

CBRE



DARTMOUTH, NOVA SCOTIA

20 Rosedale Drive



INDUSTRIAL FLEX SPACE FOR LEASE
5,412 SQ. FT. AVAILABLE

Area Overview

Situated near downtown Dartmouth, and only a quick trip from highway 118 and the Macdonald Bridge, 18 Rosedale is a convenient location for businesses – featuring an office component, grade loading, surface parking and close proximity to the core Dartmouth and Halifax markets.

Well-served by Halifax Transit routes facilitating convenient access for commuters and visitors alike, and only minutes from Dartmouth's broader industrial/commercial network, including Burnside Industrial Park, accommodating roughly 2,000 enterprises and 30,000 employees.

This location offers a blend of accessibility and functionality, providing efficient connectivity to major transportation routes, serving as an excellent option for warehousing, light manufacturing, or service-based operations.

76,741

DAYTIME POPULATION
(3KM RADIUS, 2025 STATCAN)

\$91,940

AVERAGE HOUSEHOLD INCOME
(3KM RADIUS, 2025 STATCAN)

35.9

MEDIAN AGE
(3KM RADIUS, 2025 STATCAN)



Property Overview

Positioned in the heart of Dartmouth's evolving urban core, 20 Rosedale Drive offers a unique opportunity to secure flex-industrial space within one of HRM's most densely populated and rapidly growing mixed-use neighborhoods.

The surrounding area supplies an invaluable mix of strong population growth, a deep and diverse labor pool, and exceptional central accessibility.

Unlike traditional suburban industrial parks, Rosedale Drive's unique location provides immediate access to a large local workforce and customer base while remaining close to central Dartmouth, Wyse Road, the bridgehead area, and the broader Halifax-Dartmouth market. The result is a highly functional property for businesses that value efficiency, convenience, and urban market reach

As Dartmouth continues to intensify and transition toward a more urban, mixed-use environment, demand for well-located industrial and flex space is expected to remain strong.

Civic Address	20 Rosedale Drive, Dartmouth, Nova Scotia, B3A 1L8
Property Type	Industrial Flex Space
Availability	Immediate
Total Size (sq. ft.)	5,412 sq. ft.
Semi-gross Rent	Please Contact
Utilities	Tenant-controlled. Heat included; tenant pays power
Parking	On-Site

PROPERTY HIGHLIGHTS



EASY ACCESS TO BOTH
MACDONALD & MACKAY BRIDGE



AMPLE ON-SITE PARKING
PARTIALLY PAVED/GRAVEL

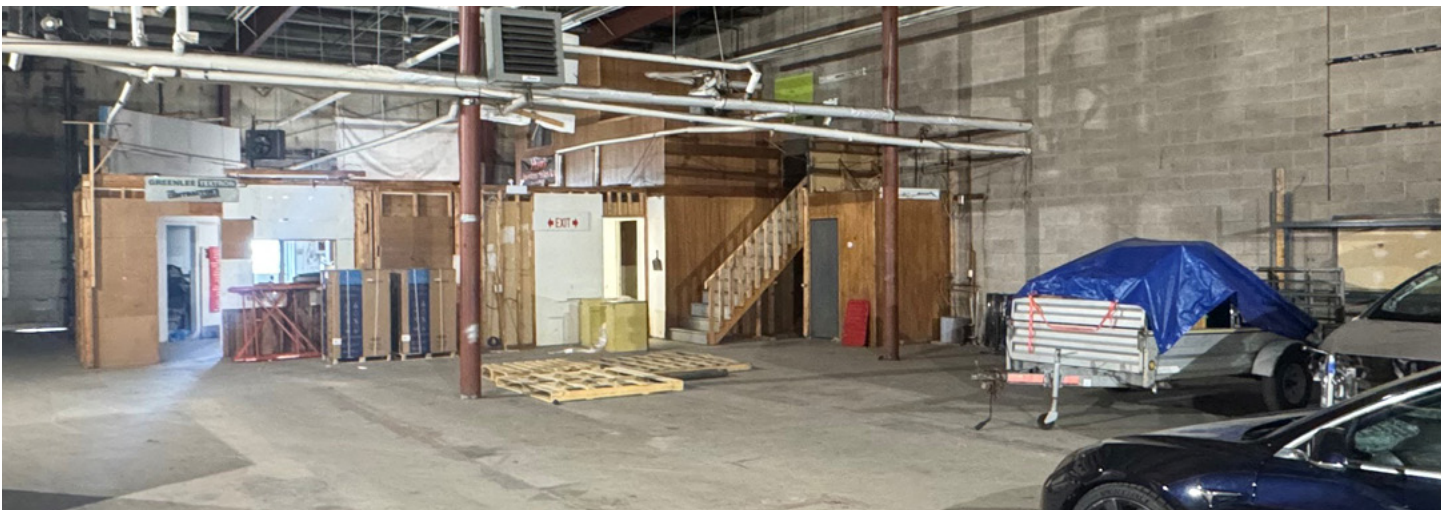


8' X 8' GRADE
LOADING DOOR



OPEN PRODUCTION FLOOR
AND STORAGE AREA







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