Plus Hotel
- ⑦ Spectacle Lake Park
- ⑧ Willowbrae Academy Daycare
- ⑨ Costco Wholesale
- ⑩ Walmart Supercentre

A. Murray MacKay Bridge
DRIVE TIME: 6 MINUTES

Dartmouth Crossing
DRIVE TIME: 7 MINUTES

Bedford
DRIVE TIME: 8 MINUTES

Downtown Halifax
DRIVE TIME: 15 MINUTES

Halifax Stanfield International Airport
DRIVE TIME: 20 MINUTES



Geof Ralph

- 📞 (902) 444-4004
- 📱 (902) 877-9324
- ✉️ geof@partnersglobal.com

partnersglobal.com

Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Partners Global expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.

