

# 215 Cutler Avenue

Dartmouth, NS













2 DOCKING DOORS

# **Property Details**

### LOCATION

215 Cutler Avenue, Dartmouth

#### **TOTAL AREA**

±20,000 SF

#### **BUILDING USE**

Industrial/Warehouse

#### **CEILING HEIGHT**

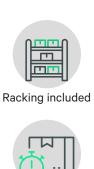
36 feet

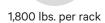
#### **DOCK DOORS**

2 dock doors (for moving trucks and ramps)

#### TRUCK LOADING

Ample yard space for truck loading







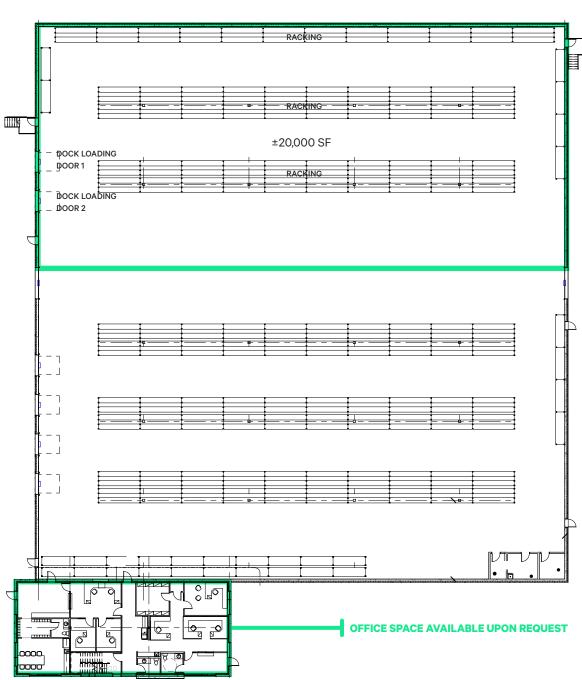
In-Floor Heating



Sprinklers installed in racking



Common Area Washrooms

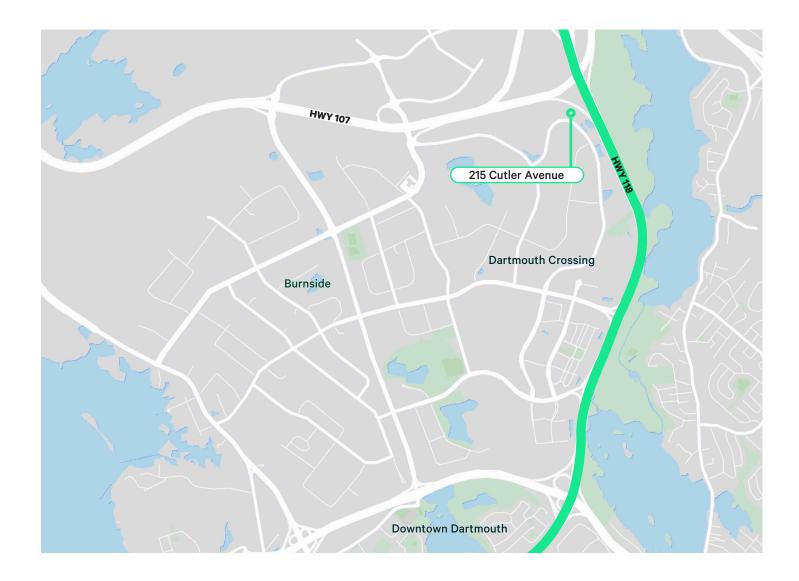


### **Area Overview**

### **Burnside Industrial Park**

Seize a prime industrial opportunity at 215 Cutler Avenue, ideally situated for seamless connectivity. This strategically positioned property offers unparalleled access to both Highway 118 and Highway 107, placing it just a stone's throw from the bustling Burnside Industrial Park and the vibrant Dartmouth Crossing. Halifax is also within easy reach, a mere 15-minute drive away.

This open unit boasts 20,000 square feet of open industrial space, designed to accommodate a wide range of operations. Featuring impressive 36-foot ceilings, the space is equipped with two dock loading doors, facilitating efficient logistics. Existing racking systems, capable of supporting up to 1,800 pounds per rack, are in place. Furthermore, front-facing office space can be made available to suit your specific business requirements.



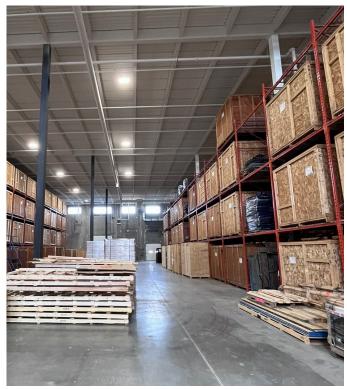
# **Exterior Photos**

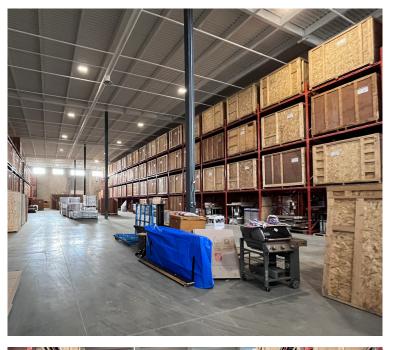






# **Interior Photos**









### For more information, please contact:

### **Mat Houston**

Vice President 902 492 2074 mathew.houston@cbre.com

### Breanna MacRury

Sales Support Coordinator 902 492 2082 breanna.macrury@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth

THOMPSON'S