

FOR LEASE

196 JOSEPH ZATZMAN DRIVE DARTMOUTH, NOVA SCOTIA

Up to 8,000 sq. ft. of light industrial
space in Burnside Business Park



Geof Ralph

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

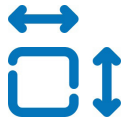
partnersglobal.com



Up to 8,000 sq. ft. of light industrial space in Burnside Business Park

Located strategically off Akerley Boulevard, a primary arterial route through Burnside Industrial Park, 196 Joseph Zatzman Drive stands as a well-maintained light-industrial property. Offering seamless access to a diverse array of amenities, the location provides convenient access to major highways and both harbour bridges, ensuring a hassle-free commute.

This exceptional leasing opportunity comprises two versatile units that can be leased individually or combined, offering a total of 7,996 square feet of space. Suite 1-2 encompasses 6,054 square feet of highly desirable end-cap space, thoughtfully designed with one side double door (approximately one foot from ground level) and three dock doors. Suite 3 offers 1,942 square feet, complete with a dock loading door. Boasting generous clear heights and ample on-site parking, this property is perfectly tailored for light industrial enterprises or service-oriented retailers seeking an ideal environment to elevate their business operations.



1,942 - 7,996 sq. ft. for Lease

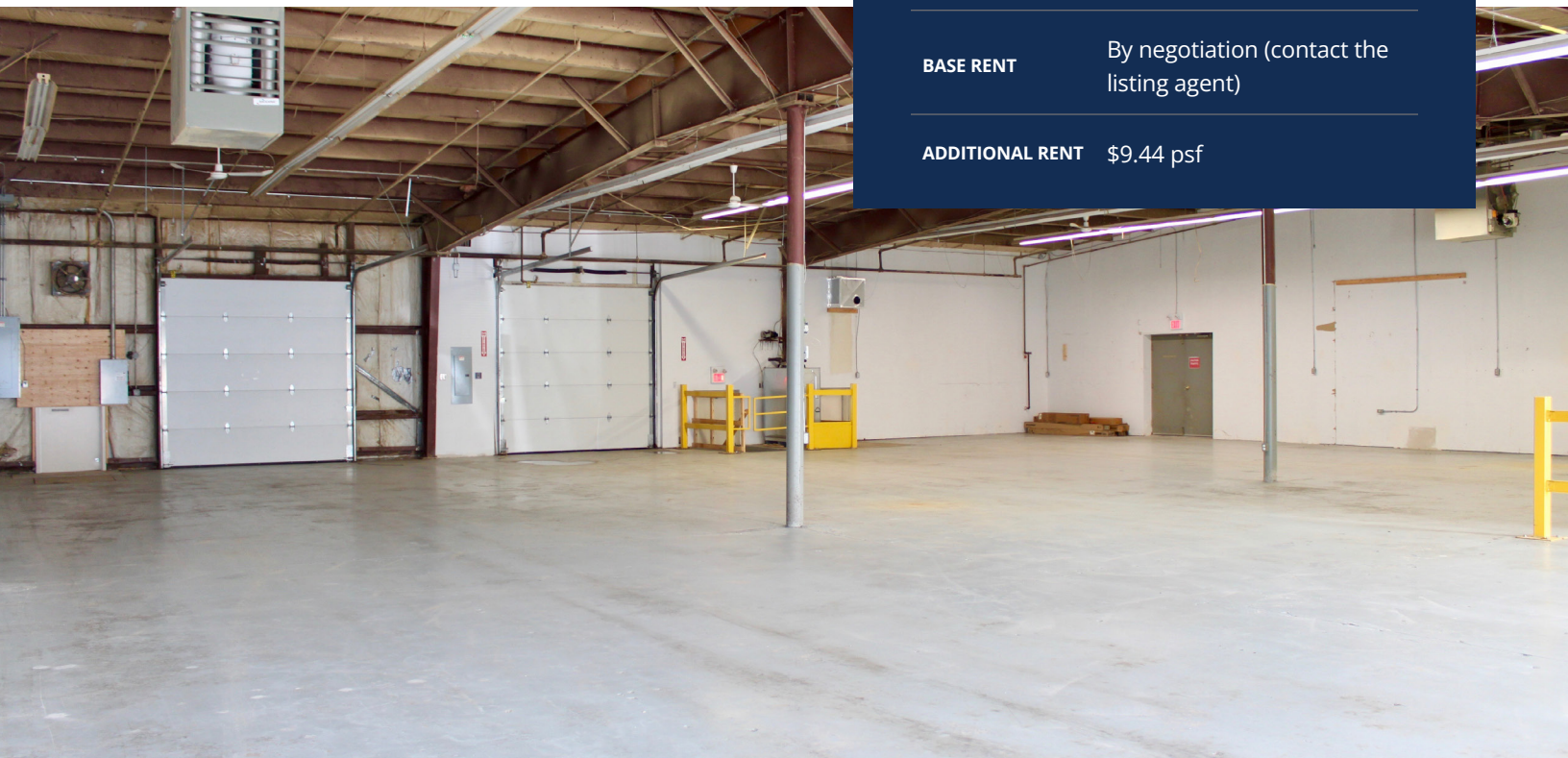


Dock Loading Doors



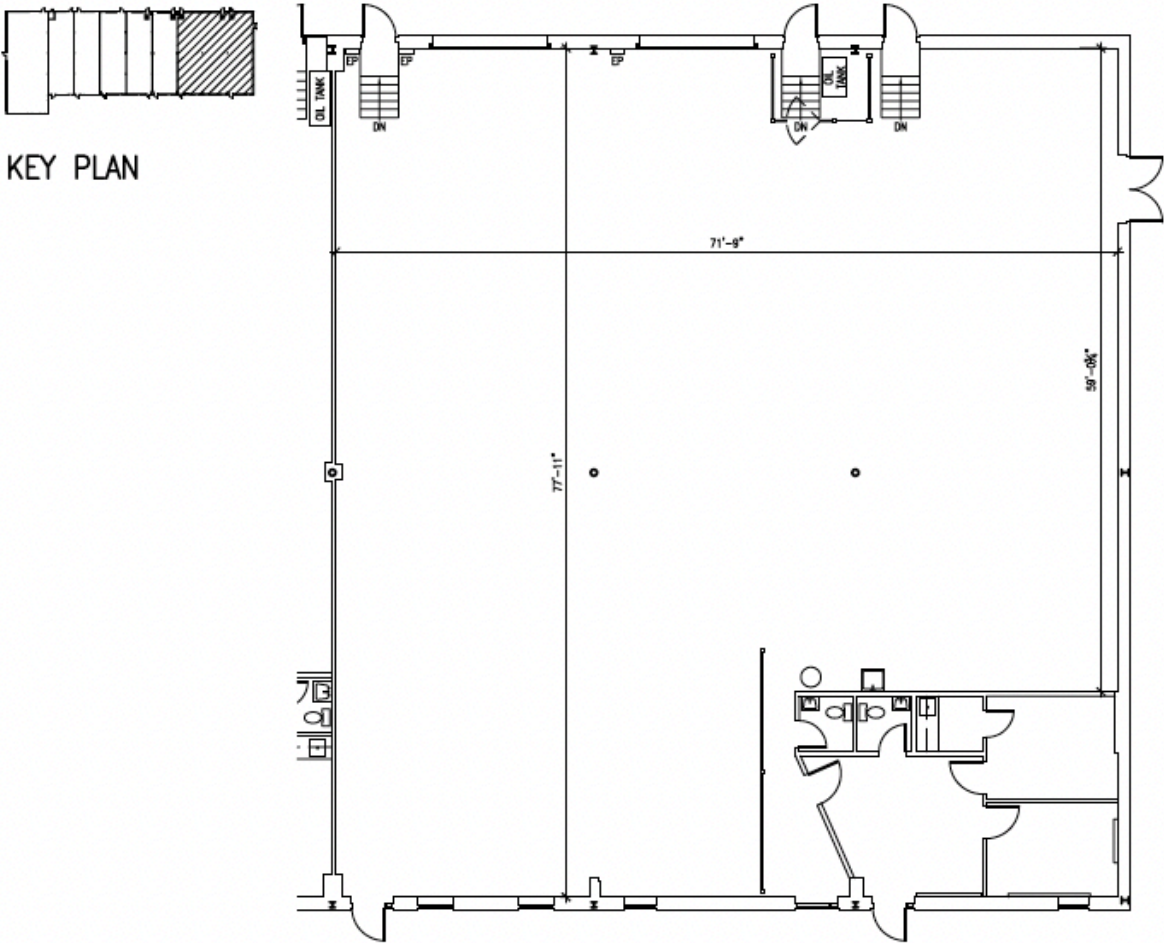
Free On-Site Parking

LISTING ID	10391
ADDRESS	196 Joseph Zatzman Drive, Unit 2, Dartmouth
PROPERTY TYPE	Industrial / Office
BUILDING SIZE	19,786 sq. ft.
SIZE AVAILABLE	Suite 1-2: 6,054 sq. ft. Suite 3: 1,942 sq. ft.
LOADING	Suite 1-2: One (1) side double door and three (3) dock doors Suite 3: Dock loading
CLEAR HEIGHTS	15.3' to 18.8'
COLUMN SPACING	25'
SPRINKLER SYSTEM	Yes (wet system)
PARKING	Paved surface parking (approximately 27 stalls)
AVAILABILITY	Suite 1-2: Immediately Suite 3: With 30-days notice
BASE RENT	By negotiation (contact the listing agent)
ADDITIONAL RENT	\$9.44 psf

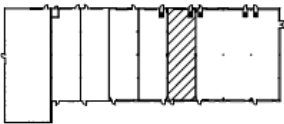


196 JOSEPH ZATZMAN DRIVE | DARTMOUTH, NOVA SCOTIA

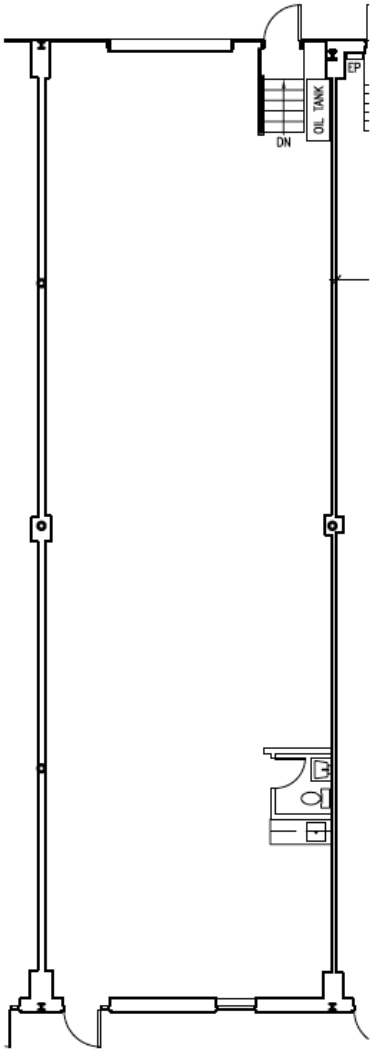
Floor Plan
Suite 1-2: 6,054 sq. ft.



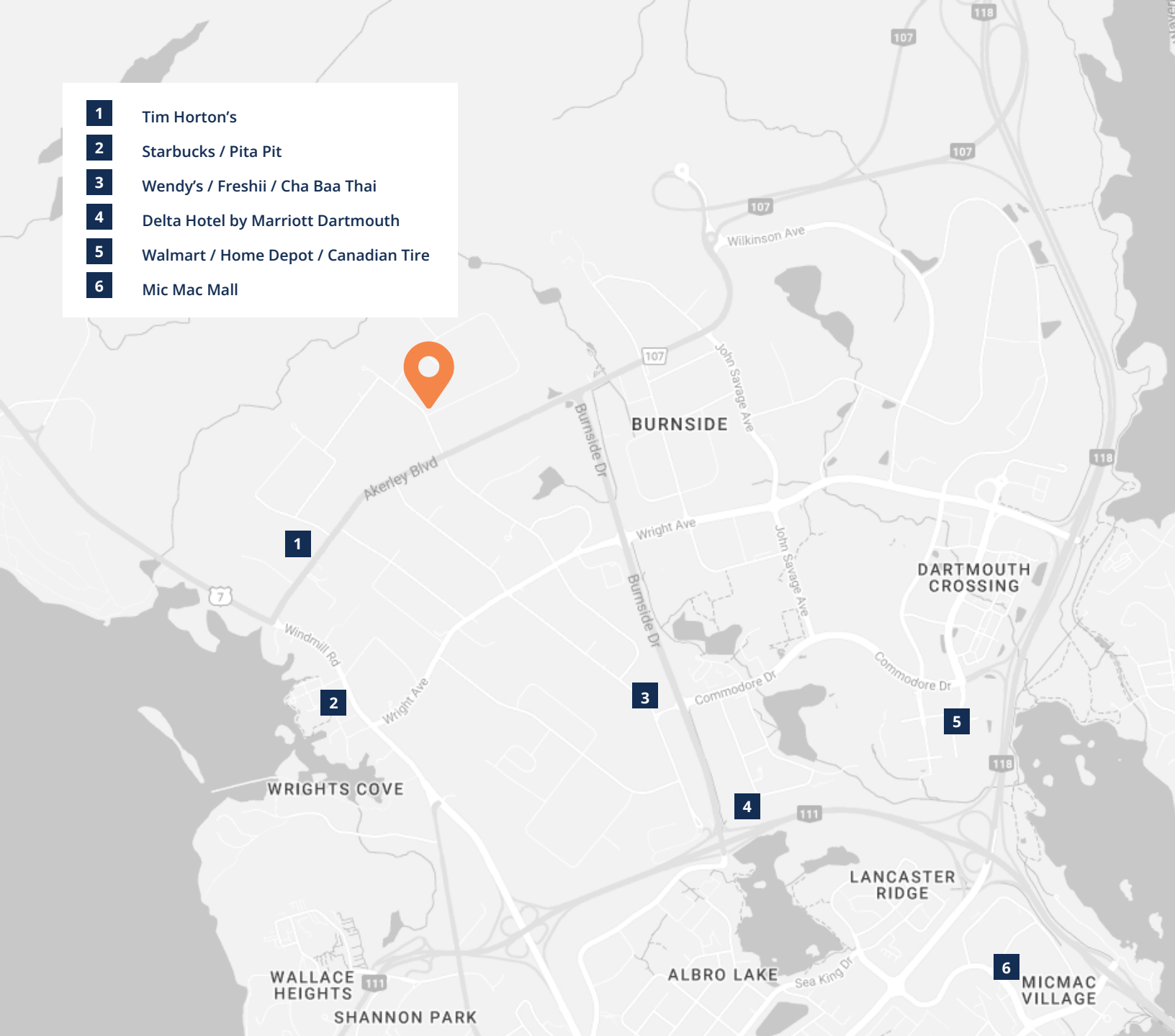
Floor Plan
Suite 3: 1,942 sq. ft.




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



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.

