

# 266 Cutler Avenue

Burnside Industrial Park | Dartmouth, NS

**FOR LEASE**

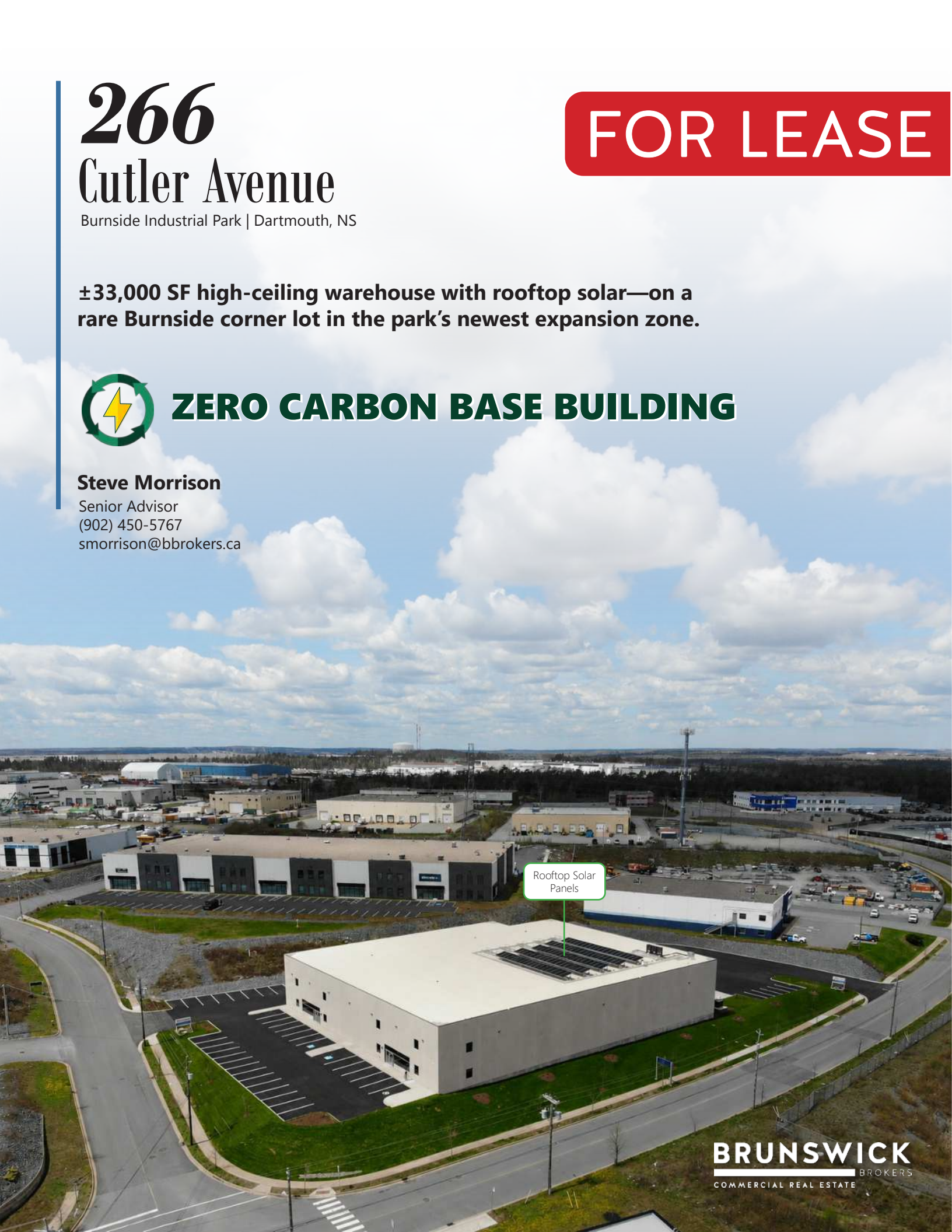
±33,000 SF high-ceiling warehouse with rooftop solar—on a rare Burnside corner lot in the park's newest expansion zone.



## **ZERO CARBON BASE BUILDING**

**Steve Morrison**

Senior Advisor  
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Rooftop Solar  
Panels

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COMMERCIAL REAL ESTATE

266 Cutler Avenue | Dartmouth, NS  
Steve Morrison



## Property Highlights

BASE RENT  
PLEASE CONTACT

### Building Highlights:

This state-of-the-art industrial property, now available, is a newly constructed building spanning 33,000 sq. ft. on a 2.40-acre lot. It features 28' clear height ceilings, ample parking, and a secure, fenced yard—making it an ideal space for your operations. The building is designed with high-efficiency systems throughout, including rooftop solar to further reduce operating costs.

### Location Advantages:

The property is strategically located with direct access to the highway leading to New Brunswick and is in close proximity to the bridge to Halifax. This prime location ensures minimal travel time to the airport and downtown, offering excellent connectivity for your customers and staff.

### Nearby Amenities:

The property is conveniently located near Dartmouth Crossing, home to a variety of large multinational retailers. This proximity provides easy access to a wide range of services and amenities.

### Net Zero Carbon:

The building will include a solar photovoltaic roof-mounted system to offset energy consumption from the electrical utility. This system will support heating of the building and, when electrical generation exceeds heating demand, provide electricity for general operational needs. The landlord will participate in the Zero Carbon Building Standard set out by the Canada Green Building Council pilot project and seek to achieve a Zero Carbon Building Certification for the base building (core and shell).

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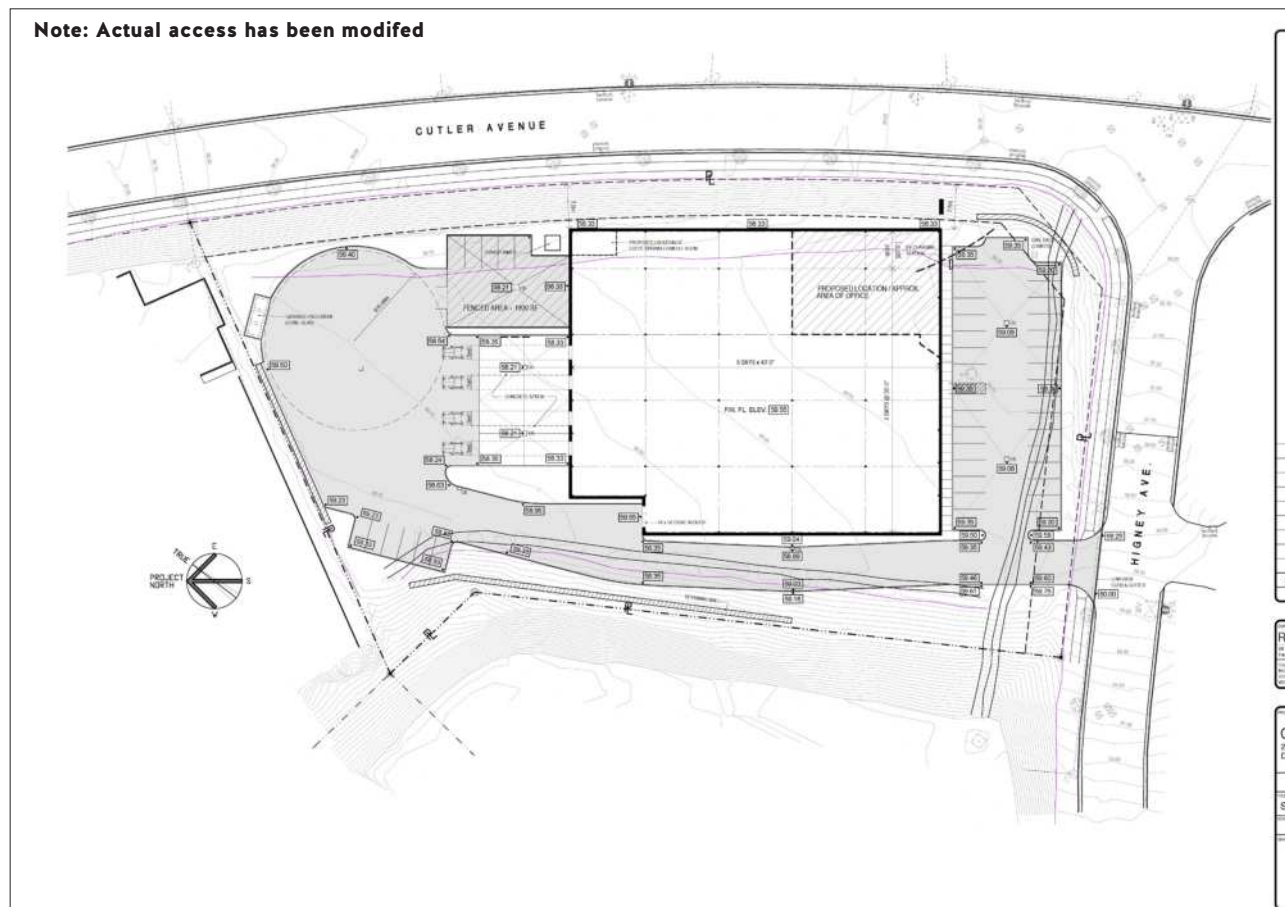
84 Chain Lake Drive, Suite 200  
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## Property Details

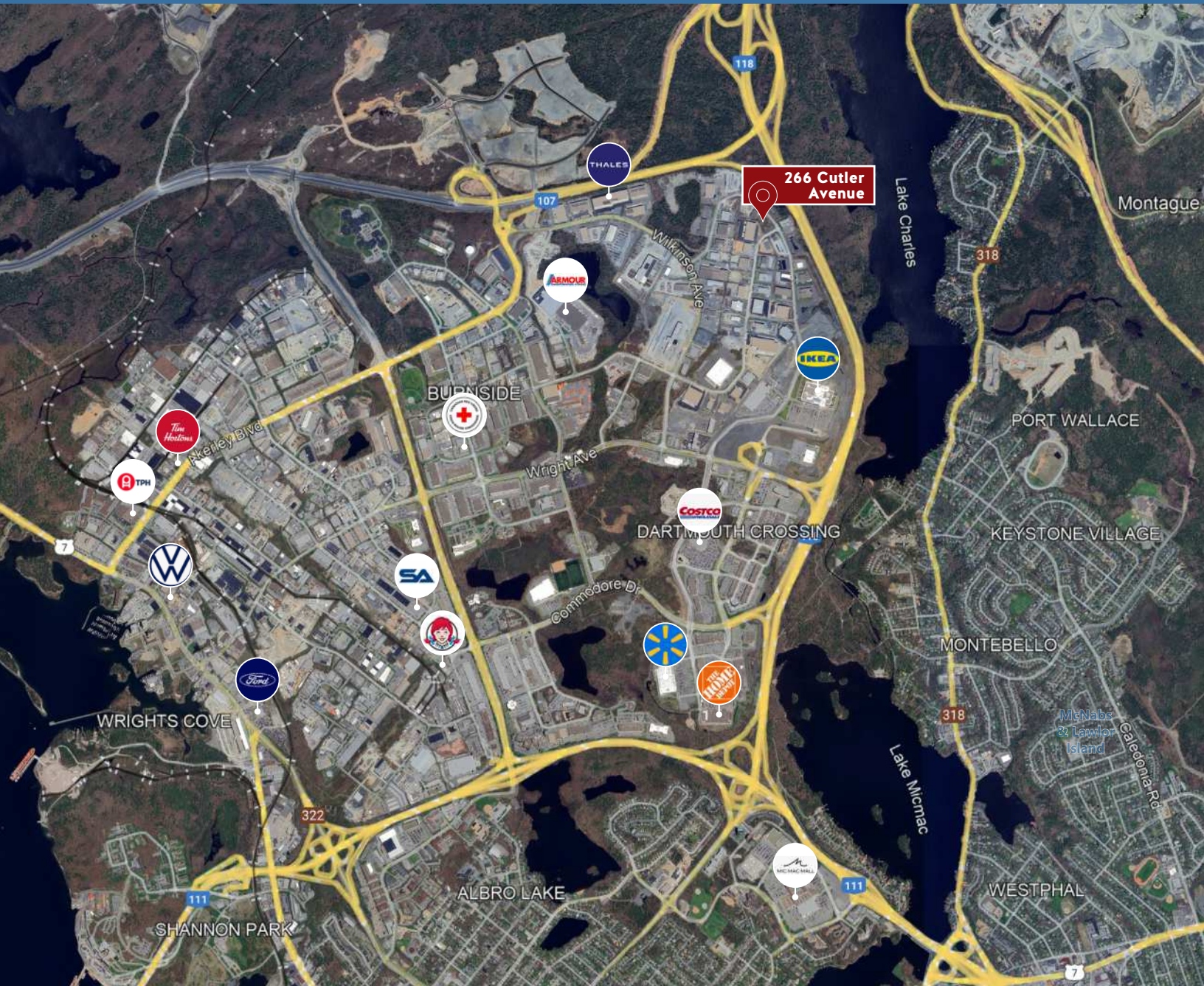
<b>Address</b>	266 Cutler Avenue, Dartmouth NS	<b>Ceiling Height</b>	28' Clear
<b>Industrial Park</b>	Burnside Business Park	<b>Loading Doors</b>	Dock (5), Grade (1)
<b>Property Type</b>	Light Industrial	<b>Yard Space</b>	Fenced Compound +/-2,000-3,000 SF
<b>Building Type</b>	Precast Warehouse	<b>Parking</b>	43 stalls
<b>Lease Type</b>	Full Service	<b>Major Highways</b>	102,107,118
<b>Land Area</b>	+/-2.40 Acres	<b>Public Transit</b>	Yes
<b>Lot Type</b>	Corner	<b>Sprinkler</b>	ESFR
<b>Total Building</b>	+/-32,696 SF	<b>Power</b>	800 AMP 347/600V 3 Phase
<b>Suites</b>	Unit 1: +/- 18,586 SF Unit 2: +/- 14,110 SF	<b>Energy Type</b>	Grid & PV supplemental panels
		<b>Floors</b>	1 (Office Mezzanine options available)

## Site Plan



# 266 Cutler Avenue | Dartmouth, NS

## Steve Morrison



3,400 acres  
2,000 enterprises  
30,000 employed



Largest industrial park  
north of Boston and  
east of Montreal

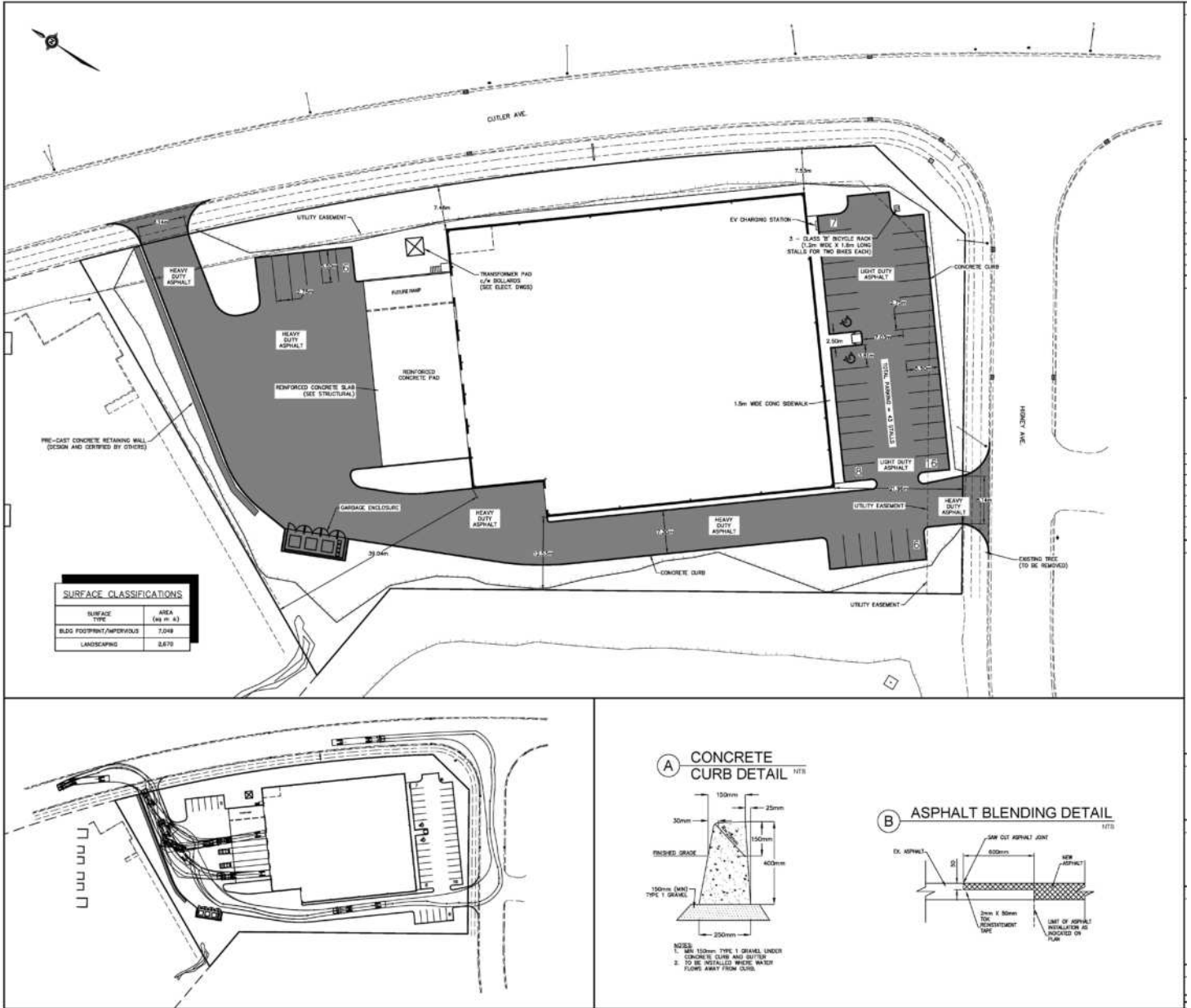


Rare opportunity to  
lease NEW space in  
competitive market

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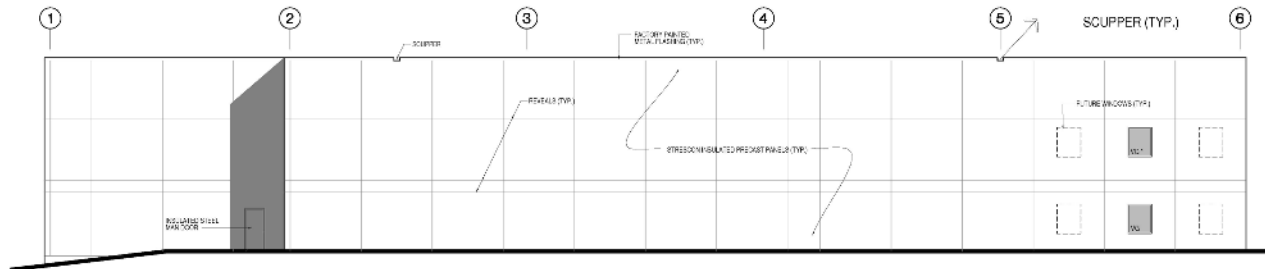
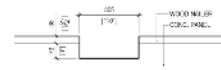
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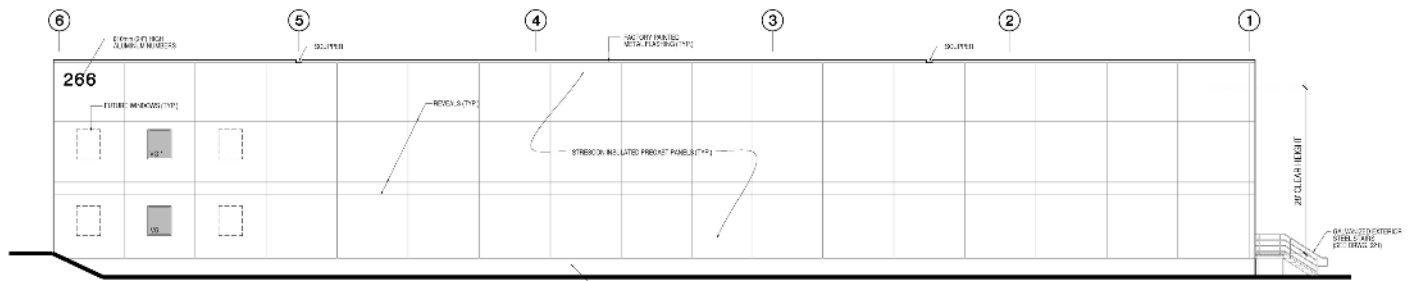
# Site Elevations

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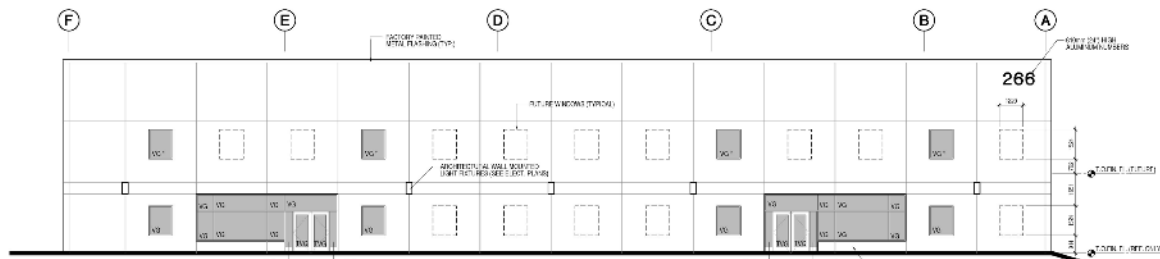
**WEST ELEVATION**

SCALE: 1/32



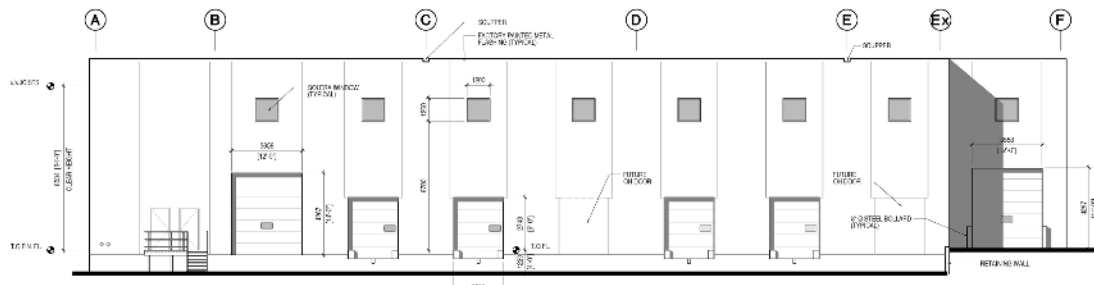
**EAST ELEVATION**

SCALE: 1/32



**SOUTH ELEVATION**

SCALE: 1/32



**NORTH ELEVATION**

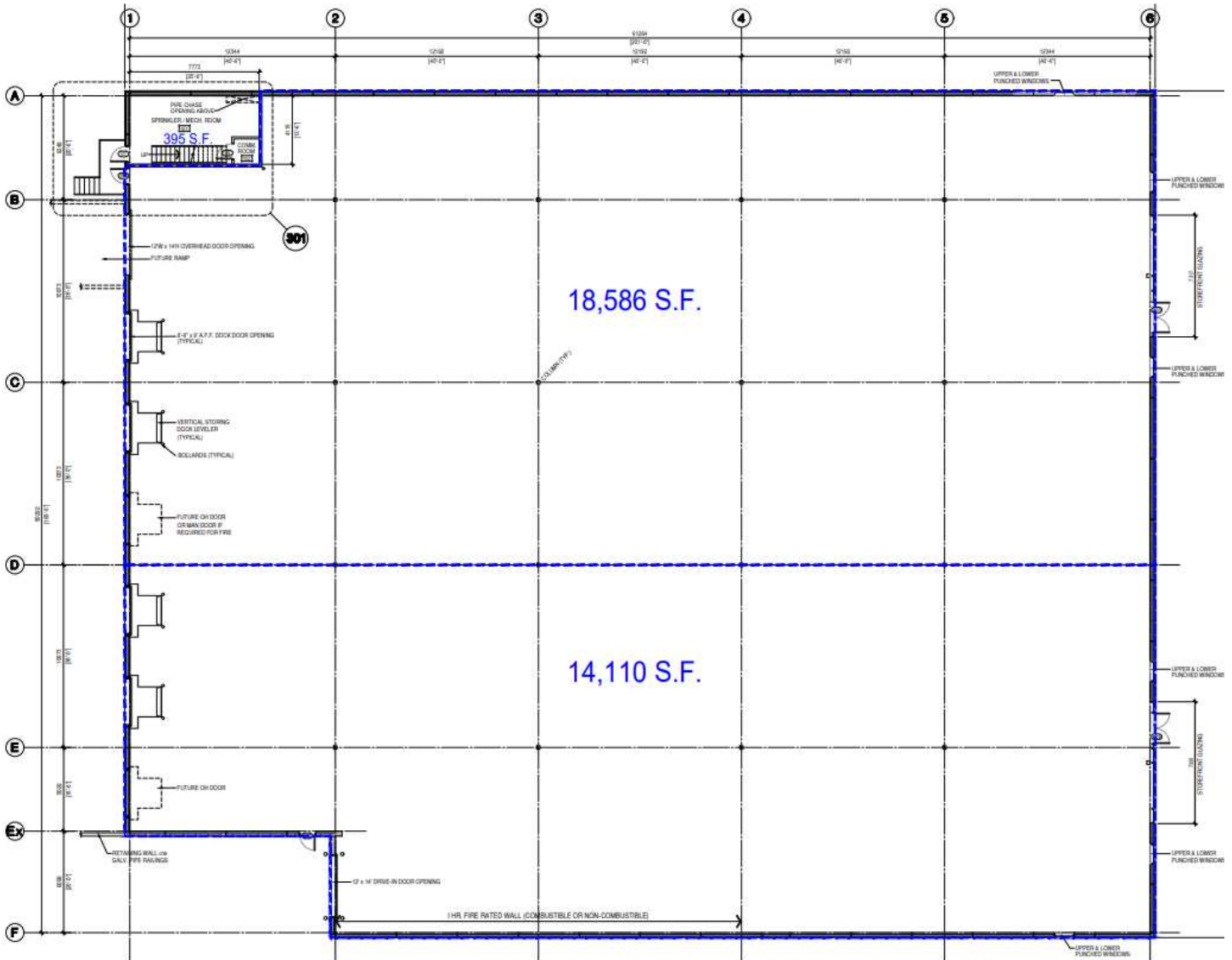
SCALE: 1/32

**OVERHEAD DOORS**

1. OVERHEAD DOORS TO BE ALUMINUM OR STEEL OVERHEAD DOORS PAINTED INSULATED IN THE MILD STEEL OR ALUMINUM HEAVY DUTY FINISH. DOOR SHALL BE 10' HIGH BY 16' WIDE. DOORS SHALL BE 3" UP "LARGE" - INSULATED ALUMINUM CLAMP AND OPERABLE SOLID DOORS AND ROOF RAIL GROOVE.

# Floor Plan

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