



Colliers

140 Thorne Avenue, Dartmouth | NS

7,500 SF stand-alone industrial building in Burnside **for lease**

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Property Overview

Explore this exceptional opportunity to lease a stand-alone, well maintained industrial building ideally situated in the Burnside Industrial Park. This versatile warehouse space offers easy access, mezzanine, outside storage, and paved parking.

Address	140 Thorne Avenue, Dartmouth, NS
Location	Burnside Industrial Park
Available Area	7,500 SF Warehouse (Additional 1,800 SF of bonus mezzanine space)
Loading	One grade level loading door (14' clear)
Clear Height	20' at peak
Power	200 AMP 208 Volt
HVAC	Electric HVAC heating/cooling for office, with supplemental electric baseboard heaters. Two oil fired forced air heaters in warehouse.
Yard Space	Fenced in yard space available for outdoor storage
Parking	Ample on-site parking available
Net Rent	\$13.00 PSF
Additional Rent	\$7.75 PSF (2026) est.
Available	May 1, 2026 or sooner



Key Highlights



Stand-alone industrial building



Ideally located in Burnside Industrial Park



Grade loading door (14' clear)



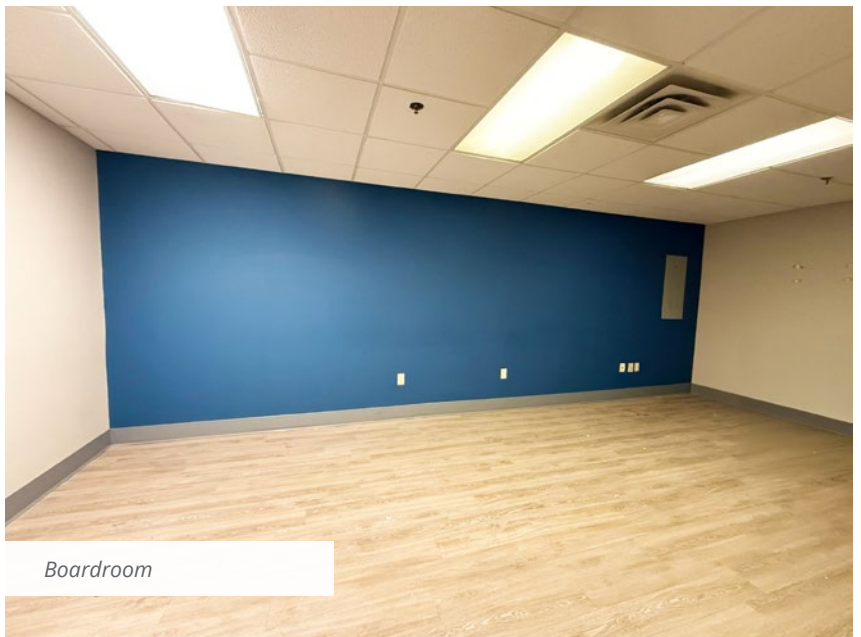
Easy access to Highway 111 & Highway



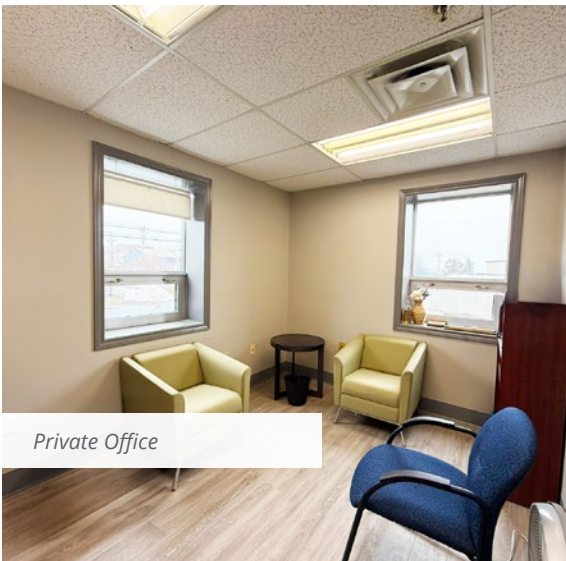
Fenced in Yard Area



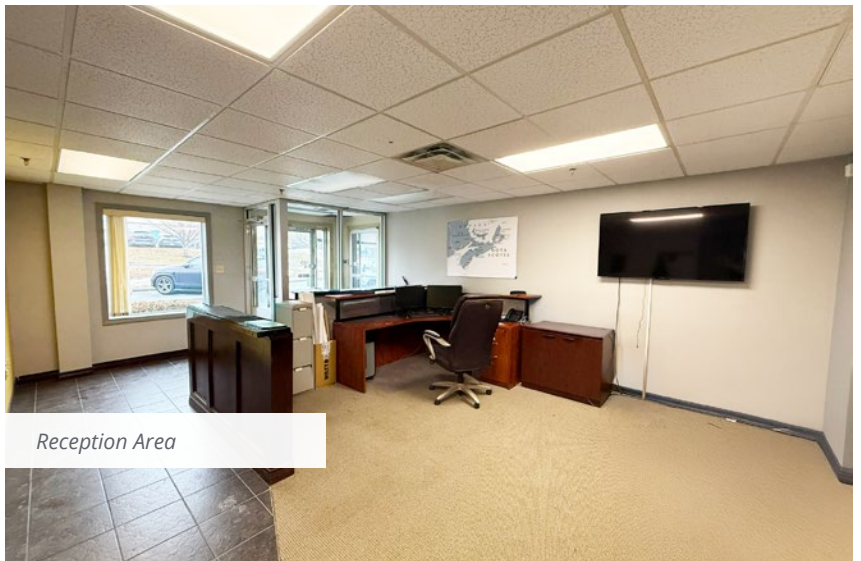
Yard/ Storage Area at Rear of Property



Boardroom



Private Office



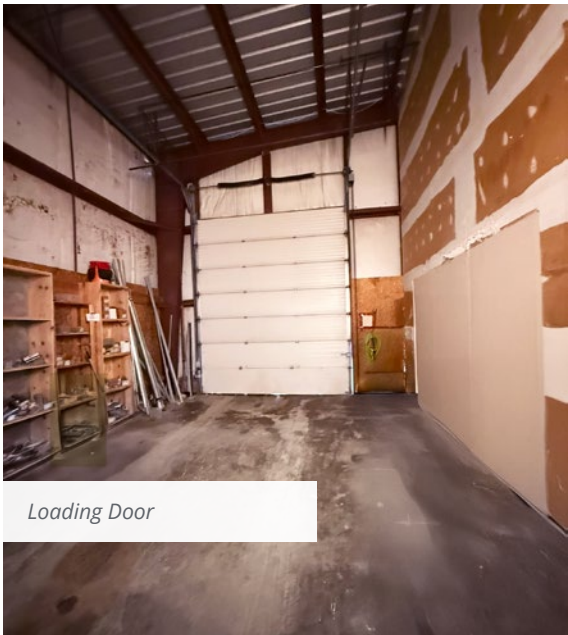
Reception Area



Warehouse Area



View of Warehouse from Mezzanine

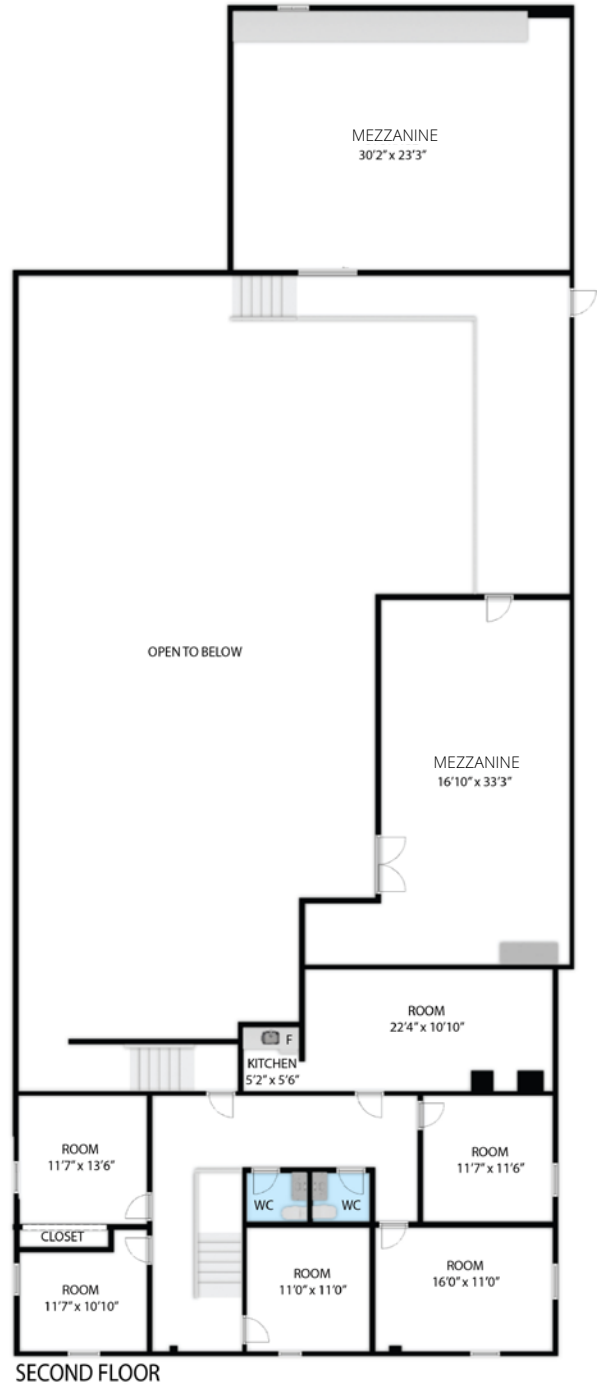
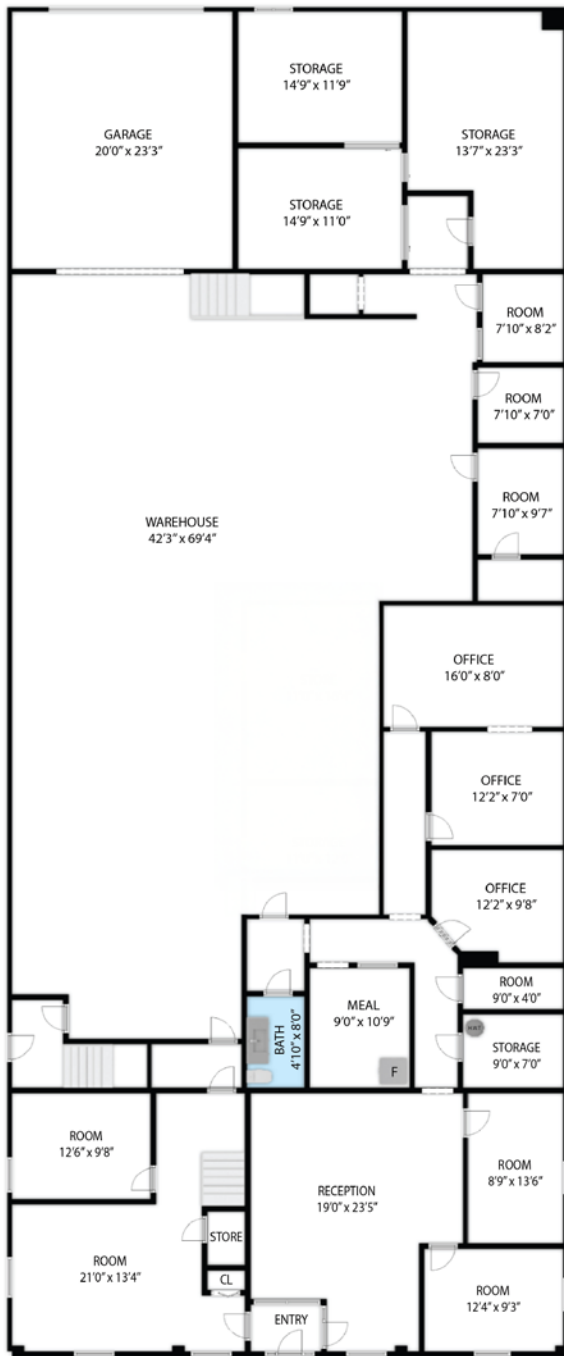


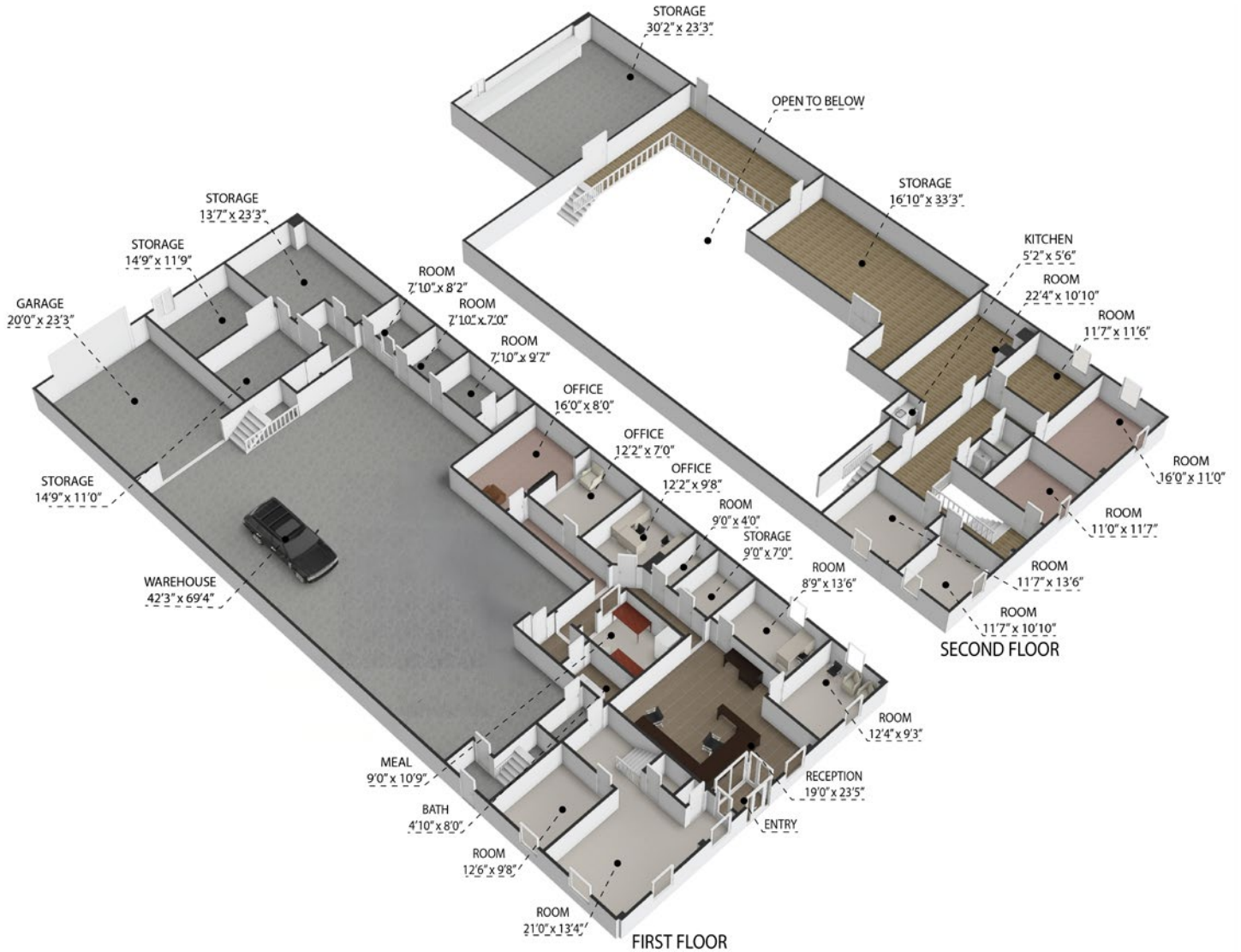
Loading Door



Mezzanine Area

Floor Plan





Features

- Full stand-alone building
- Private offices
- Reception, boardroom, and lunchroom
- Three washrooms
- 1,800 SF bonus mezzanine
- 20' clear height at peak
- Grade loading door with 14' clearance height
- Fenced in yard space available
- Building signage available



Click here to view a virtual tour of the property

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 15 minutes	Bayers Lake Business Park 17 minutes	Dartmouth Crossing 4 minutes
Downtown Dartmouth 10 minutes	Bedford Commons (Shopping) 17 minutes	Mic Mac Mall 7 minutes





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