




FOR LEASE

192 JOSEPH ZATZMAN DRIVE DARTMOUTH, NOVA SCOTIA

Two exceptional 1,931 sq. ft. industrial
opportunities in Burnside Business Park



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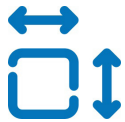


192 JOSEPH ZATZMAN DRIVE | DARTMOUTH, NOVA SCOTIA

Two exceptional 1,931 sq. ft. industrial opportunities in Burnside Business Park

Positioned at 192 Joseph Zatzman Drive, just off Akerley Drive in Burnside Industrial Park, this well-maintained light industrial property offers conveniences and functionality. The building's strategic location provides excellent access to a myriad of amenities. In addition, the property is close to major highways and both harbour bridges, make it a perfect hub for businesses seeking efficiency and accessibility in their operations.

Both units span approximately 1,931 sq. ft. and offer versatile layouts: one includes a few offices, a washroom, and a warehouse with a dock door, while the other features a reception area, multiple offices, larger workspaces, and a smaller rear warehouse with a dock door. With generous clear heights, these spaces are ideal for light industrial or service-oriented businesses seeking an efficient and functional environment for their operations.



1,931 sq. ft. for Lease



Dock Level Loading



Free On-Site Parking

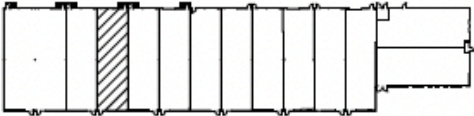
ADDRESS	192 Joseph Zatzman Drive, Unit , Dartmouth
UNITS	4 & 6
LOCATION	Burnside Industrial Park
PROPERTY TYPE	Industrial / Office
BUILDING SIZE	27,524 sq. ft.
SIZE AVAILABLE	Unit 4: 1,931 sq. ft. Unit 6: 1,931 sq. ft.
LOADING	One (1) dock door per unit
CLEAR HEIGHTS	Approximately 18'
SPRINKLER SYSTEM	Yes (wet system)
PARKING	Paved surface parking (approximately 42 stalls)
AVAILABILITY	Immediately
BASE RENT	By negotiation (contact the listing agent)
ADDITIONAL RENT	\$9.43 psf



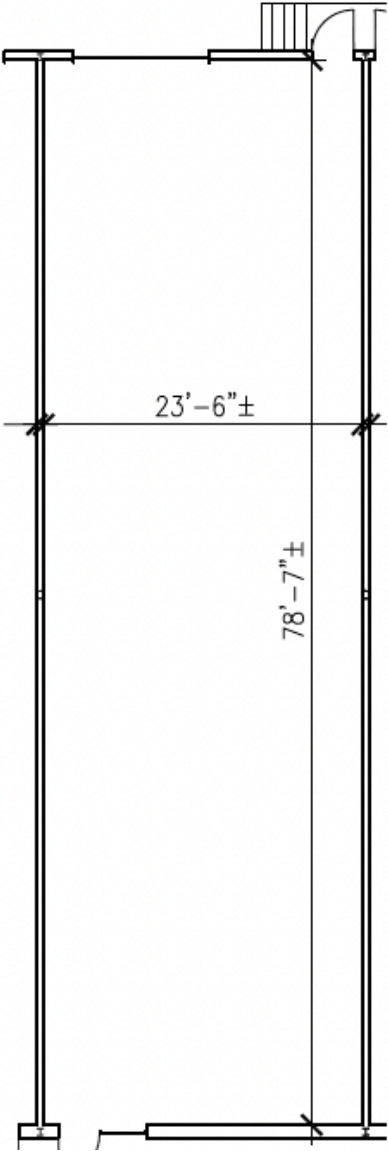
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Floor Plan

Unit 4: 1,931 sq. ft.



KEY PLAN



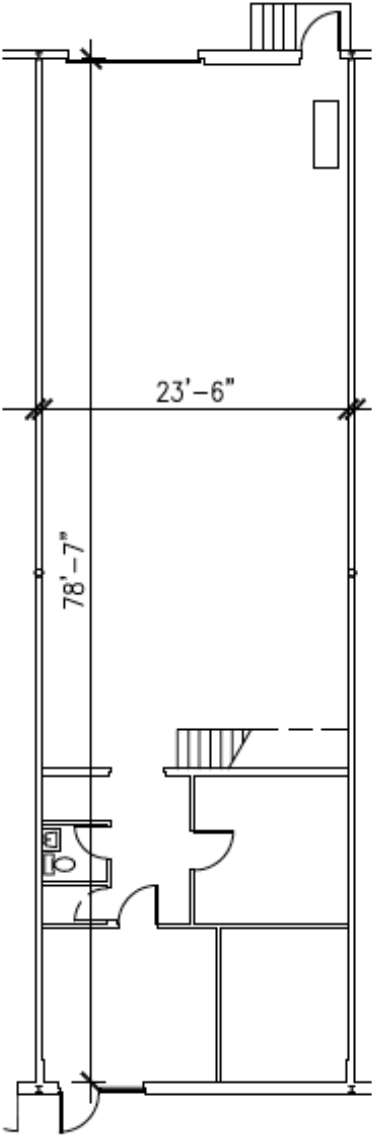
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Floor Plan

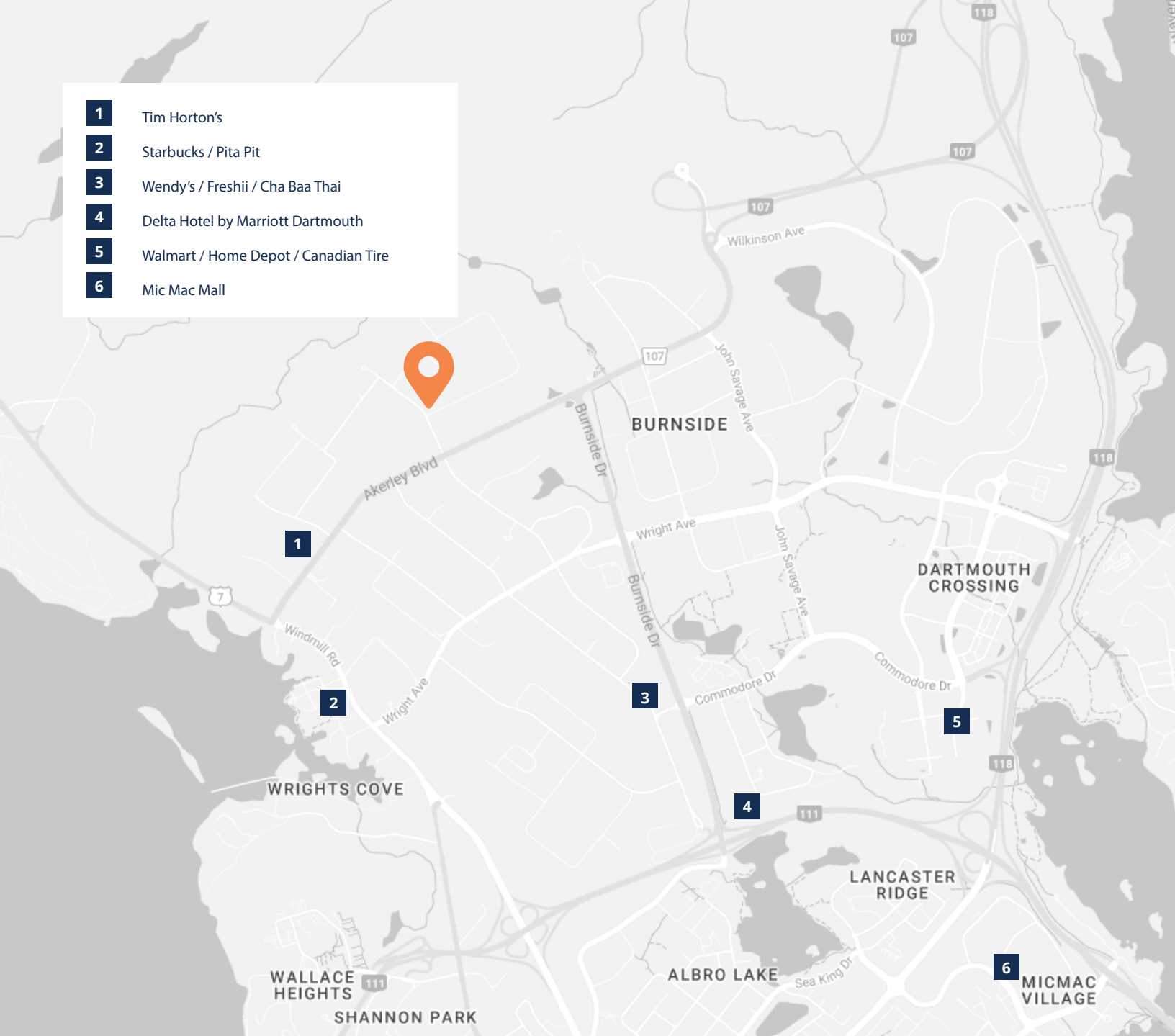
Unit 6: 1,931 sq. ft.






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



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