



FOR SALE

Burnside Flex-Industrial Building

21 Thornhill Drive, Dartmouth, Nova Scotia

LONG TERM INCOME OR OWNER-OCCUPIER OPPORTUNITY

**AVISON
YOUNG**



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%
CAPITALIZATION RATE



Located in the heart of Burnside



Sale leaseback or owner-occupier opportunity



Excellent local and regional accessibility



Potential for future multi-tenant 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



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.





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Get in touch

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