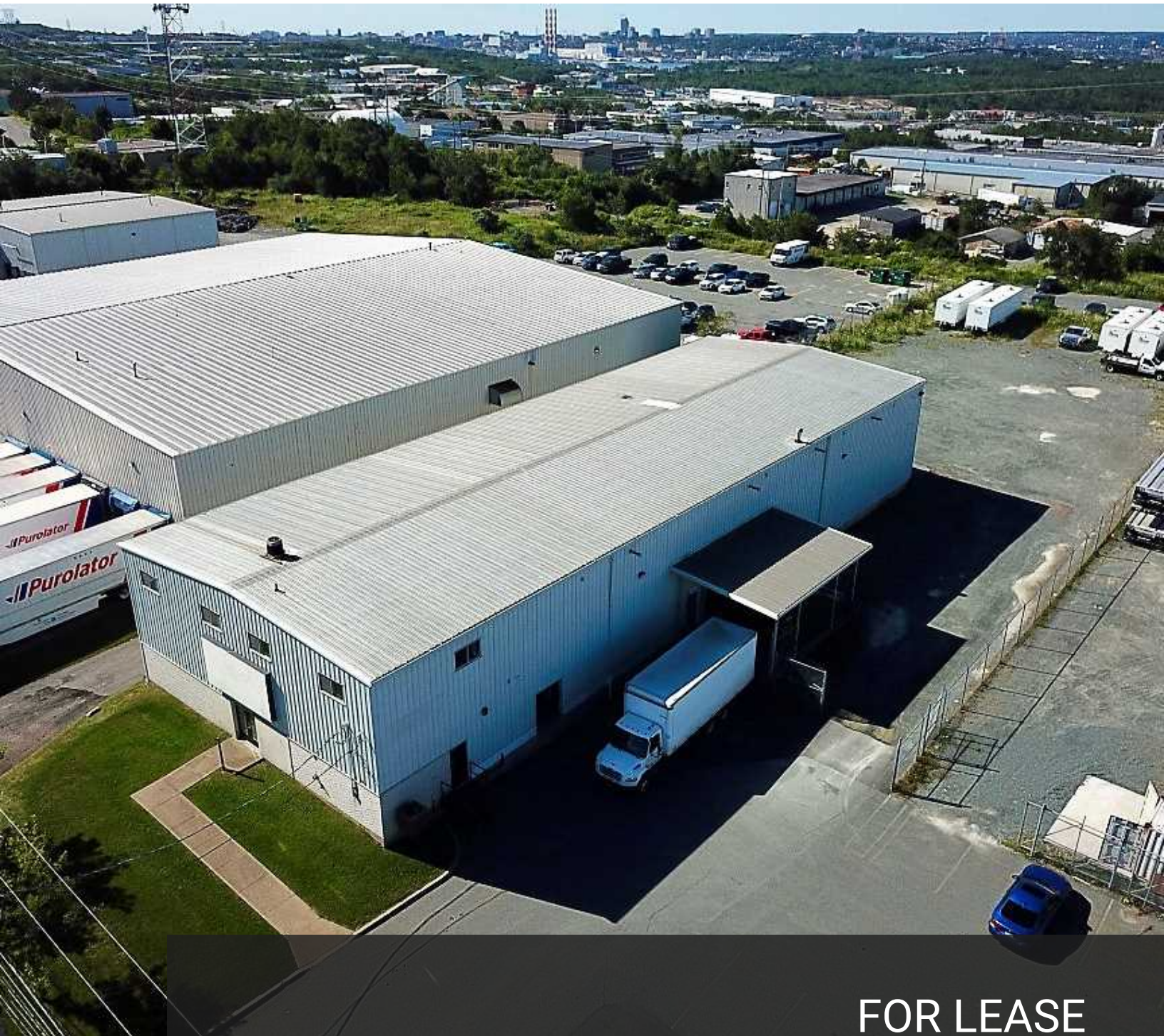


INDUSTRIAL FOR LEASE

## 34 ISNOR DRIVE

34 ISNOR DRIVE, BURNSIDE, NS B3B 1W3

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FOR LEASE

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# EXECUTIVE SUMMARY

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## OFFERING SUMMARY

|                       |                                                 |
|-----------------------|-------------------------------------------------|
| <b>PROPERTY TYPE:</b> | Industrial                                      |
| <b>AVAILABLE SF:</b>  | 11,520 SF                                       |
| <b>CLEAR HEIGHT:</b>  | 24.5'                                           |
| <b>LOADING:</b>       | 2 Dock loading<br>14' x 12' Grade level loading |
| <b>PARKING:</b>       | Ample paved parking                             |
| <b>ZONING:</b>        | BGI (Burnside General Industrial)               |
| <b>LEASE RATE:</b>    | \$16.00 Net                                     |
| <b>CAM &amp; TAX:</b> | \$6.32                                          |

## PROPERTY OVERVIEW

- Single tenant clear span building (60' x 168' base area)
- Waste oil fired forced air heat, electric baseboard, & ducted heat pump
- 28,000 SF secured fenced compound
- Easy access to Highway 102 and 118



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# PROPERTY PHOTOS

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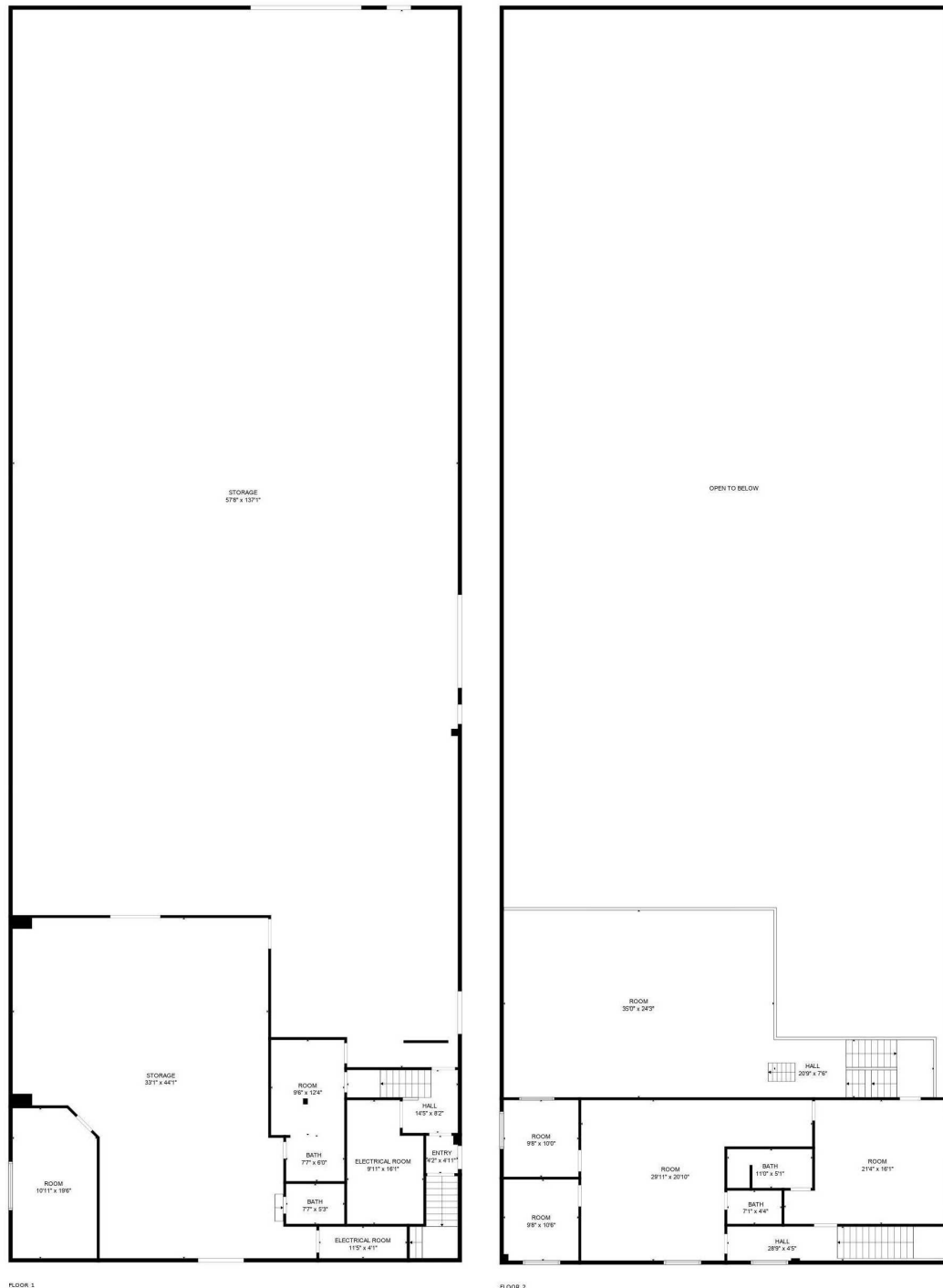
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# FLOOR PLAN

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Total scanned area: 11877 sq. ft

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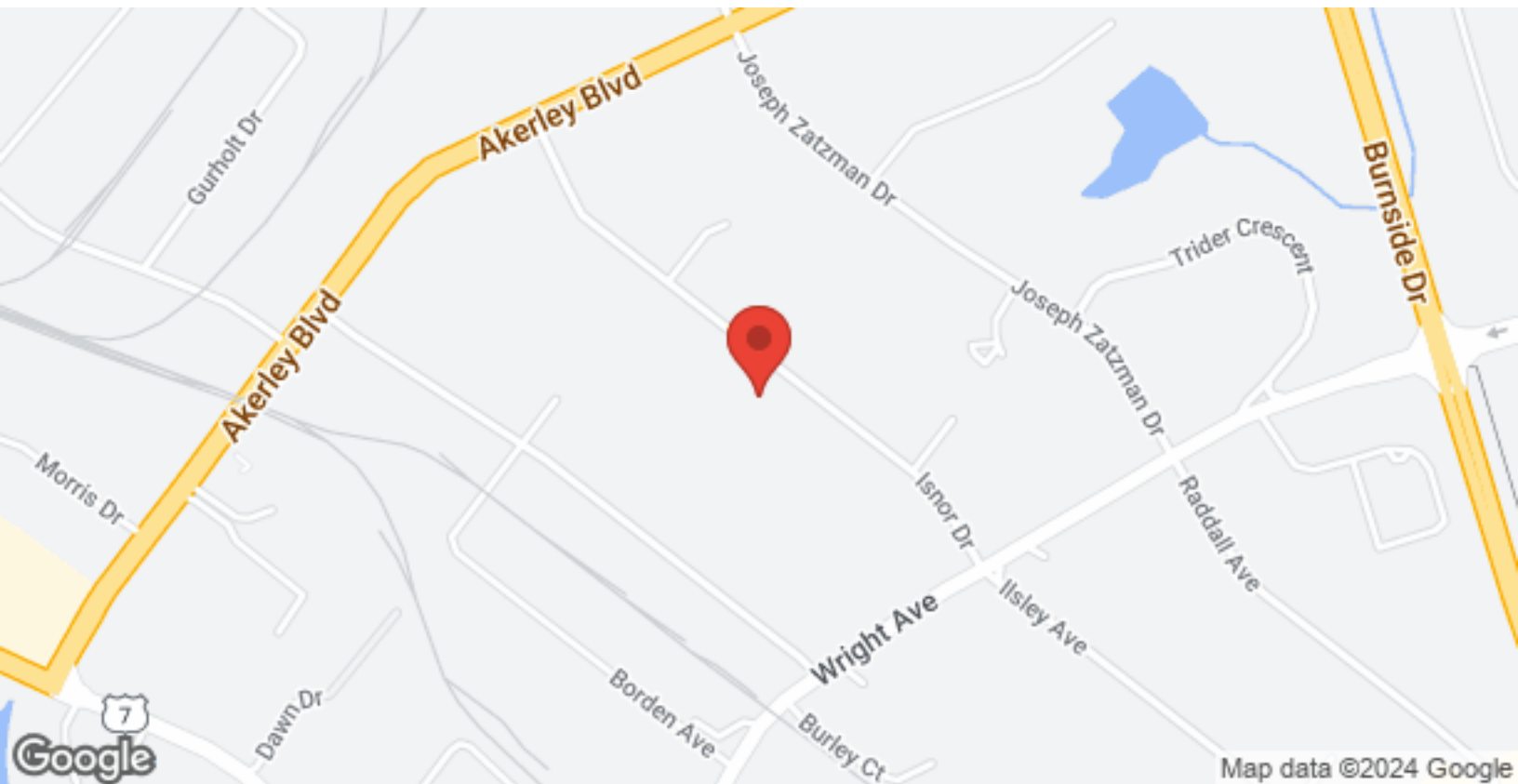
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# LOCATION MAPS

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# BUSINESS MAP

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## CONTACT INFORMATION

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