

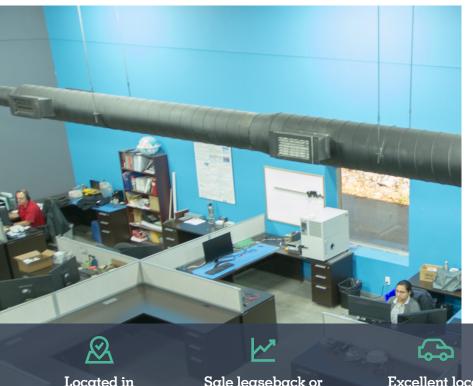
FOR SALE

Burnside Flex-Industrial Building

21 Thornhill Drive, Dartmouth, Nova ScotiaLONG TERM INCOME OR OWNER-OCCUPIER OPPORTUNITY



FOR SALE 21 Thornhill Drive, Dartmouth



Offering

OVERVIEW

21 Thornhill Drive is a 13,372 square foot (sf) partial two storey concrete tilt-up building. The property contains 8,336 sf of multi-function industrial space on the main level with a fully finished 5,036 sf office mezzanine.

Mechanical systems include rooftop HVAC units, heat pumps, ceiling mounted oil fired furnace, and electrical baseboard, which warm and cool the entire premises. The property is equipped with secured card access and video surveillance along with all municipal services.

Its I-2 [General Industrial], zoning allows for its current use along with a variety of future possibilities.

21 Thornhill Drive is being offered at \$3,200,000 as either a long-term investment; a sale leaseback agreement with the vendor entering into a new eight year triple net lease, or an owner-occupier opportunity with the property being provided vacant upon closing.

\$3,200,000
ASKING PRICE

7.1%

E

Excellent local Potential for future and regional multi-tenant accessibility scenarios

PROPERTY

PID 40260911

Building Size 13,372 sf

Year Built 1990

Construction Concrete slab foundation with glass, aluminum and concrete finishes

Parking Ashphalt surface stalls

Ceiling Height 18 feet

owner-occupier

opportunity

the heart of

Burnside

FOR SALE 21 Thornhill Drive, Dartmouth



Location

21 Thornhill Drive is located in Dartmouth in the heart of the Burnside Industrial Park. Burnside is the largest industrial park north of Boston and east of Montreal, with almost 2,000 enterprises and approximately 30,000 employees.

The location offers direct access to major highways, including Highway 111, providing convenient connectivity to key areas within the HRM. The

property's proximity to main roadways ensures easy travel to both downtown Dartmouth and Halifax, facilitating efficient transportation for businesses.

The surrounding area offers various amenities, including retail services, restaurants, and professional services, all within close reach.

Avison Young Halifax 3

FOR SALE 21 Thornhill Drive, Dartmouth















AVISON YOUNG

Get in touch

For more information, please contact:

Michael Brown
Managing Director & Broker
902 229 6179
michael.brown@avisonyoung.com

William Hachey
Sales Associate
902 448 8988
william.hachey@avisonyoung.com

Visit us online avisonyoung.com

© 2025. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.