

INDUSTRIAL FOR LEASE

196 HIGNEY AVENUE

196 HIGNEY AVENUE, BURNSIDE, NS B3B 1R2



FOR LEASE

KW COMMERCIAL ADVISORS

1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

196 HIGNEY AVENUE



OFFERING SUMMARY

CONSTRUCTION TYPE: Pre-Eng Steel (IMP)

YEAR BUILT: 2023

AVAILABLE SPACE: 62,400 SF

CLEAR HEIGHT: 40' Clear Ceilings

COLUMN SPACING: 40' x 39' column spacing

LOADING: Seven (7) dock loading doors with levelers
Two (2) 39' X 240' + Four (4) 39' x 280' bays

HEATING & COOLING: Natural Gas Forced air Heaters

ELECTRICAL: 600 Volt 200 Amp 3 Phase Power

LEASE RATE: \$18.00 Net

CAM & TAX: \$6.00

PROPERTY FEATURES: Truck turning radius for 53' tractor trailers
Onsite material handling services
3rd party storage services available on a per pallet/month basis

PROPERTY OVERVIEW

Discover the prime industrial space at 196 Higney Avenue, featuring 40' clear ceilings, seven dock loading doors with levelers, and expansive bays (two at 39' x 240' and four at 39' x 280') with 40' x 39' column spacing. This 2023 pre-engineered steel building supports heavy-duty logistics with a truck turning radius for 53' tractor trailers, natural gas forced air heating, and robust 600 Volt, 200 Amp, 3-phase power. Additionally, benefit from onsite material handling and third-party storage services on a per pallet/month basis, tailored to your needs.

LOCATION OVERVIEW

Strategically situated at 196 Higney Avenue in Dartmouth's Burnside Business Park, this commercial property offers unparalleled access to major transportation routes, high visibility, and proximity to essential amenities. As part of Atlantic Canada's largest business park, it provides an ideal setting for businesses seeking growth, exposure, and connectivity within a dynamic commercial environment.

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PROPERTY PHOTOS

196 HIGNEY AVENUE



PROPERTY PHOTOS

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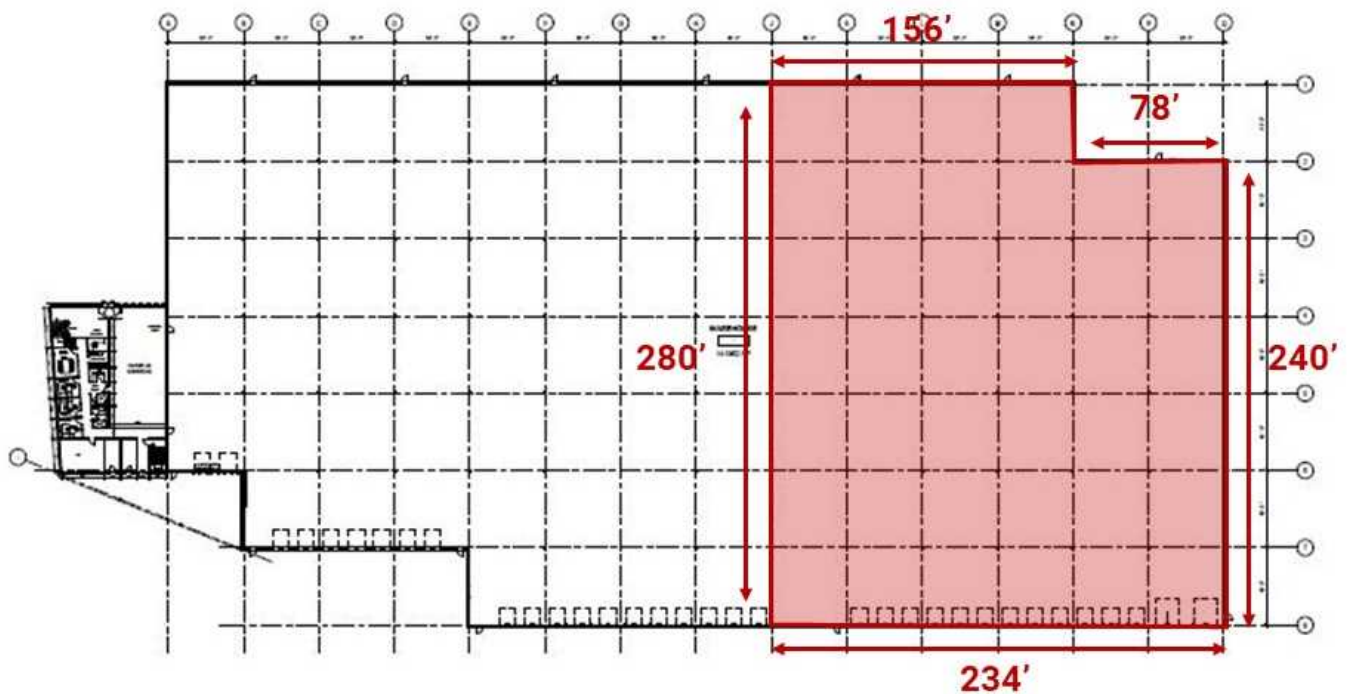
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FLOOR PLAN

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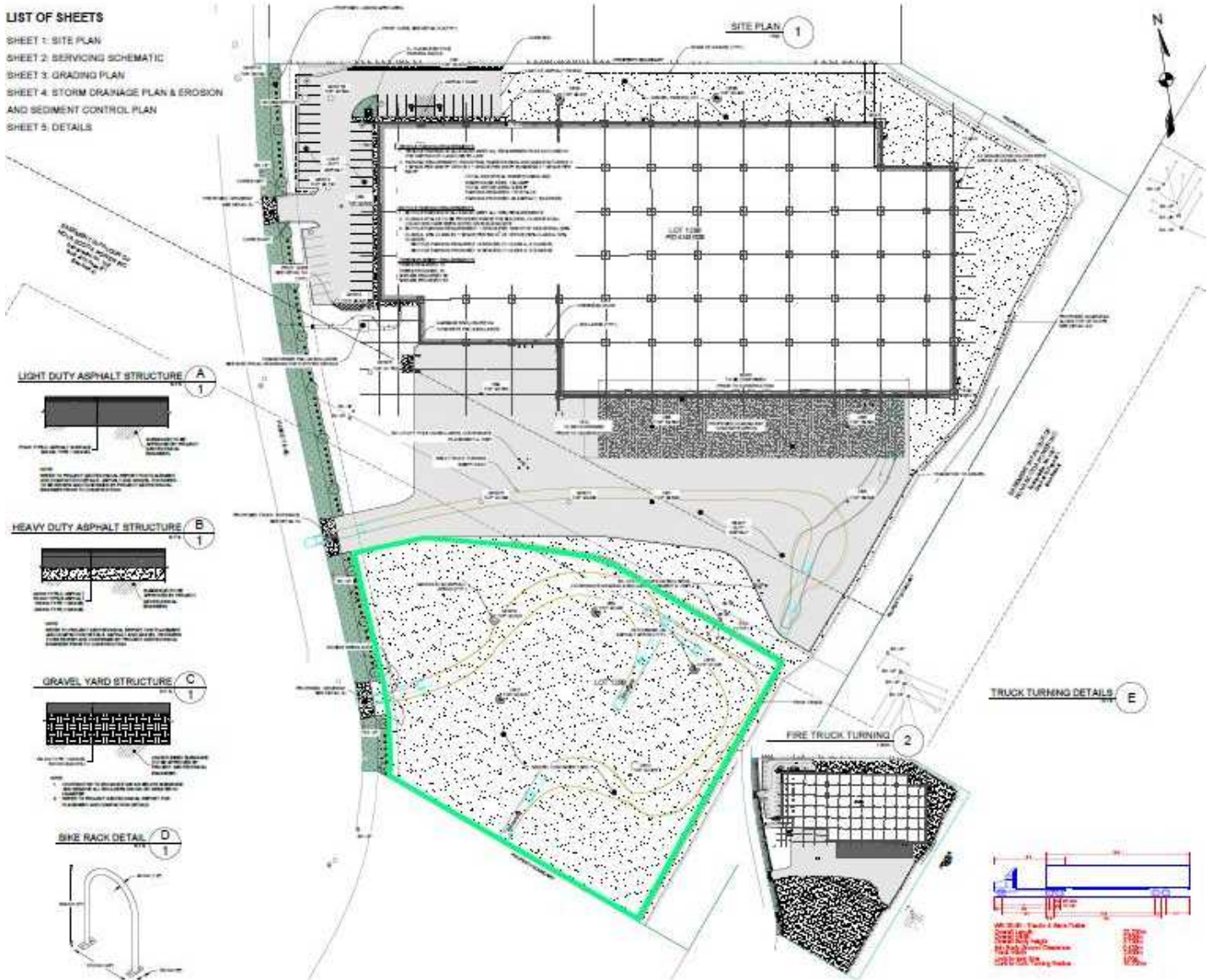
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SITE PLAN

196 HIGNEY AVENUE

LIST OF SHEETS

- SHEET 1: SITE PLAN
- SHEET 2: SERVING SCHEMATIC
- SHEET 3: GRADING PLAN
- SHEET 4: STORM DRAINAGE PLAN & EROSION AND SEDIMENT CONTROL PLAN
- SHEET 5: DETAILS



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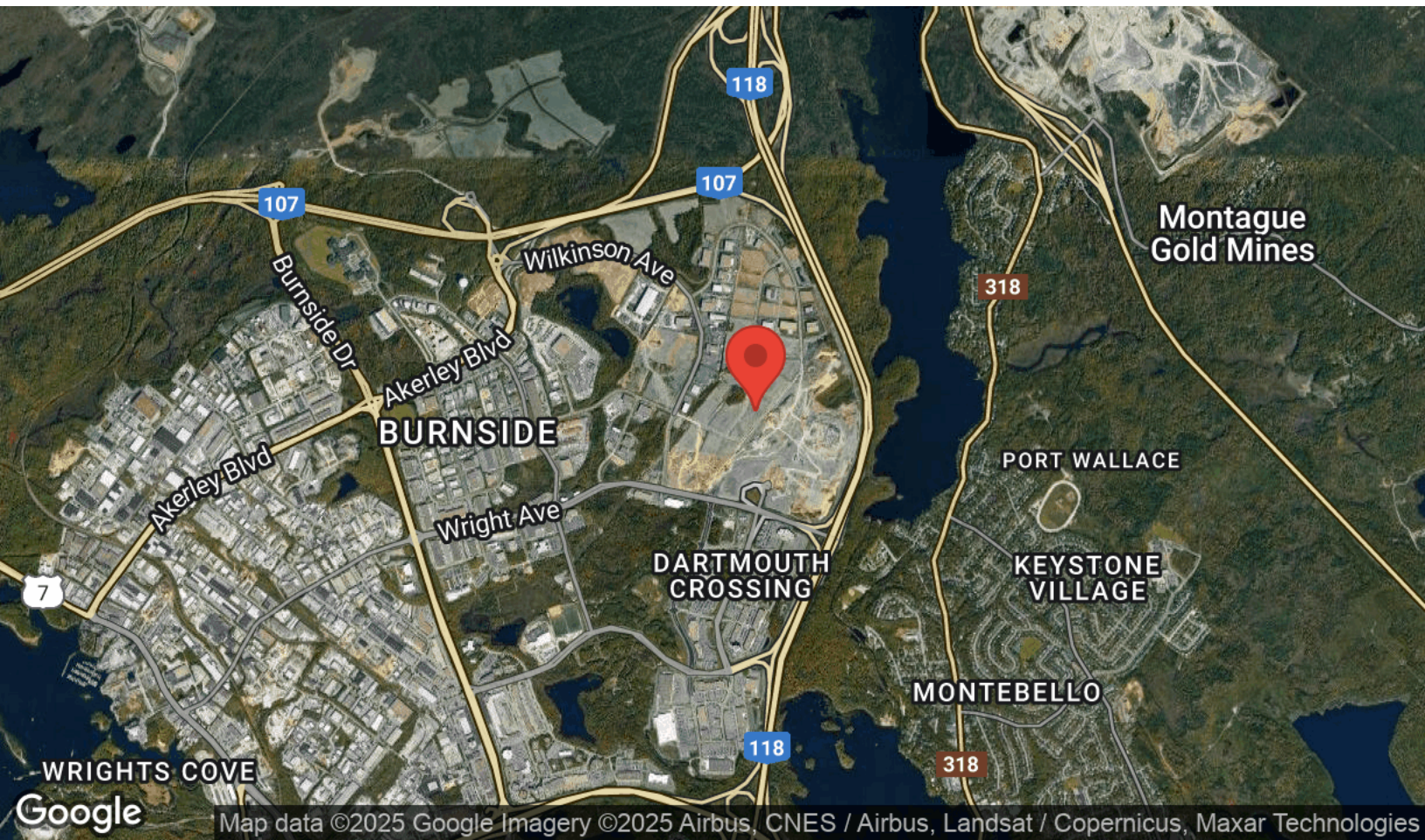
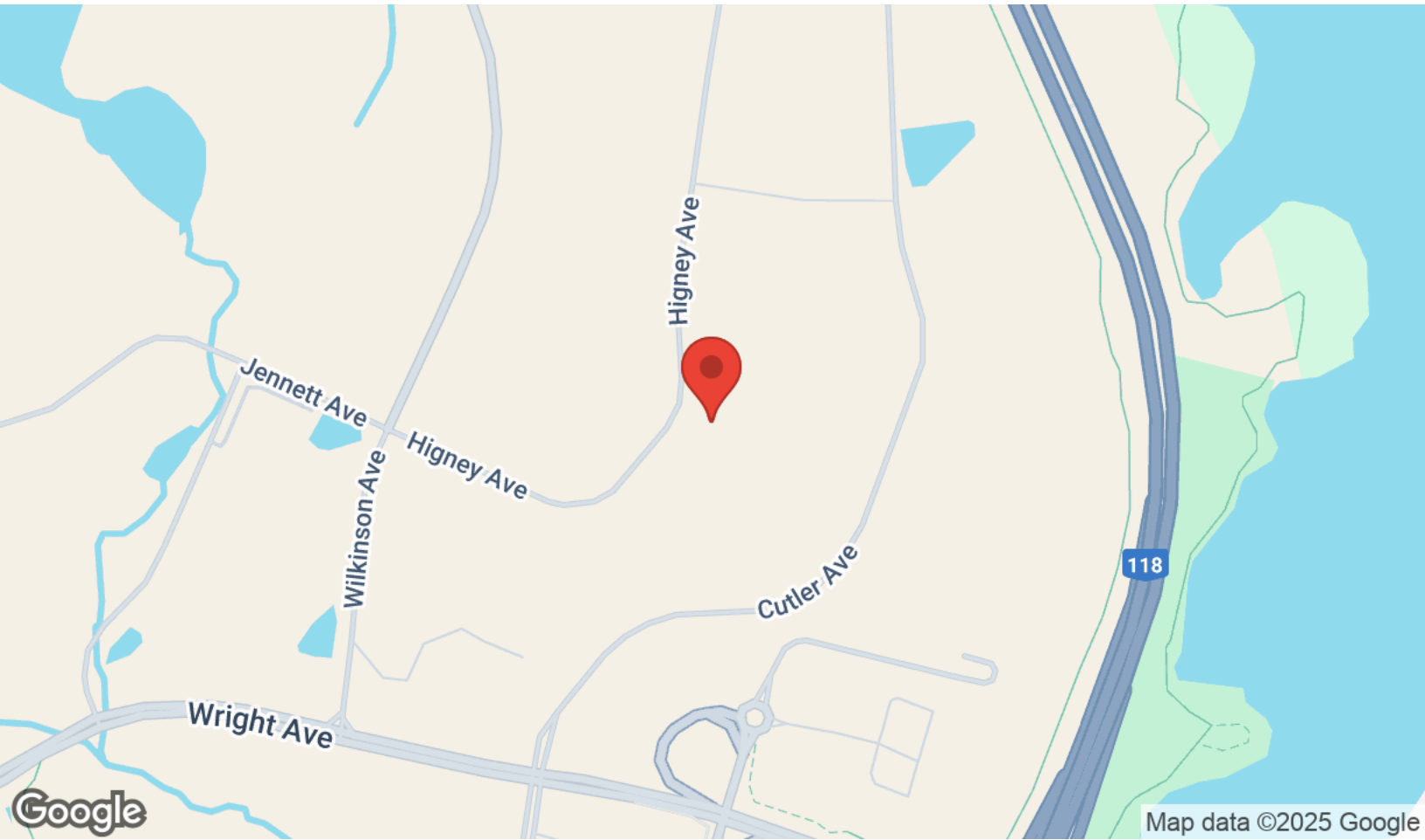
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LOCATION MAPS

196 HIGNEY AVENUE



LOCATION & HIGHLIGHTS

196 HIGNEY AVENUE



196 Higney Avenue is strategically located within the Burnside Business Park, which is recognized as the largest industrial park north of Boston and east of Montreal. This property benefits from its placement in a bustling commercial area that hosts nearly 2,000 businesses and employs approximately 30,000 individuals.

- **Accessibility:** The site enjoys excellent connectivity, with immediate access to key transportation routes including Highway 111 and 118. This proximity facilitates easy movement for employees and goods to and from downtown Halifax, Robert L. Stanfield International Airport, and the Port of Halifax, all within a 10-15 minute drive.
- **Visibility and Exposure:** Situated in a high-traffic area, 196 Higney Avenue offers significant roadside visibility, making it an ideal spot for businesses needing exposure or those looking to attract customers or clients with high visibility signage opportunities.
- **Amenities:** The Burnside Business Park is not only an industrial hub but also surrounded by a range of amenities including dining options, hotels, shopping centers like Dartmouth Crossing, and various services, ensuring convenience for both business operations and employees.
- **Infrastructure:** The property is part of a well-developed area with comprehensive infrastructure support, including extensive public transit links, CN Rail mainline, siding, and common user facilities, making it particularly advantageous for logistics and distribution companies.
- **Business Environment:** Being part of Canada's largest business park in Atlantic Canada, this location fosters a dynamic business environment with opportunities for networking, growth, and collaboration among diverse industries.
- **Future Developments:** The area is poised for further development with initiatives like the proposed Burnside Business Improvement District (BID), which aims to enhance the business environment through collective marketing, improved services, and advocacy.

This commercial property at 196 Higney Avenue in Dartmouth's Burnside Business Park is positioned for businesses looking to thrive in a vibrant, well-connected commercial landscape.

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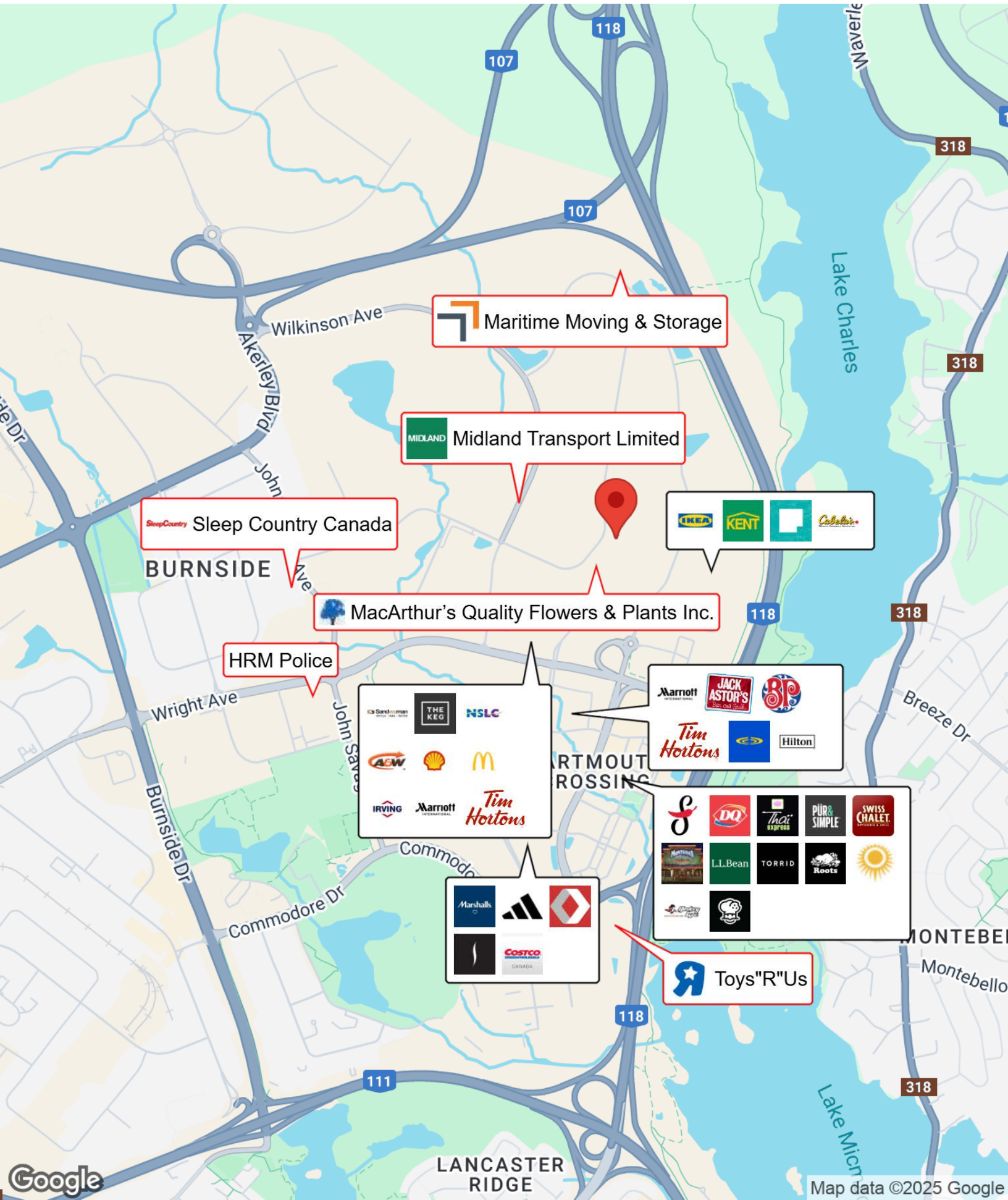
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BUSINESS MAP

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Maritime Moving & Storage

MIDLAND Midland Transport Limited

SleepCountry Sleep Country Canada

IKEA **KENT** **Home Depot** **Costco**

MacArthur's Quality Flowers & Plants Inc.

HRM Police

Sandwich **THE KEG** **NSLC**
AEW **Shell** **McDonald's**
IRVING **Marriott** **Tim Hortons**

Marriott **JACK ASTOR'S** **BP**
Tim Hortons **ES** **Hilton**

Starbucks **DQ** **Thai Express** **PUR & SIMPLE** **SWISS CHALET**
Marriott **LL Bean** **TORRID** **Roots** **Sun**
Cherry **Wendy's**

Marshalls **Adidas** **Home Depot**
Costco CANADA

Toys "R" Us

CONTACT INFORMATION

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