



Colliers



Attractive
Sublease
Rates



20-24 Akerley Boulevard , Dartmouth, NS

8,566 SF of Highly Visible Burnside Flex Industrial Space **for Sublease**

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Property Overview



Direct Access to Major Hwys 107, 111, & 118



20' Warehouse Clear Height



1 Dock Level Loading Door

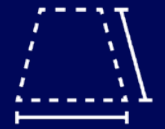
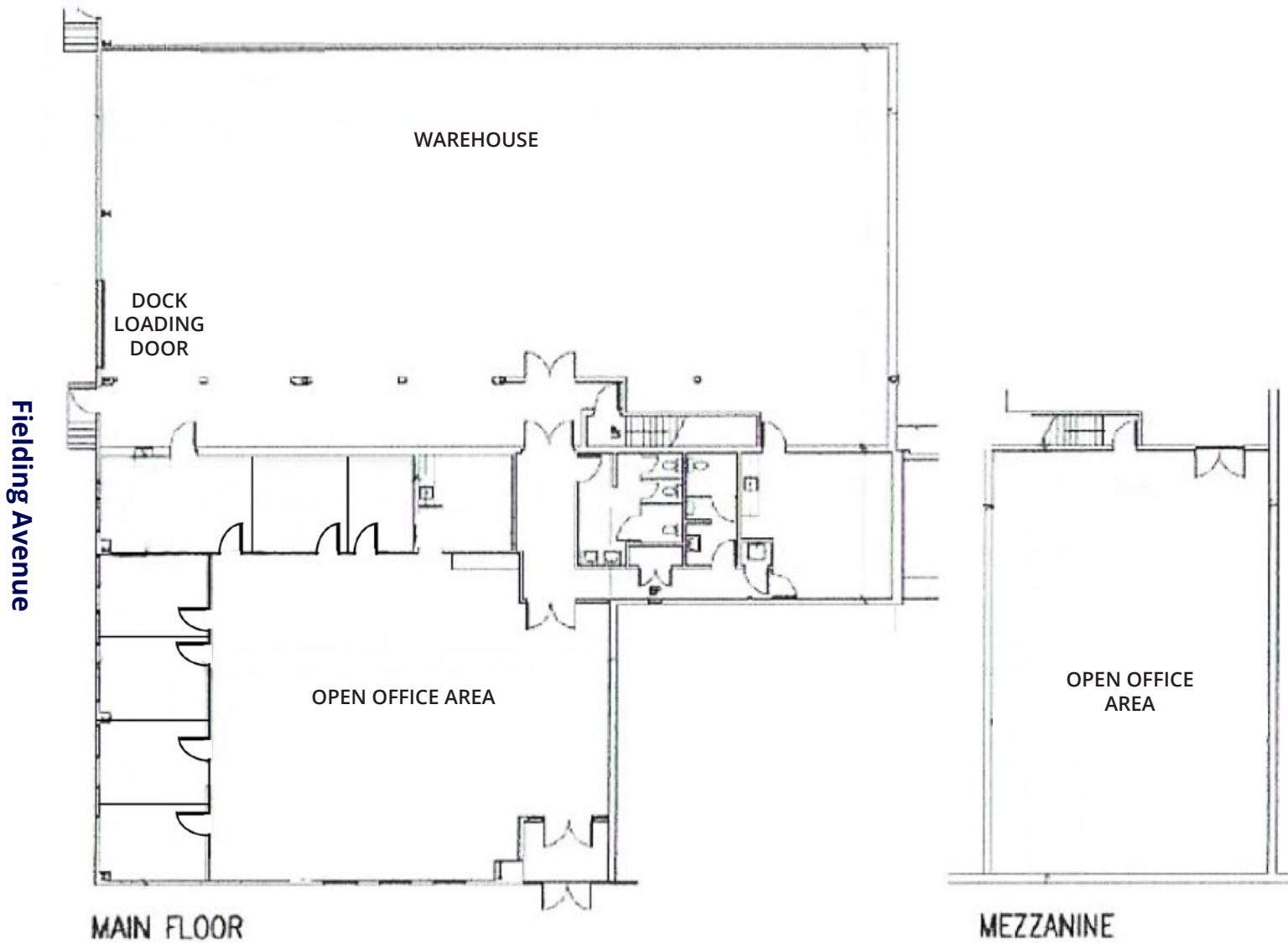


Direct Exposure Facing Akerley Boulevard

Establish your business in the core of Burnside with 8,566 square feet of versatile flex-industrial space, well suited for office uses, warehousing or light manufacturing. The unit features a large open warehouse area with 20-foot clear height and one dock-level loading door. The space also features ample professional office space, complete with private offices, open work area, a kitchenette, and prominent exposure along Akerley Boulevard.

Unit	1/2/3/4B
Available Area	8,566 square feet
Layout	<ul style="list-style-type: none">• Open office area, private offices, kitchenette, and washrooms• Open warehouse space at rear
Loading	1 dock level loading door
Ceiling Height	20' clear height (warehouse)
Warehouse Heating	Natural gas fired forced air heaters
Office HVAC	Electric HVAC with supplemental baseboard heaters
Parking	Ample on-site paved surface parking
Availability	Fall 2026
Current Lease Expiry	September 30, 2028 - longer term available if desired
Net Rent	Contact listing agent Attractive Sublease Rates
Additional Rent	\$8.81 PSF (2026 est.)
Property Features	<ul style="list-style-type: none">• Finished office space• Direct exposure facing Akerley Boulevard• High visibility signage opportunity• Quick access to main traffic thoroughways including Hwy 107 and the new Burnside Connector





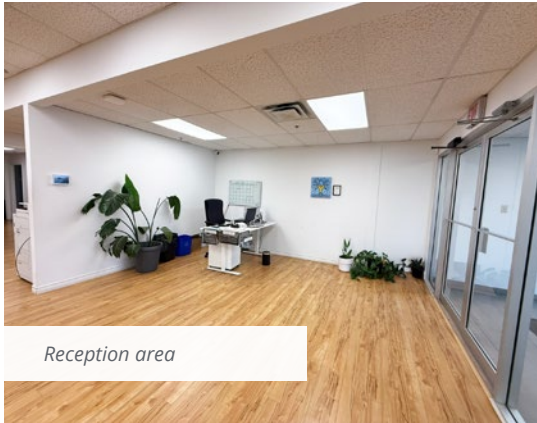
Floor Plan

Unit 1/2/3/4B

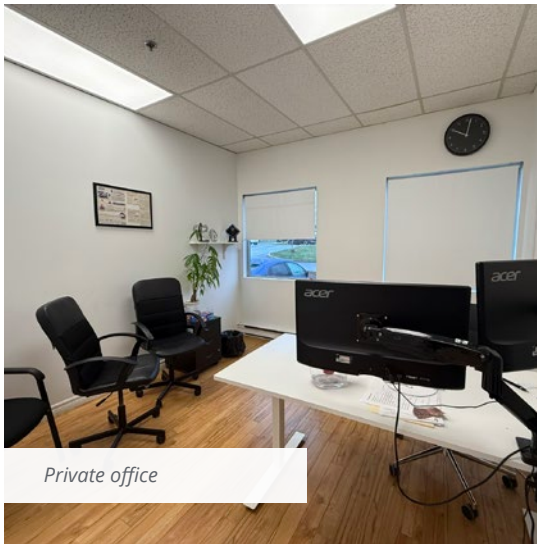
8,566
square feet
available

Akerley Boulevard

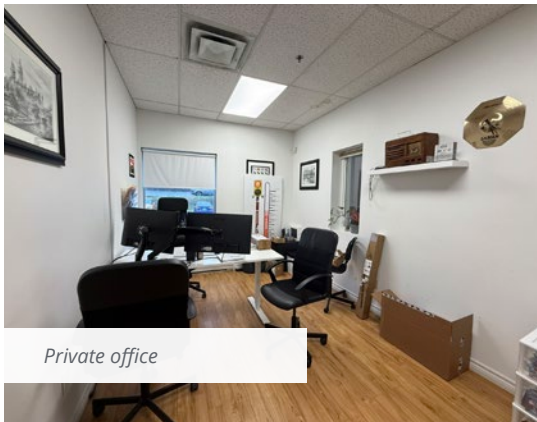
NOTE: Actual layout may differ slightly from the above floor plan.



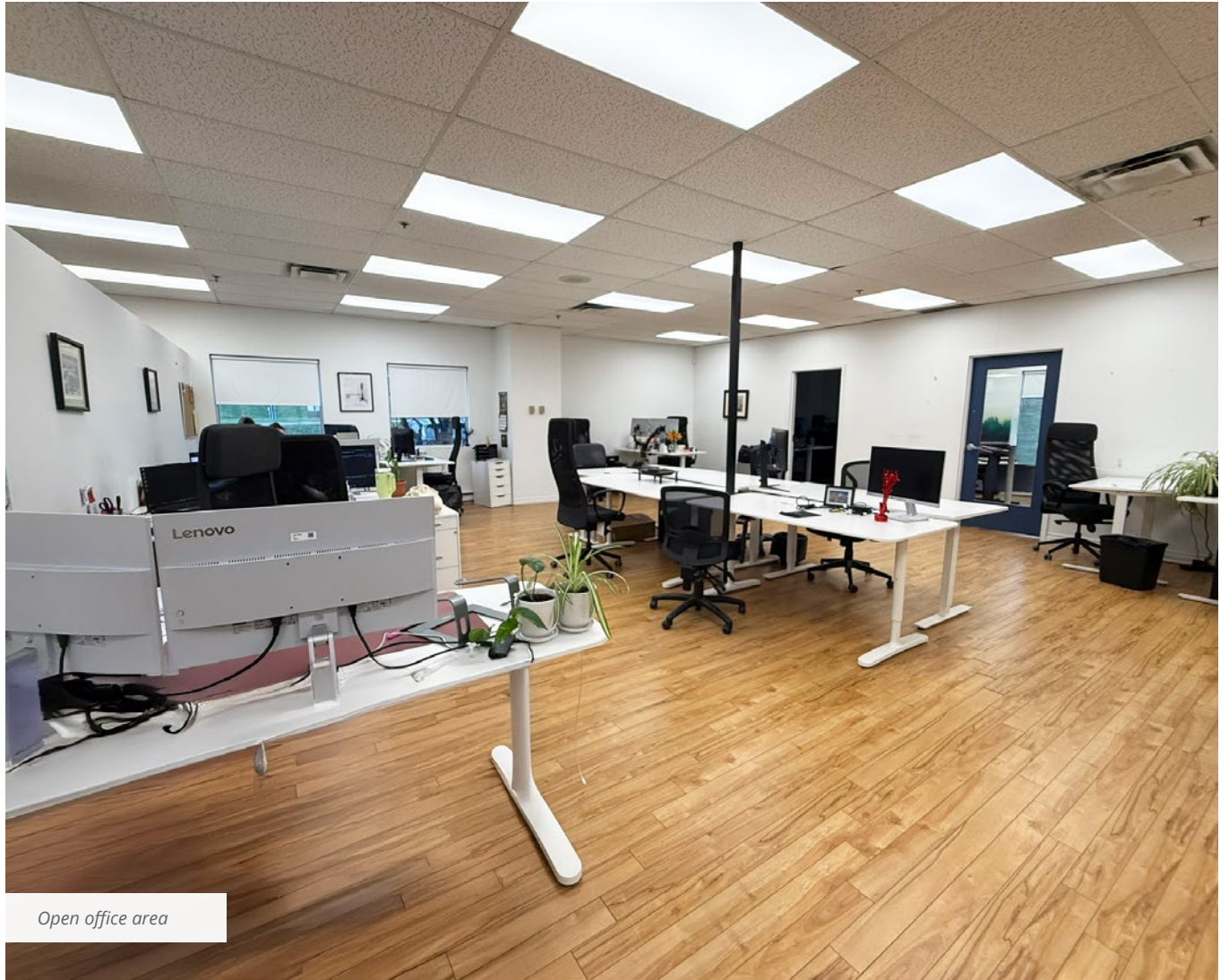
Reception area



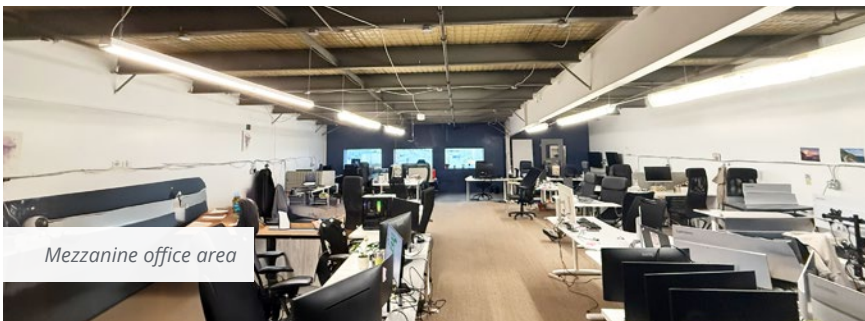
Private office



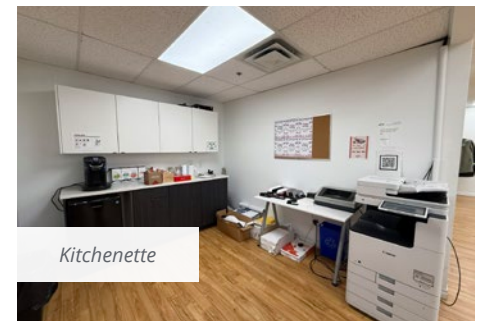
Private office



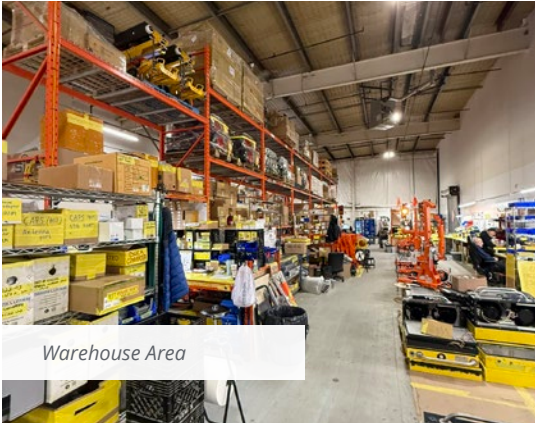
Open office area



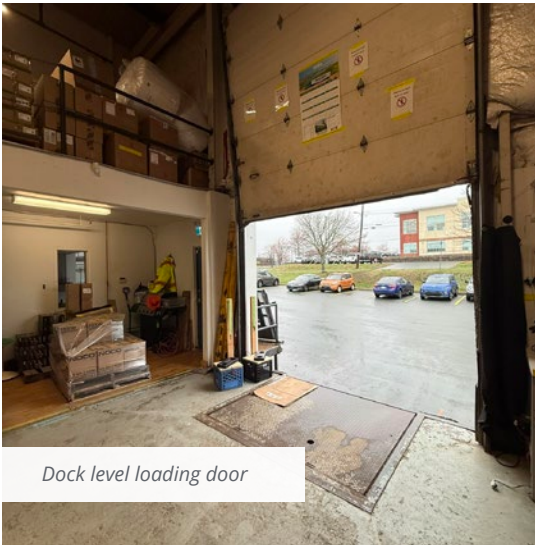
Mezzanine office area



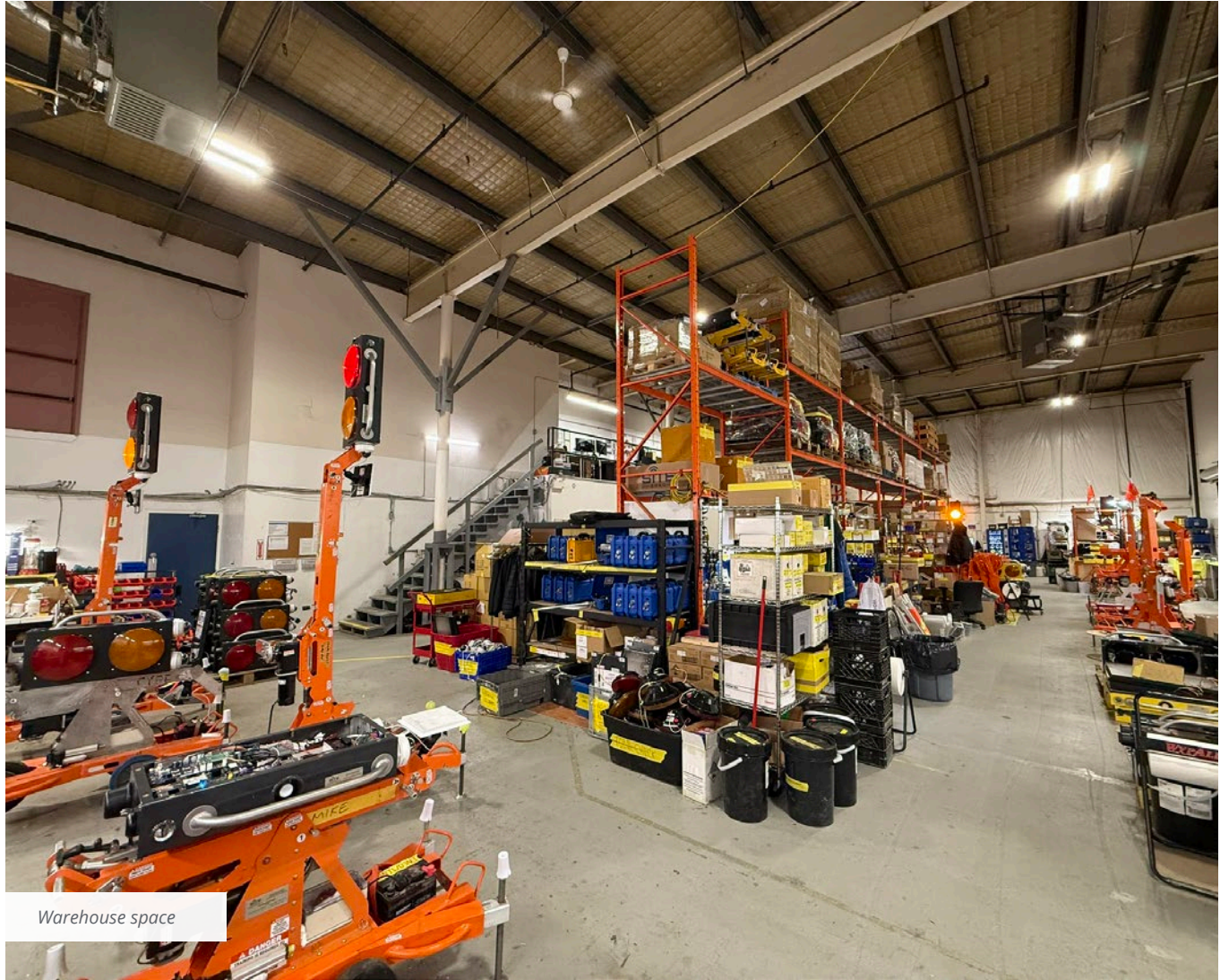
Kitchenette



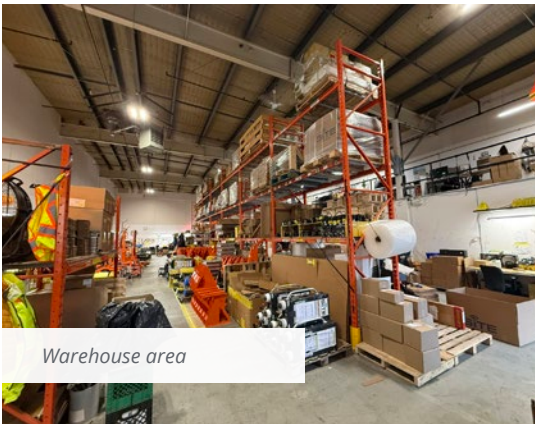
Warehouse Area



Dock level loading door



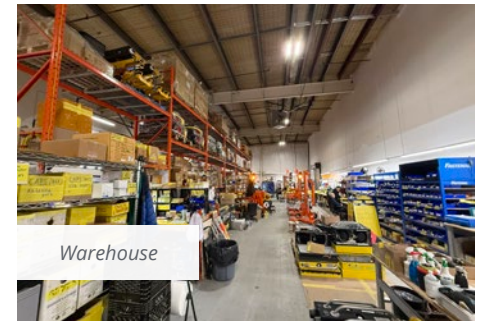
Warehouse space



Warehouse area



Warehouse area



Warehouse

The Location

Burnside Industrial Park is home to approximately 2,000 businesses, providing employment for about 30,000 people. The park is well-equipped with various amenities, and it benefits from its close proximity to the major retail area, Dartmouth Crossing. The recently completed Burnside Connector is a 9 km, 4-lane freeway that links Burnside to Sackville and Bedford, accessible through two connectors on Akerley Boulevard.



Downtown Halifax (CBD)
15 KM



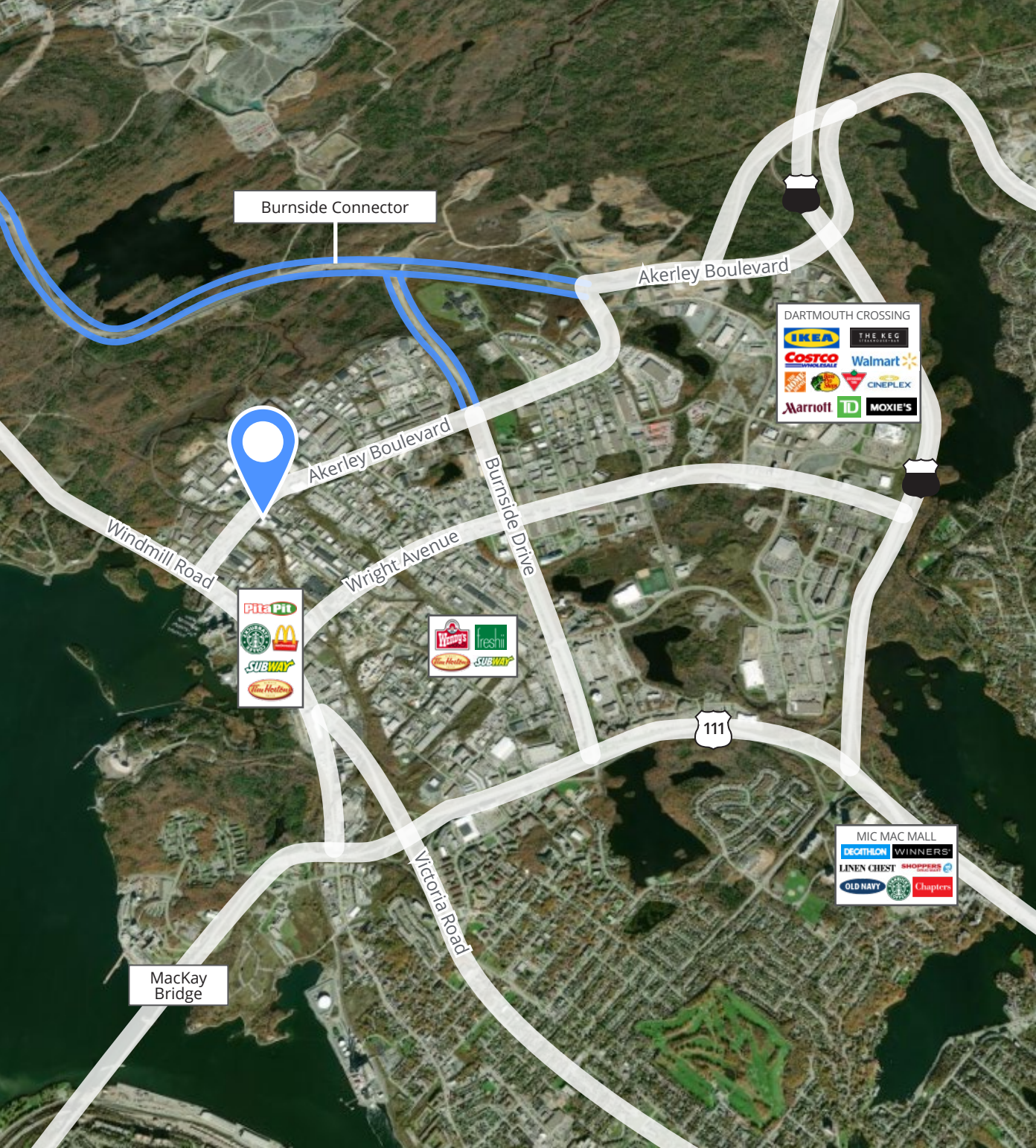
Halifax Stanfield International Airport
25 KM



South End Container Terminal
15 KM



Fairview Cove Container Terminal
9 KM





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