



34 ISNOR DRIVE DARTMOUTH, NOVA SCOTIA

Unique, Standalone Leasing Opportunity in Burnside Business Park

- +/- 11,200 sf available immediately
- Dock and grade loading
- ~65/35 warehouse to office ratio

Conveniently located in the heart of Burnside Business Park, 34 Isnor Drive offers a rare, standalone leasing opportunity, with quick access to Burnside Drive, Highway 102 and both Halifax bridges, perfect for all commuter types.

This well-maintained building offers outdoor fenced storage space and three loading doors. The building comprises of a versatile layout, suitable to a variety of uses, equipped with high-ceiling warehouse space, private offices, showroom space, kitchenette, open area for workspaces, and washrooms. Additional features include ample on-site parking, upgraded LED lighting throughout warehouse, and exterior signage opportunities!

partnersglobal.com

FOR LEASE

By negotiation

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34 Isnor Drive | Dartmouth, Nova Scotia



LISTING ID	10260	
ADDRESS	34 Isnor, Dartmouth, Nova Scotia	
PID	40475717	
LOT SIZE	+/- 79,714 sf	
TOTAL BUILDING SIZE	11,200 sf	
LAYOUT BREAKDOWN	Area	Size
	Warehouse	+/- 7,200 sf
	Front office / showing (main level)	+/- 3,000 sf
	Offices / kitchenette (upper level)	+/- 1,000 sf
	Total	+/- 11,200 sf
ZONING	Burnside General Industrial (BGI)	
PARKING	Ample free on-site paved surface parking	
LOADING	Three loading doors	
	• Grade loading: 14' x 14'	
	• Dock loading: 12' x 12'	
	• Dock loading: 8' x 6'	
YARD	26,000 sf of fenced yard with double access via gates	
CEILING HEIGHTS	20' - 24'	
SECURITY	Alarm system with video surveillance cameras throughout	
AVAILABILITY	Immediately	
BASE RENT	By negotiation (call a listing agent)	



For more information please contact:

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