



Unit LM & N, 133 Ilsley Avenue , Dartmouth, NS

11,585 SF of Highly Visible Burnside Industrial Space for Sublease

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Property Overview



Direct access to major
hwy 107, 111, & 118



18'
Ceiling Height



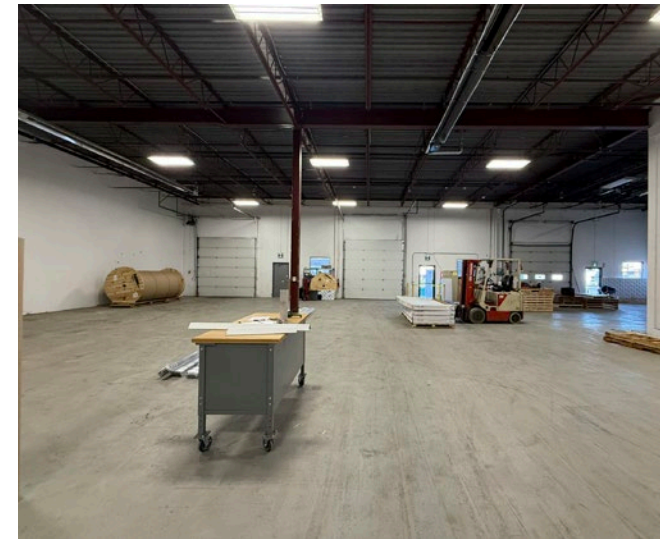
Dock & Grade Level
Loading Doors

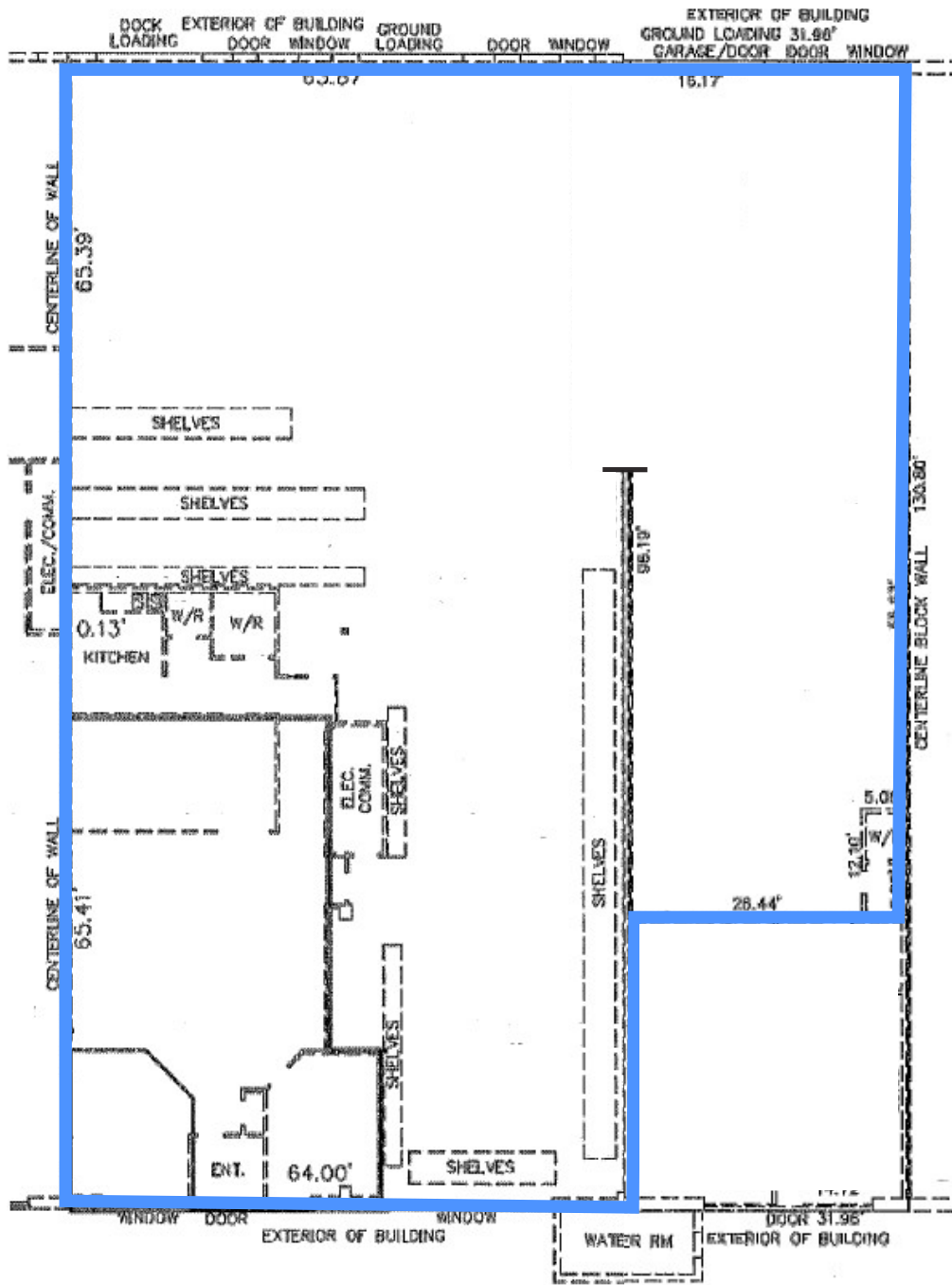


Ample room for
truck turn-around

Establish your business in the core of Burnside with 11,585 square feet of versatile flex-industrial space, well suited for warehousing, distribution, light manufacturing, or showroom operations. The unit features expansive open warehouse area with 18-foot clear ceiling height, one dock-level loading door, and two grade-level drive-in doors. At the front of the space, floor-to-ceiling windows create a bright and professional office or showroom environment, complete with private offices, a kitchenette, and prominent exposure along Burnside Drive.

Unit	LM & N
Available Area	11,585 square feet
Layout	<ul style="list-style-type: none">• Front showroom area, private offices, kitchenette, and washrooms• Open warehouse space at rear
Loading	1 dock Level loading door 2 grade level drive in doors
Ceiling Height	18' ceiling height
Parking	On-site paved surface parking
Availability	Immediately
Current Lease Expiry	October 31, 2029 - longer term available if desired
Net Rent	Contact listing agent
Additional Rent	\$11.02 PSF (2026 est.)
Property Features	<ul style="list-style-type: none">• Ample room for truck turn-around• Direct exposure facing Burnside Drive• Quick access to main traffic thoroughways including Hwy 107 and the new Burnside Connector





Floor Plan

Unit LM & N

11,585

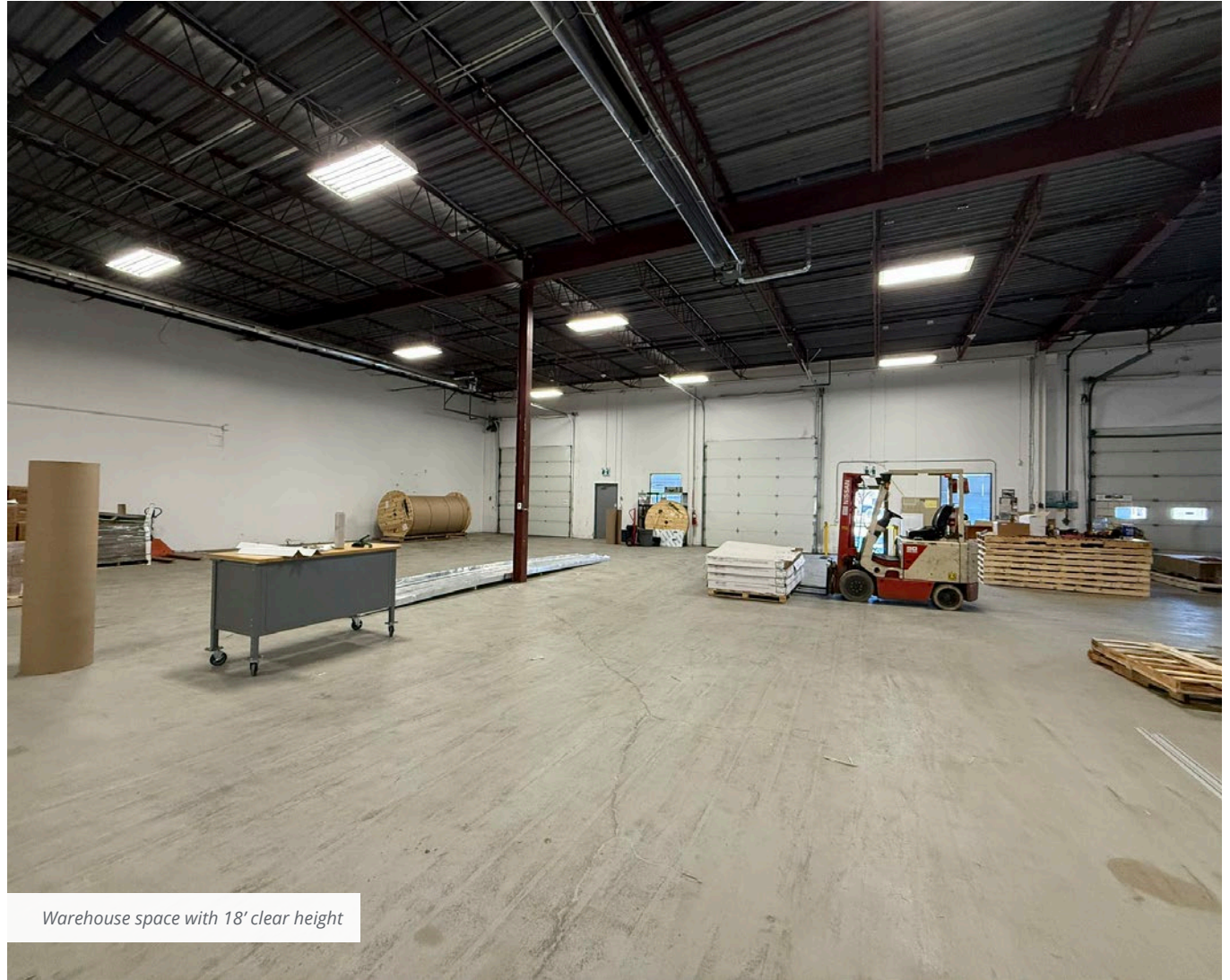
square feet available



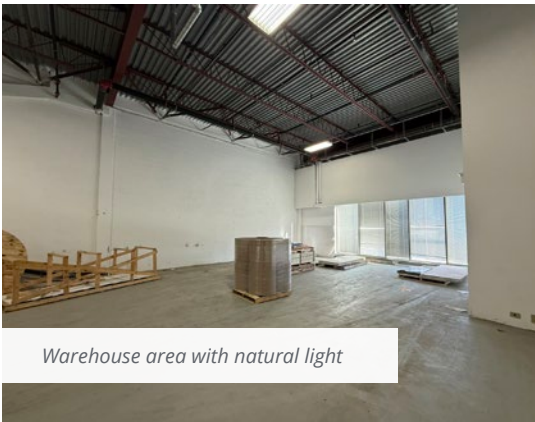
Exterior signage facing Burnside Drive



Showroom / Open Office area



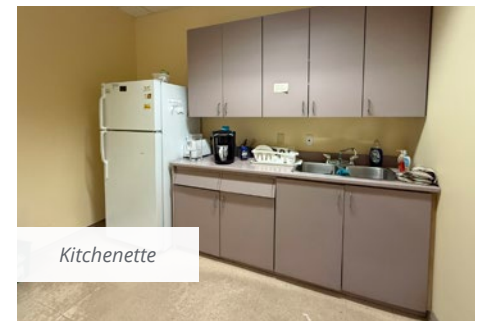
Warehouse space with 18' clear height



Warehouse area with natural light



Rear dock loading & drive in doors



Kitchenette

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



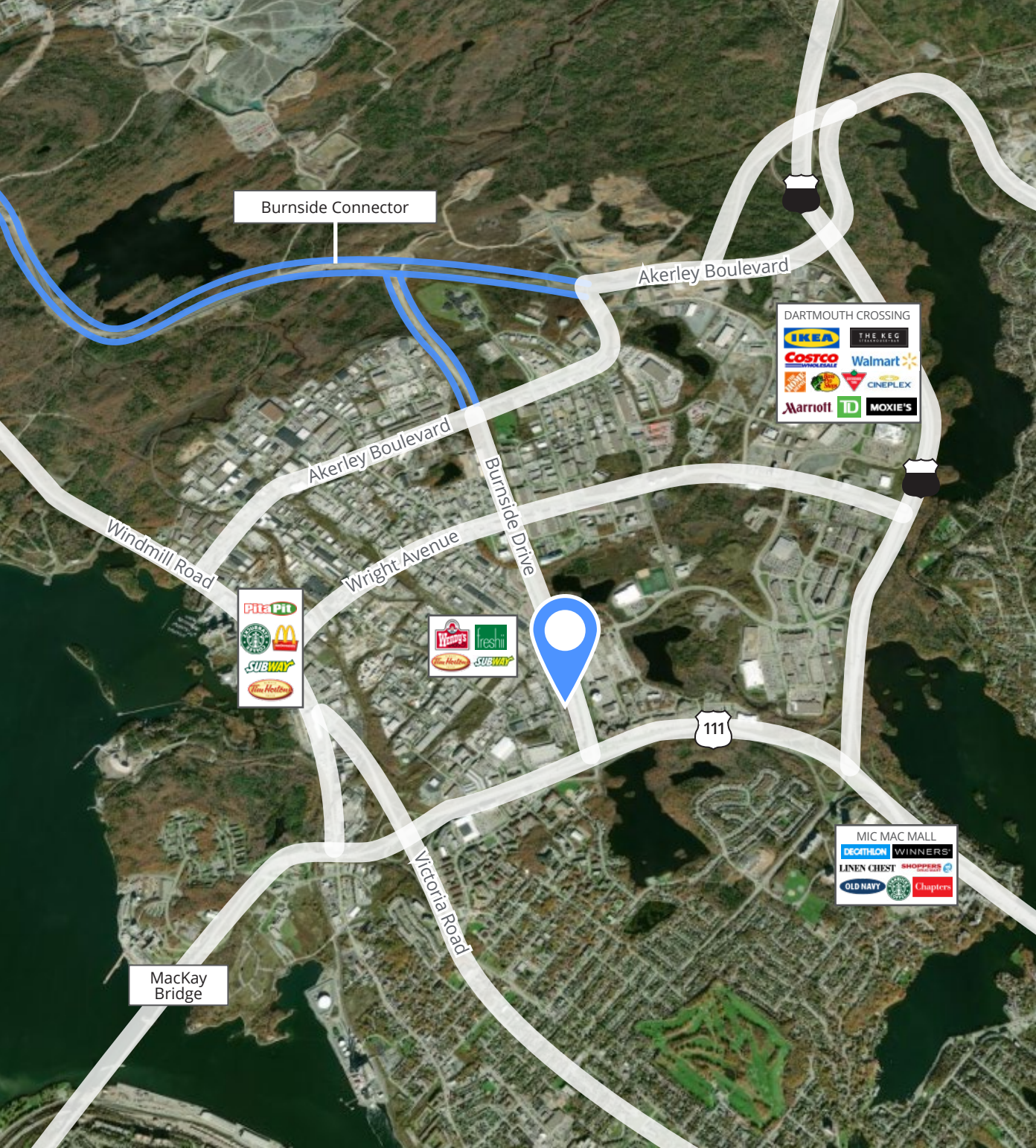
Halifax Stanfield International Airport
25 KM



South End Container Terminal
15 KM



Fairview Cove Container Terminal
9 KM





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