

Industrial Condo

349 Higney Avenue
Dartmouth, NS



Offering Brochure

Unique opportunity to purchase an asset in Atlantic Canada's premiere industrial park.

Robert Jennings

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**AVISON
YOUNG**

Property Information

Executive Summary



Offering Summary

Sale Price:	\$1,950,000
Building Size:	29,635 SF
Available SF:	6,397 SF
Year Built:	2023
Market:	Industrial

Property Overview

Rare opportunity to purchase an industrial condo in a under supplied industrial market. Units can be purchased individually or combined.

Property Highlights

- 6,397 sf remaining available to purchase
- High-demand location, in the heart of Burnside
- Easy access to all amenities, highways, shopping, and restaurants
- Excellent roadside exposure in high-traffic area

Property Information

Property Description



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This property will be a newly constructed concrete tilt up industrial building with three bays containing approximately 10,000 square feet each located on three acres of land. Completion of the facility is scheduled for fourth quarter of 2023.

Each bay contains both a dock and grade loading door for your convenience along with a main front entrance for customers and staff. The building will have 24 foot clear ceiling height along with natural gas heating and cooling.

The Property will provide options for plenty of free surface parking.

Location Description

This property is located on Higney Avenue in the Burnside Industrial Park. Burnside is the largest industrial park north of Boston and east of Montreal, with almost 2,000 businesses and 30,000 employees working in the park on a daily basis.

Burnside businesses are located 10-15 minutes of travel time to the downtown core of Halifax, the Halifax International Airport, and the Port of Halifax. Many amenities are located minutes away at Dartmouth Crossing.

Property Information

Regional Map

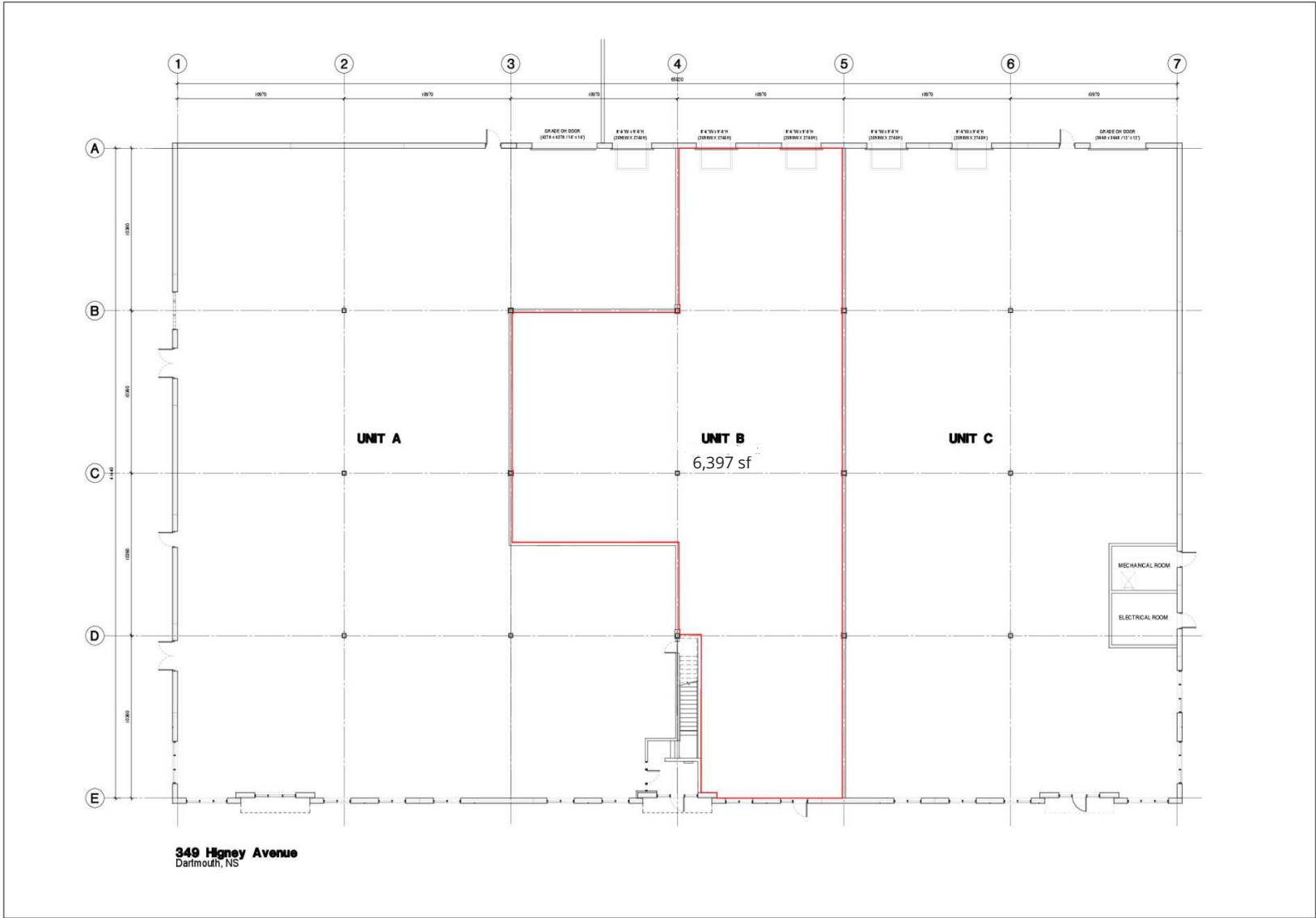


Property Information

Aerial Map



Floor Plan



**If you would like more
information on this offering
please get in touch.**

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Visit us online
[avisonyoung.com](https://www.avisonyoung.com)

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