

FOR LEASE

51 FRAZEE AVENUE BURNSIDE INDUSTRIAL PARK, DARTMOUTH, NS

Single tenant industrial opportunity
in Burnside Industrial Park



Boundary lines are approximate

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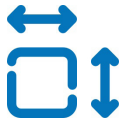
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Single tenant industrial opportunity in Burnside Industrial Park

Well-positioned in Burnside Industrial Park, this building offers a rare single tenant leasing opportunity. Situated on 3.52-acres, this building features nearly 15,000 sq. ft. of space. Purpose-built in 2007 for a transportation business, the facilities offers eight bays with large overhead doors and 20-foot ceilings. Complementing its industrial functionality, the property also includes well-appointed office space, complete with several private offices, a kitchenette, lunchroom facilities, and three washrooms.

Behind the building lies an expansive, fully fenced yard, included as part of the leasing opportunity. The space is ideally suited for vehicle storage or housing additional equipment. The property is strategically positioned for accessibility, offering effortless access to bustling retail hub, Dartmouth Crossing, and an array of nearby amenities. Commuters will appreciate its prime location, offering quick connections to both harbour bridges, major highways, and the newly completed Sackville-Bedford-Burnside Connector.



Expansive 3.52-acre Lot

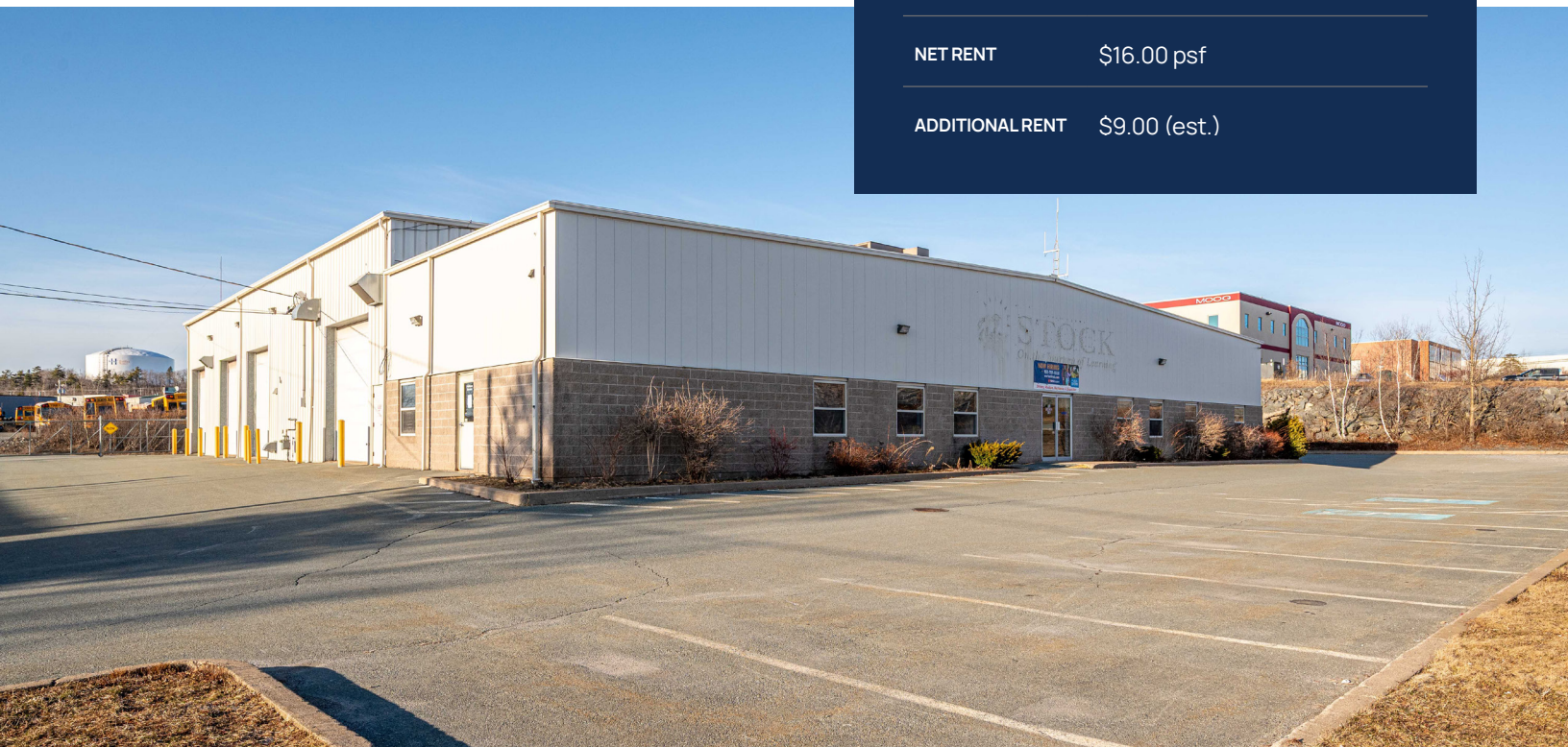


15,000 sq. ft. Building for Lease



Eight Grade Loading Doors

LISTING ID	10431
ADDRESS	51 Frazee Avenue, Dartmouth
LOCATION	Burnside Industrial Park
PROPERTY TYPE	Industrial / Office
LOT SIZE	3.52-acres
BUILDING SIZE	14,962 sq. ft.
SIZES AVAILABLE	Entire building: 14,962 sq. ft.
YEAR BUILT	2007
ZONING	Burnside General Industrial (BGI)
CLEAR HEIGHTS	12' - 20'
LOADING	Eight (8) large overhead doors
PARKING / LOT	Paved parking at front of building; large fenced yard located at rear
AVAILABILITY	August 1, 2025
NET RENT	\$16.00 psf
ADDITIONAL RENT	\$9.00 (est.)



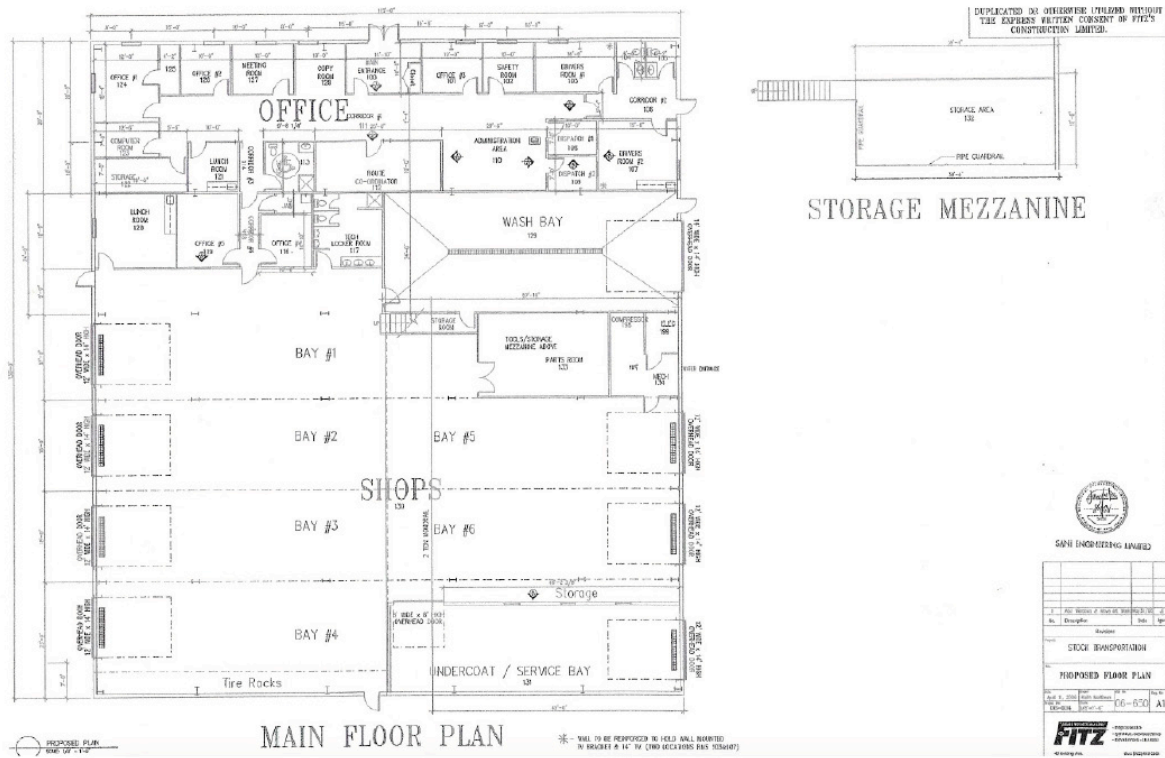
Property Highlights

- Pre-engineered steel frame, constructed in 2007
- Building's office portion featuring several private offices, administration area, lunchroom and kitchenette, and three washrooms
- Building's warehouse portion features eight bays, wash bay, storage room, and mezzanine area
- Eight overhead doors; grade level
- Large fence and secured yard
- 20' ceilings in warehouse portion
- Heating includes electric baseboard (office), natural gas (garage), and in-floor radiant heat (garage)
- Prominent signage opportunities
- Space easily modified to reflect company branding
- 3-Phase Power, 400 A, 600 V
- Conveniently situated with quick access to Nova Scotia Highway 111 & 118, both harbour bridges, and the newly completed Sackville-Bedford-Burnside Connector

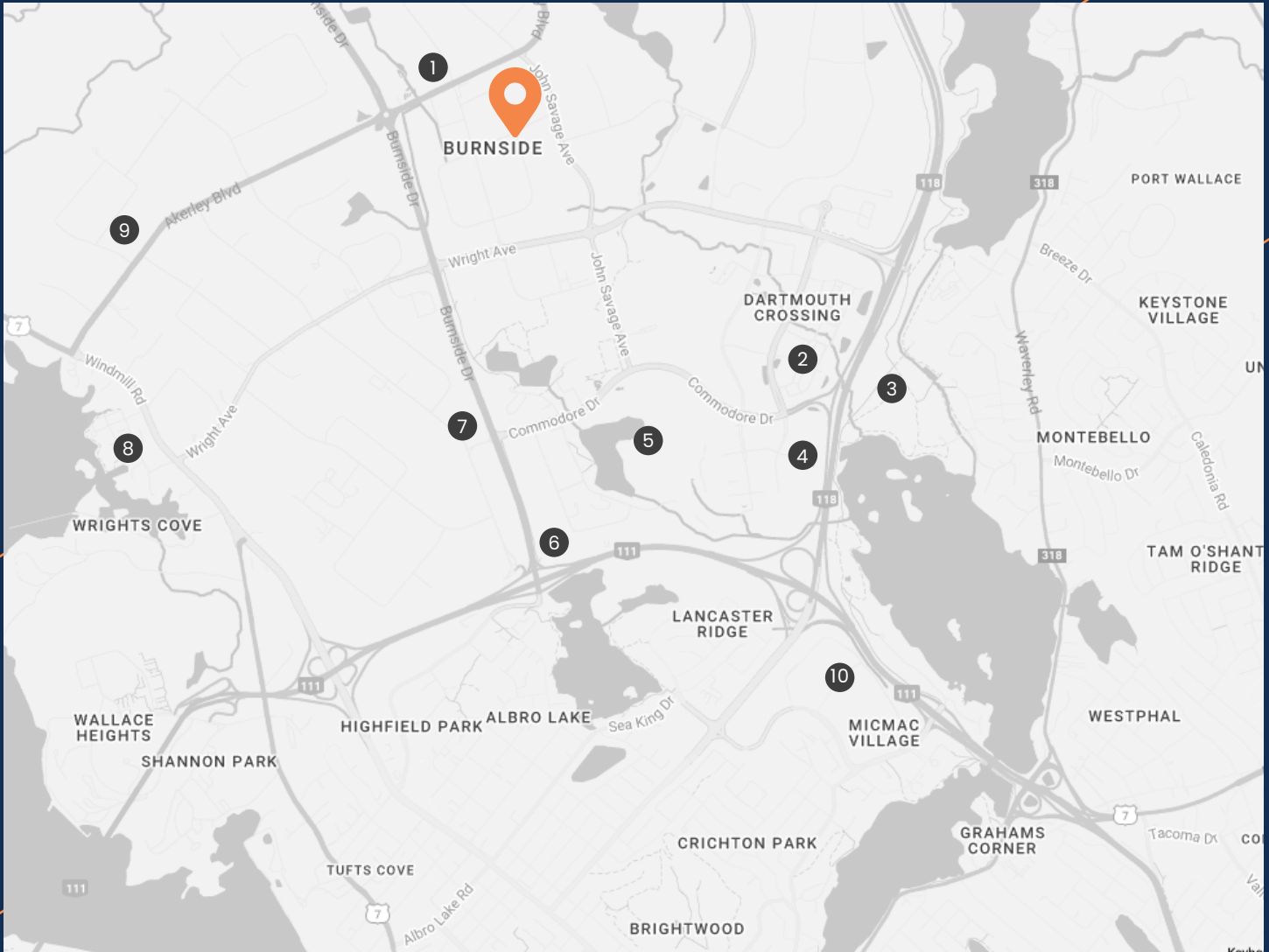


Floor Plan

Building: 14,962 sq. ft.



Surrounding Area



① Hwy 107 (Sackville-Bedford-Burnside Connector)

② Costco Wholesale

③ Shubie Park

④ Walmart Supercentre

⑤ Spectacle Lake Park

⑥ Delta Hotel Dartmouth

⑦ Wendy's / Freshii / Subway

⑧ Starbucks

⑨ Tim Horton's

⑩ Mic Mac Mall

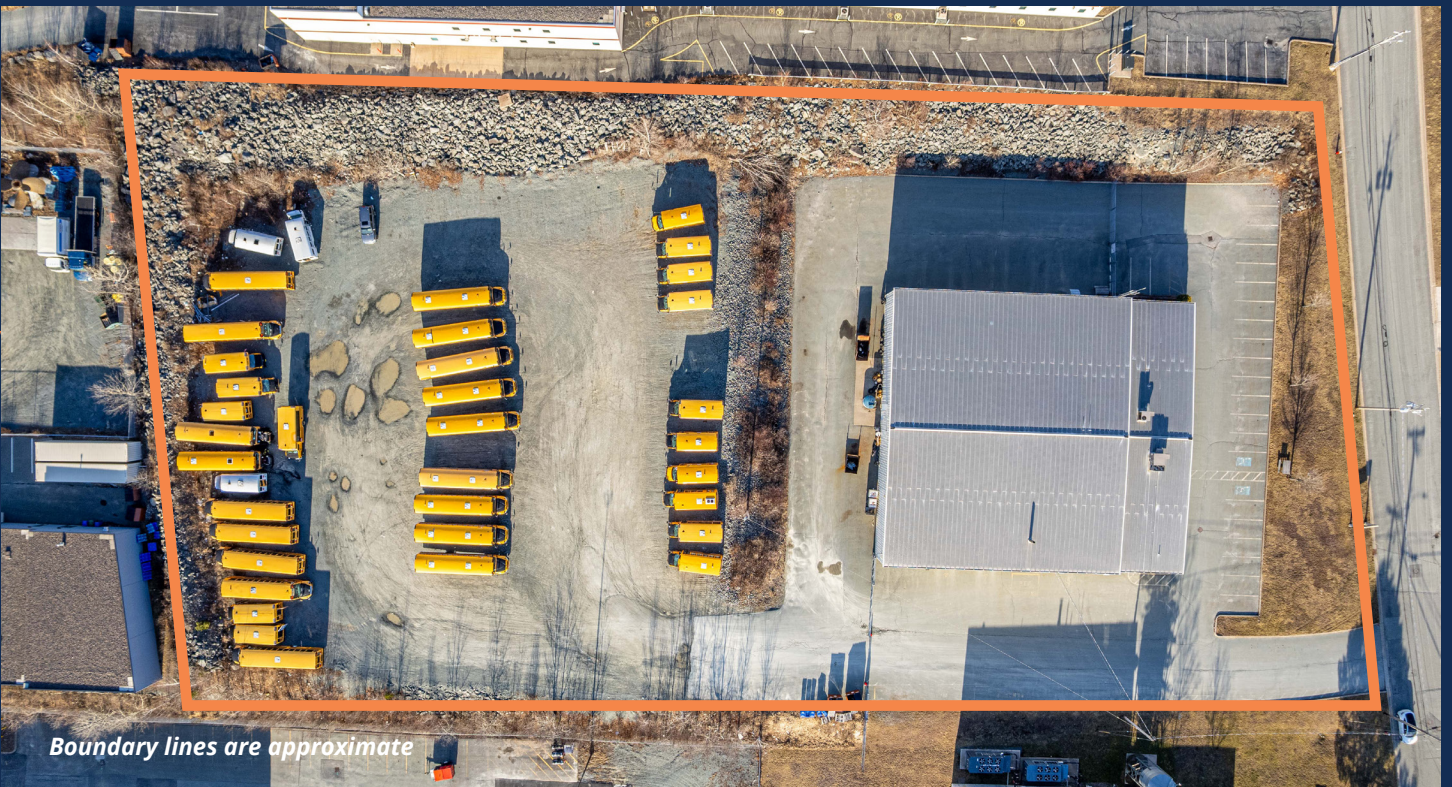
Dartmouth Crossing
DRIVE TIME: 5 MINUTES

Bedford
DRIVE TIME: 10-12 MINUTES

Downtown Halifax
DRIVE TIME: 16-18 MINUTES

Halifax Stanfield Int'l Airport
DRIVE TIME: 19-22 MINUTES

Aerial Photos



Boundary lines are approximate



PRIVATE OFFICE



WASH BAY



TRAINING ROOM



WAREHOUSE SPACE



MEZZANINE



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