

111 ILSLEY AVENUE

Dartmouth | NS



FOR LEASE

NEW 9,788 SF FULL FLOOR AVAILABLE

Unique High Exposure Ground Floor Space
Available in the Heart of the Burnside Industrial Park

Steve Morrison

Senior Advisor
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111 Ilsley Avenue | Dartmouth, NS
Steve Morrison



Property Highlights

BASE RENT
Negotiable

111 Ilsley Avenue is located in Burnside Industrial Park with **excellent frontage** on the park's main thoroughfare leading to major highways and Halifax bridges. Located only 1km from busy retail park Dartmouth Crossing, 111 Ilsley is near a host of amenities including hotels, restaurants, athletic facilities and shopping.

This property features exceptional tenant exposure with 30,000 plus vehicles passing by per day. The available ground floor suite provides easy client access and includes a dedicated exterior entrance. It is well suited for both professional offices and retail operations. Combined with the pylon signage offering excellent visibility from the very busy Burnside Drive and free on-site parking, this location checks many boxes.



**KEY CARD
ACCESS**



**SECURE
BUILDING**



ELEVATOR



**ON-SITE
PARKING**



**TRANSIT
ACCESSIBLE**

BRUNSWICK
BROKERS

84 Chain Lake Drive, Suite 200
Halifax, NS
B3S 1B4

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Property Details

AVAILABLE
Immediately

LOCATION	Burnside Industrial Park
BUILDING SIZE	30,000 sf
YEAR RENOVATED	2018
NUMBER OF FLOORS	3
BASE RENT	Negotiable
SUITES AVAILABLE	Suite 100 - 3,879 sf Suite 101 - 1,412 sf Suite 105 - 1,094 sf Suite 300 - 9,788 sf - Virtual Tour
PARKING	125 surface spaces
SPRINKLERS	Sprinklered throughout

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5 MINUTE DRIVE
TO DARTMOUTH CROSSING

10 MINUTE DRIVE
TO DOWNTOWN

20 MINUTE DRIVE
TO AIRPORT

**Dartmouth
CROSSING**

111 Ilsley Ave

BURNSIDE DRIVE

15 MINUTE DRIVE
TO HALIFAX

Nearby Amenities

Dartmouth Crossing	Best Western	Delta Hotels	RBC
Subway	Wendy's	Tim Horton's	Freshii
Scotiabank	Puralator	McDonald's	Pita Pit
Goodlife Fitness	Starbucks	Avis	Mezza

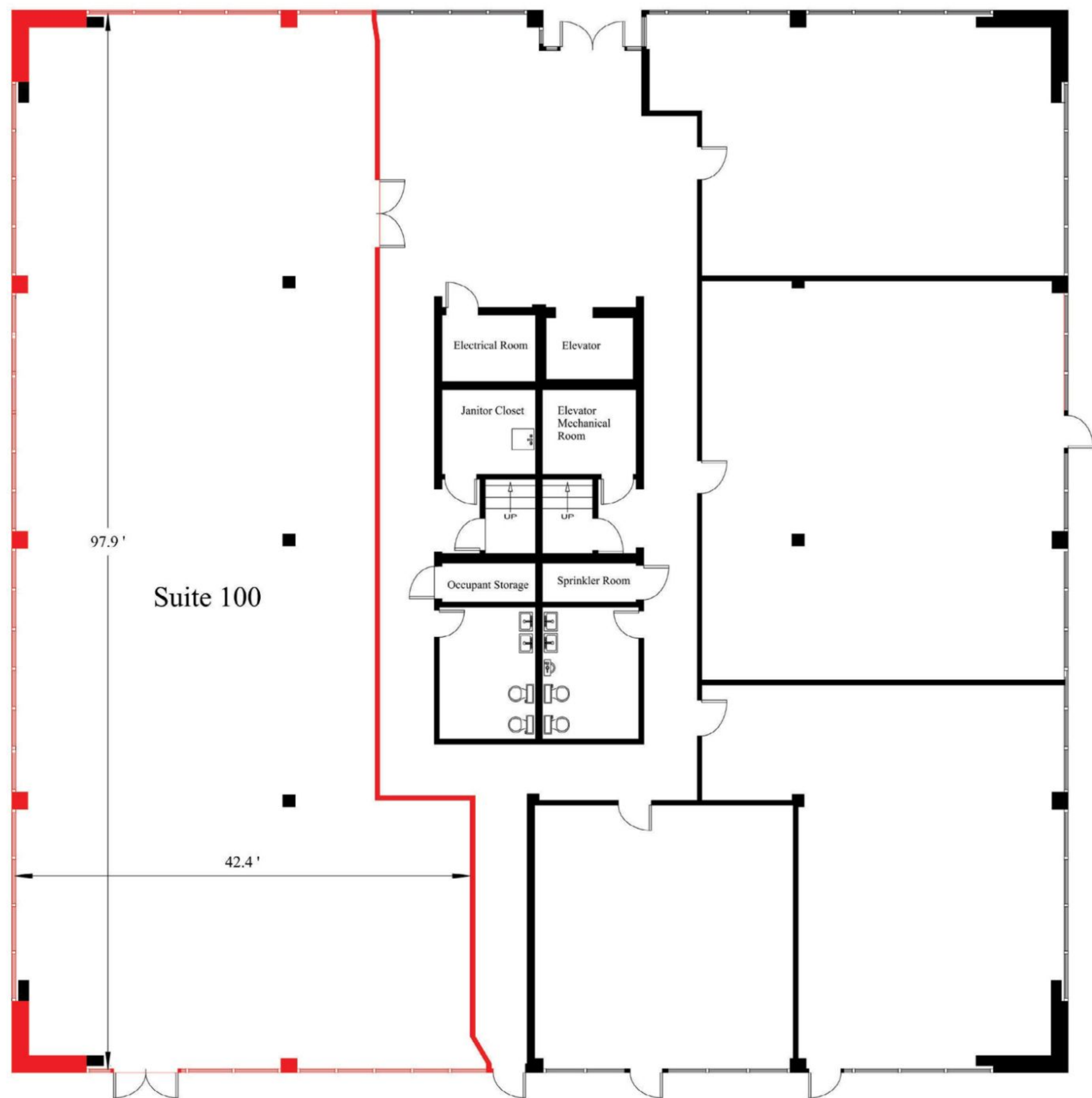
Halifax

2024 POPULATION	530,981 persons
POPULATION CHANGE (2020 - 2024)	12%
MEDIAN AGE	40.4 years old
AVERAGE HOUSEHOLD INCOME	\$86,753

Floor Plan

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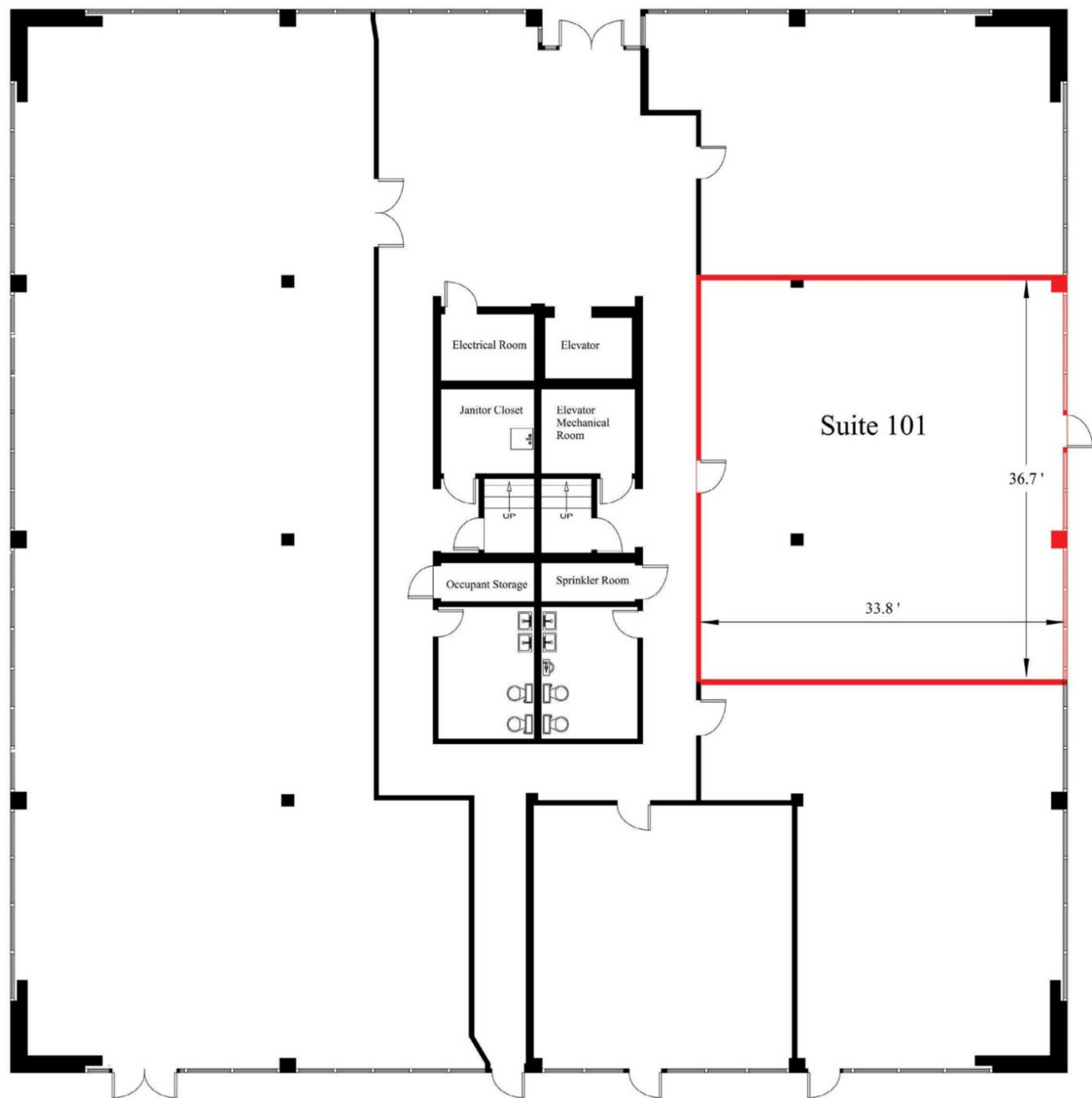
Suite 100 - 3,879 sf



Floor Plan

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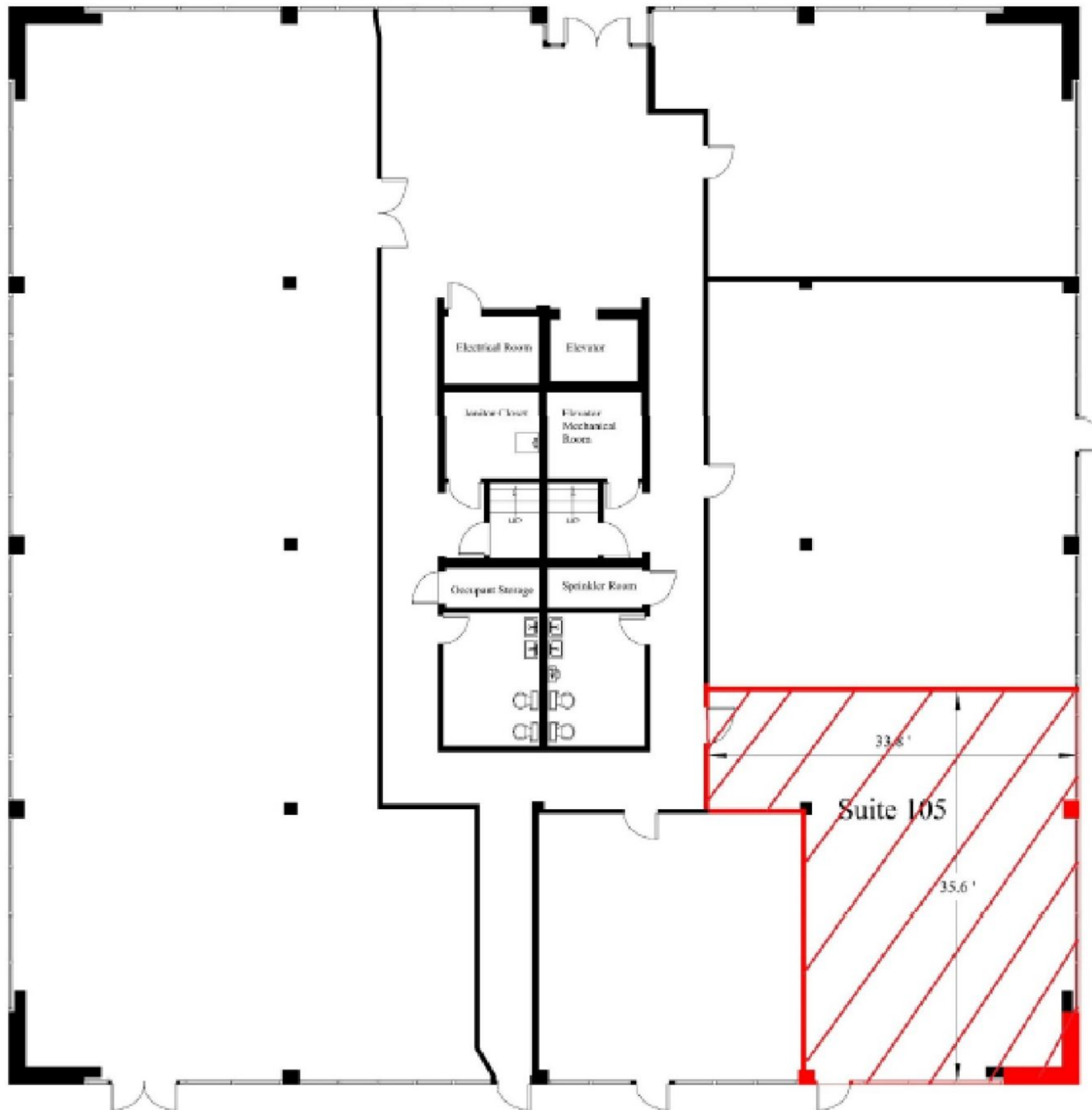
Suite 101 - 1,412 sf



Floor Plan

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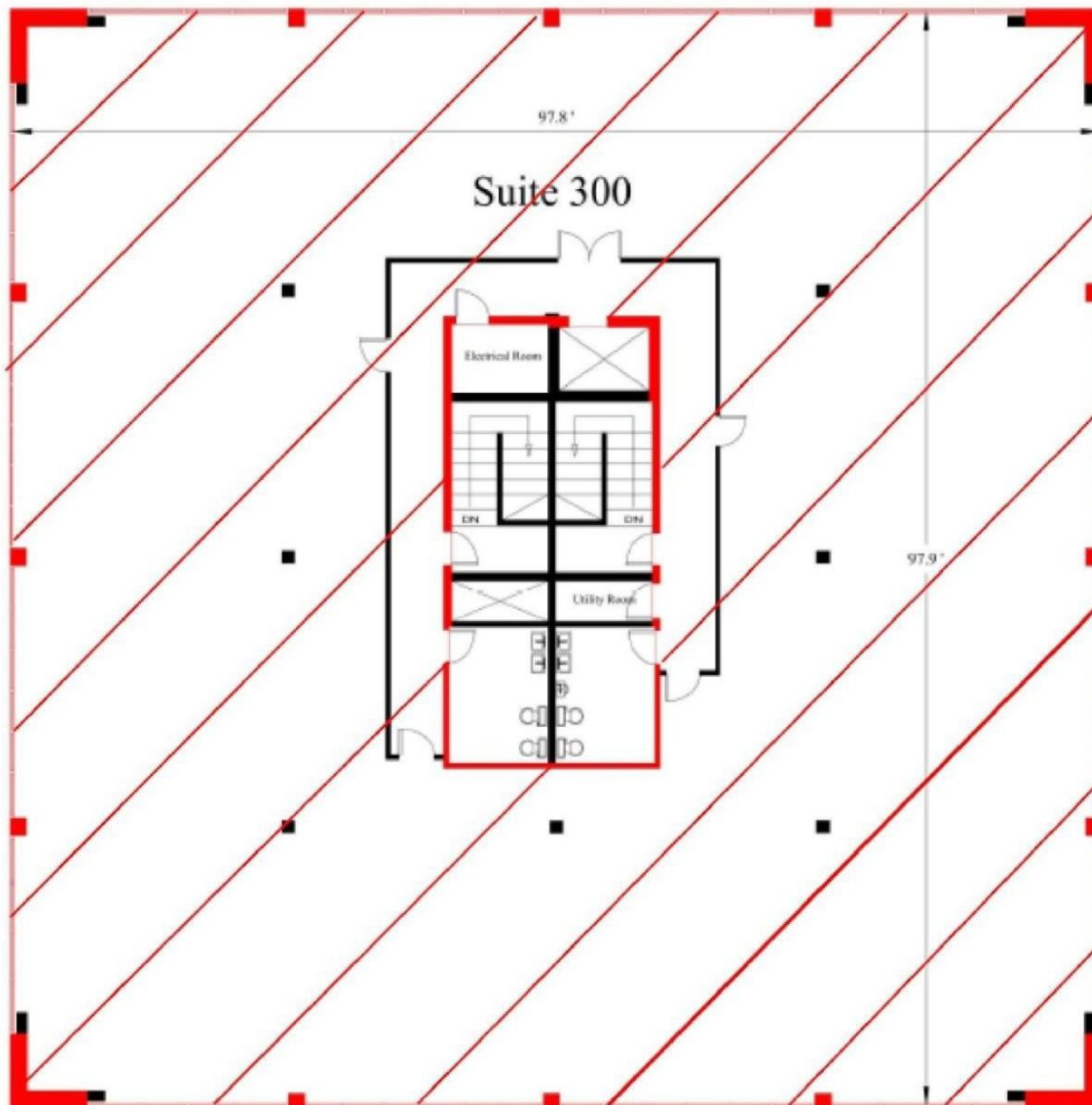
Suite 105 - 1,094 sf



Floor Plan

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Suite 300 - 9,788 sf - Full Floor



[Click Here - To View Virtual Tour](#)

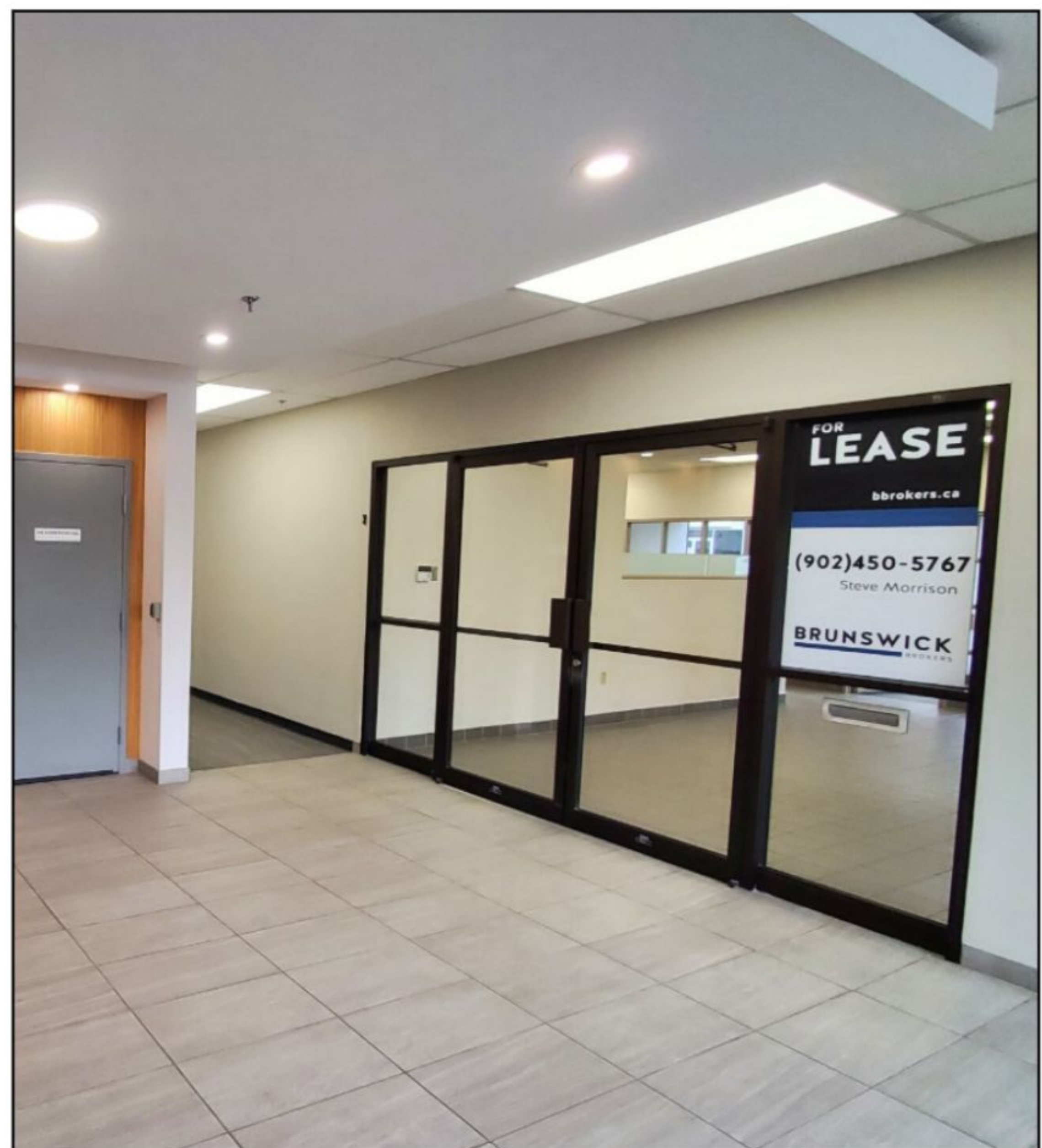
Pylon Signage Opportunities



Property Photos

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Common Area & Suite





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