



FOR LEASE

Burnside Flex-Industrial Building

21 Thornhill Drive, Dartmouth, Nova Scotia

SINGLE TENANT BUILDING WITH FLEXIBLE LAYOUT

**AVISON
YOUNG**



Offering

OVERVIEW

21 Thornhill Drive is a 13,372 square foot (sf) partial two storey concrete tilt-up building. The property contains 8,336 sf of multi-function industrial space on the main level with a fully finished 5,036 sf office mezzanine.

Mechanical systems include rooftop HVAC units, heat pumps, ceiling mounted oil fired furnace, and electrical baseboard, which warm and cool the entire premises. The property is equipped with secured card access and video surveillance along with all municipal services.

Its I-2 [General Industrial], zoning allows for its current use along with a variety of future possibilities.

\$14.00

LEASE RATE (NET PSF)

\$7.90

CAM (PSF)

LEASE SUMMARY

Leasable area	13,372 sf
Net rent	\$14 psf
Additional rent	\$7.90 psf
Term	Negotiable
Availability	Immediate
Parking	On-site surface stalls
Signage	Building



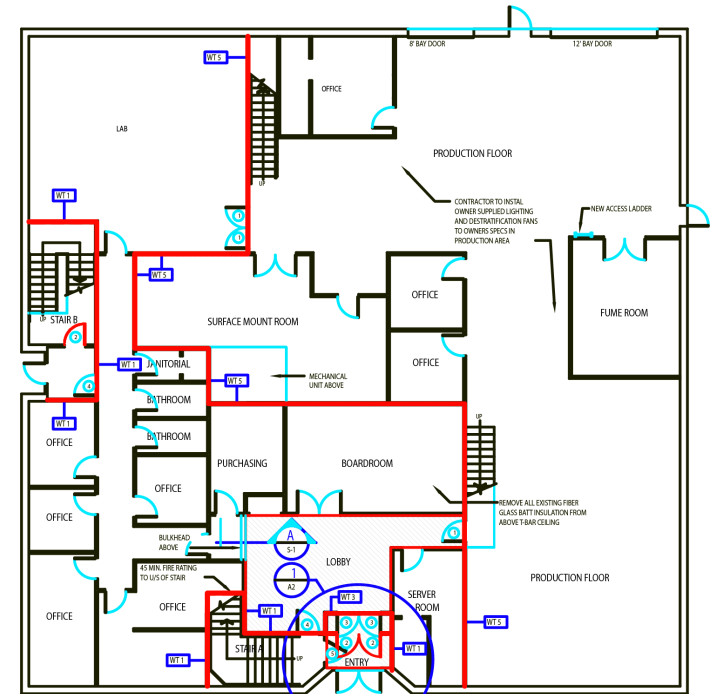
Located in
the heart of
Burnside



13,372 sf space
with flexible
layout options



Excellent local
and regional
accessibility



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Get in touch

For more information, please contact:

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