



Unit S, 61 Raddall Avenue, Dartmouth, NS

# End-Cap Flex Industrial Space Available for **Sublease**

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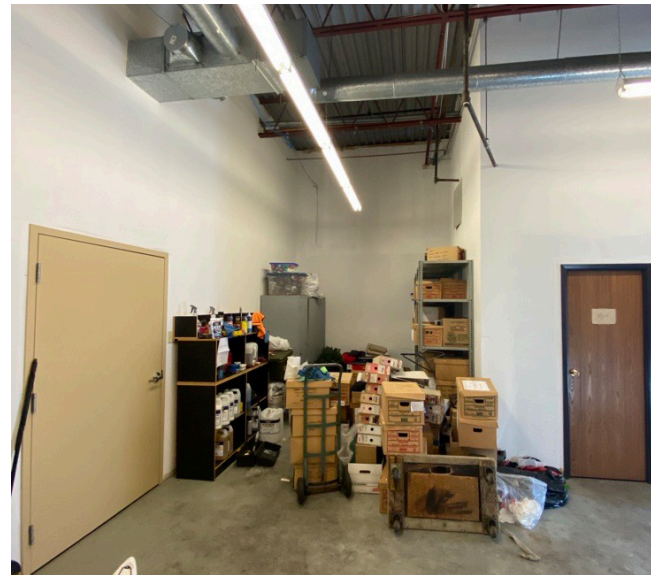
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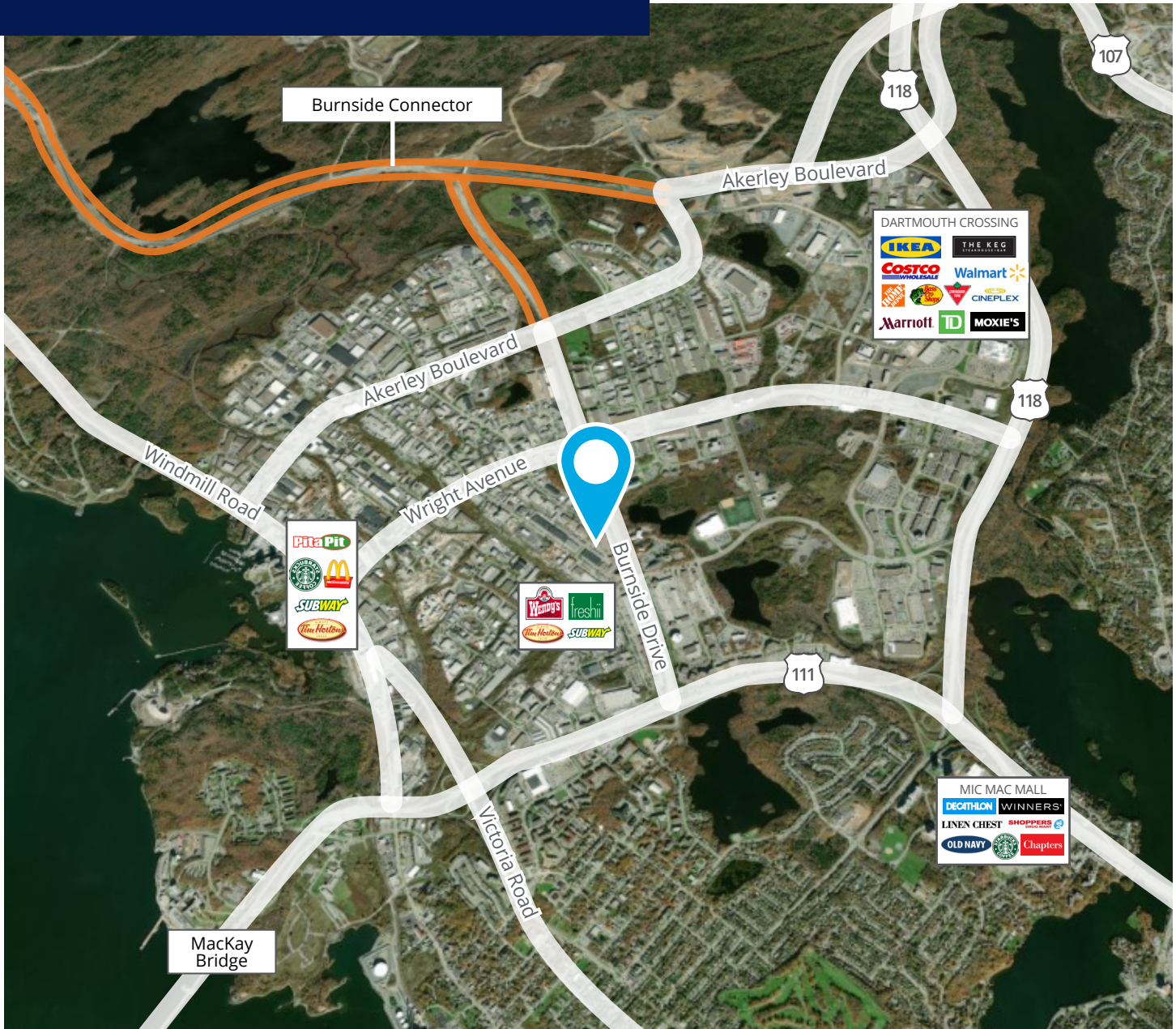
# Property Overview

This move-in ready, high visibility, end-cap, flex industrial unit delivers a versatile, well-designed workspace in one of Dartmouth's most sought-after business locations. Situated in Burnside Business Park, the property offers excellent access to major transportation routes and is surrounded by a strong mix of retail, industrial, and service businesses, making it an ideal location.

<b>Sublease Available Area</b>	Unit S 2,082 SF
<b>Layout</b>	<ul style="list-style-type: none"><li>• Finished office areas</li><li>• Grade loading door</li></ul>
<b>Parking</b>	Ample paved parking available
<b>Net Rent</b>	Contact Agent
<b>Additional Rent</b>	\$8.06 PSF (2026) est.
<b>Available</b>	Immediately
<b>Existing Lease Term</b>	Current lease expiry - August 31, 2027



# The Location



Burnside Business Park is home to nearly 2,000 businesses, employing approximately 30,000 people. A multitude of amenities are throughout the park and in the adjacent major retail node, Dartmouth Crossing.

The newly completed Burnside Connector - a 9 km 4-lane freeway connecting Burnside with Sackville and Bedford - is accessible via 2 connectors on Akerley Boulevard.



Downtown  
Halifax (CBD)  
**15 KM**



Halifax Stanfield  
International Airport  
**25 KM**



South End  
Container Terminal  
**15 KM**



Fairview Cove  
Container Terminal  
**9 KM**



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