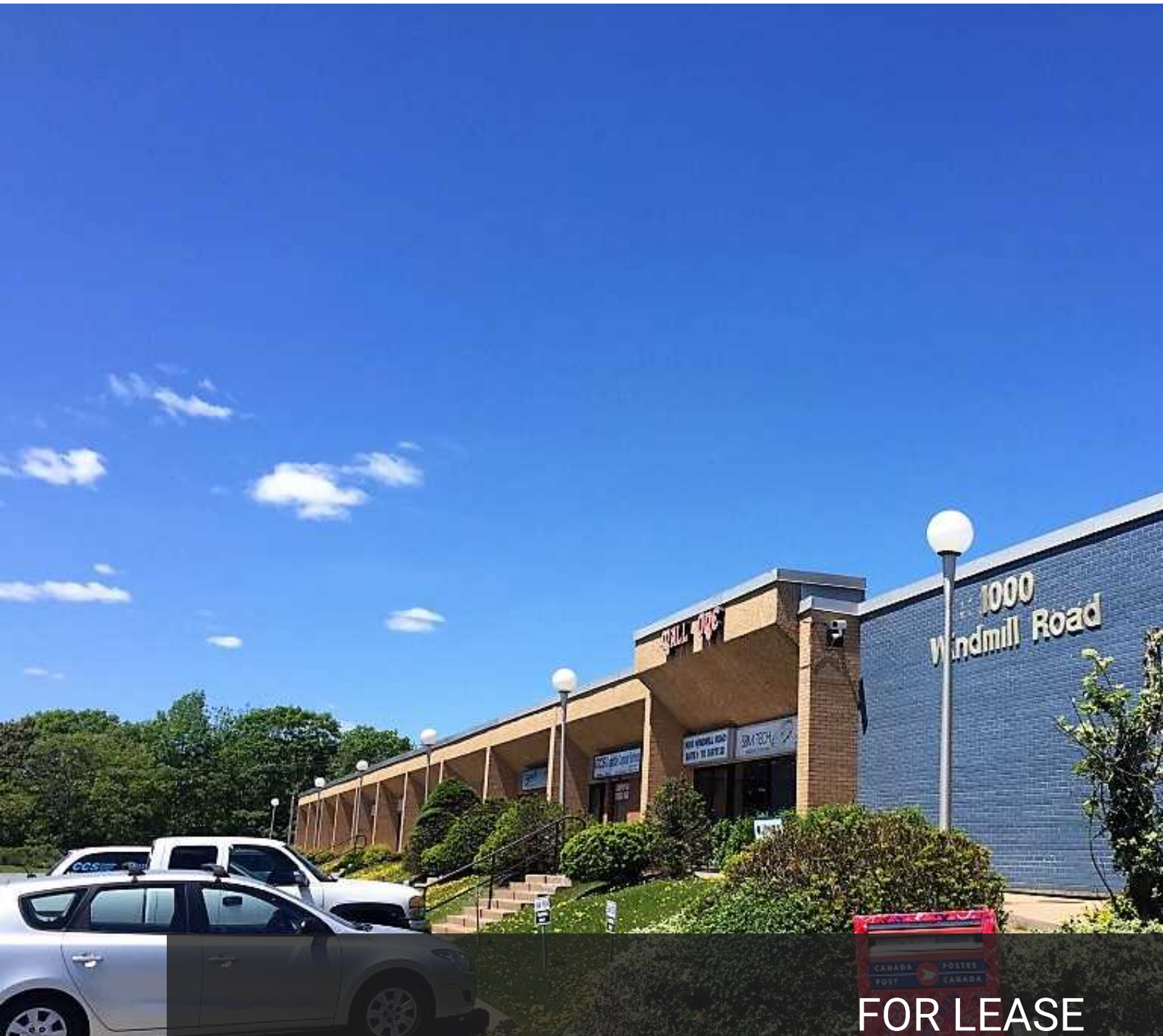


INDUSTRIAL FOR LEASE



1000 WINDMILL ROAD - BURNSIDE BUSINESS PARK

1000 WINDMILL ROAD, BURNSIDE, NS B3B 1L7



FOR LEASE

KW COMMERCIAL ADVISORS

1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1



Each Office Independently Owned and Operated

PRESENTED BY:

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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

1000 WINDMILL ROAD



OFFERING SUMMARY

PROPERTY TYPE:	Office / Industrial
AVAILABLE SPACE:	Industrial Units Available Suite 4A (1,150 SF) Suite 60 (17,885 SF Demisable)
ZONING:	I-2 Industrial
LEASE RATE:	\$10.00 Net
CAM & TAX:	\$7.25 (2025 Budget) + Electricity

PROPERTY OVERVIEW

Discover the strategic advantage at 1000 Windmill Road in Burnside Business Park, where you can find a variety of suite sizes with existing leaseholds. This property offers units with dock level loading, air-conditioned offices, and options for both exterior and interior spaces. Capitalize on the prime exposure on Windmill Road and enjoy the benefit of ample free parking, perfect for enhancing your business operations and client convenience.

LOCATION OVERVIEW

Seize the opportunity at 1000 Windmill Road in Dartmouth's Burnside Business Park, where your business can thrive with unmatched visibility and connectivity. This location offers direct access to key highways, linking to Halifax, the airport, and the port, surrounded by over 1,500 businesses. With high-traffic exposure on Windmill Road, this property is ideal for businesses seeking prominence and efficiency in a well-connected, dynamic commercial environment.

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PROPERTY PHOTOS

1000 WINDMILL ROAD



PROPERTY PHOTOS

1000 WINDMILL ROAD



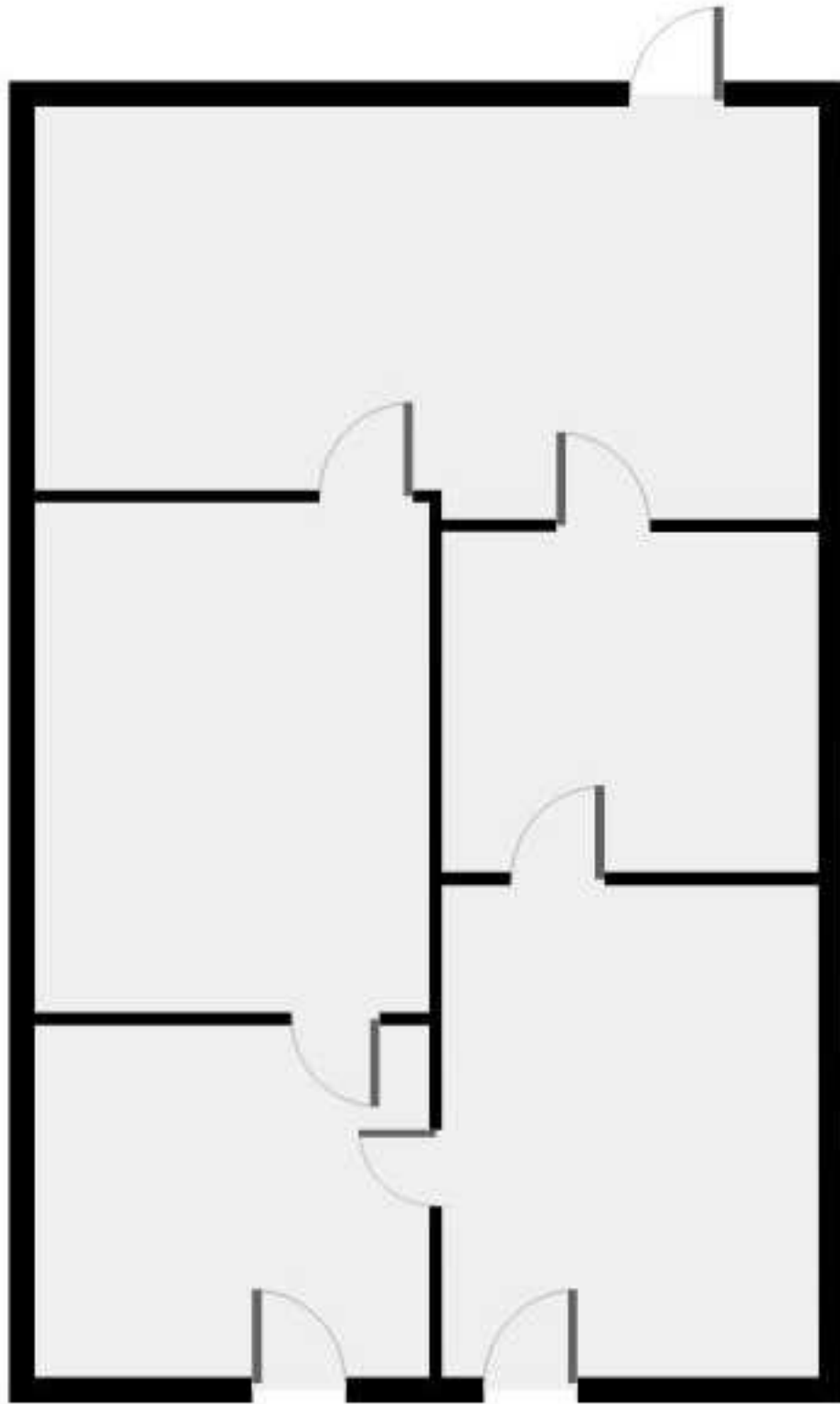
PROPERTY PHOTOS

1000 WINDMILL ROAD



FLOOR PLAN - SUITE 4A

1000 WINDMILL ROAD



Suite 4A: 1,150 SF

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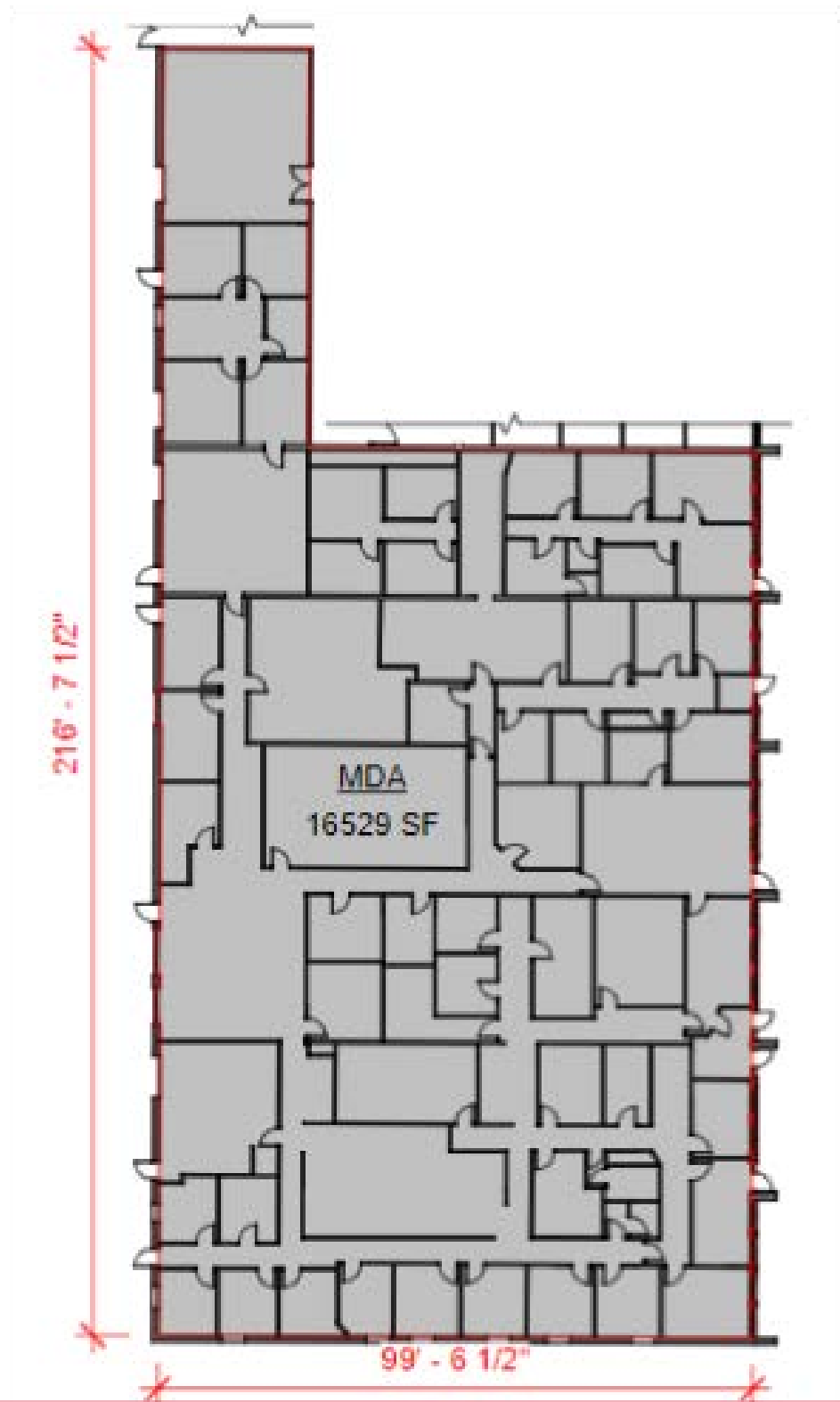
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FLOOR PLAN - SUITE 60 (DEMISABLE)

1000 WINDMILL ROAD



Suite 60: 17,885 SF

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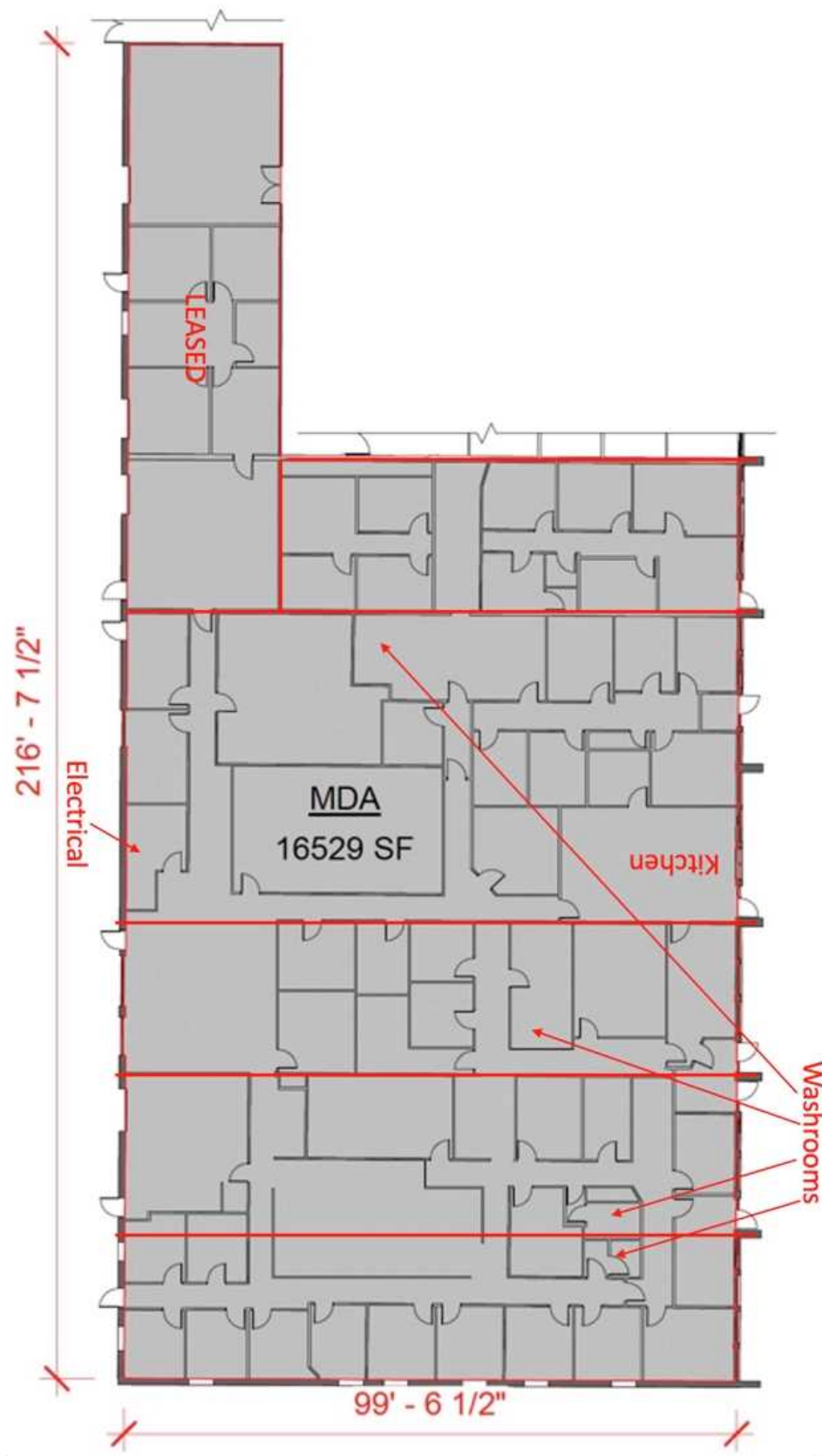
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FLOOR PLAN - SUITE 60 (DEMISABLE)

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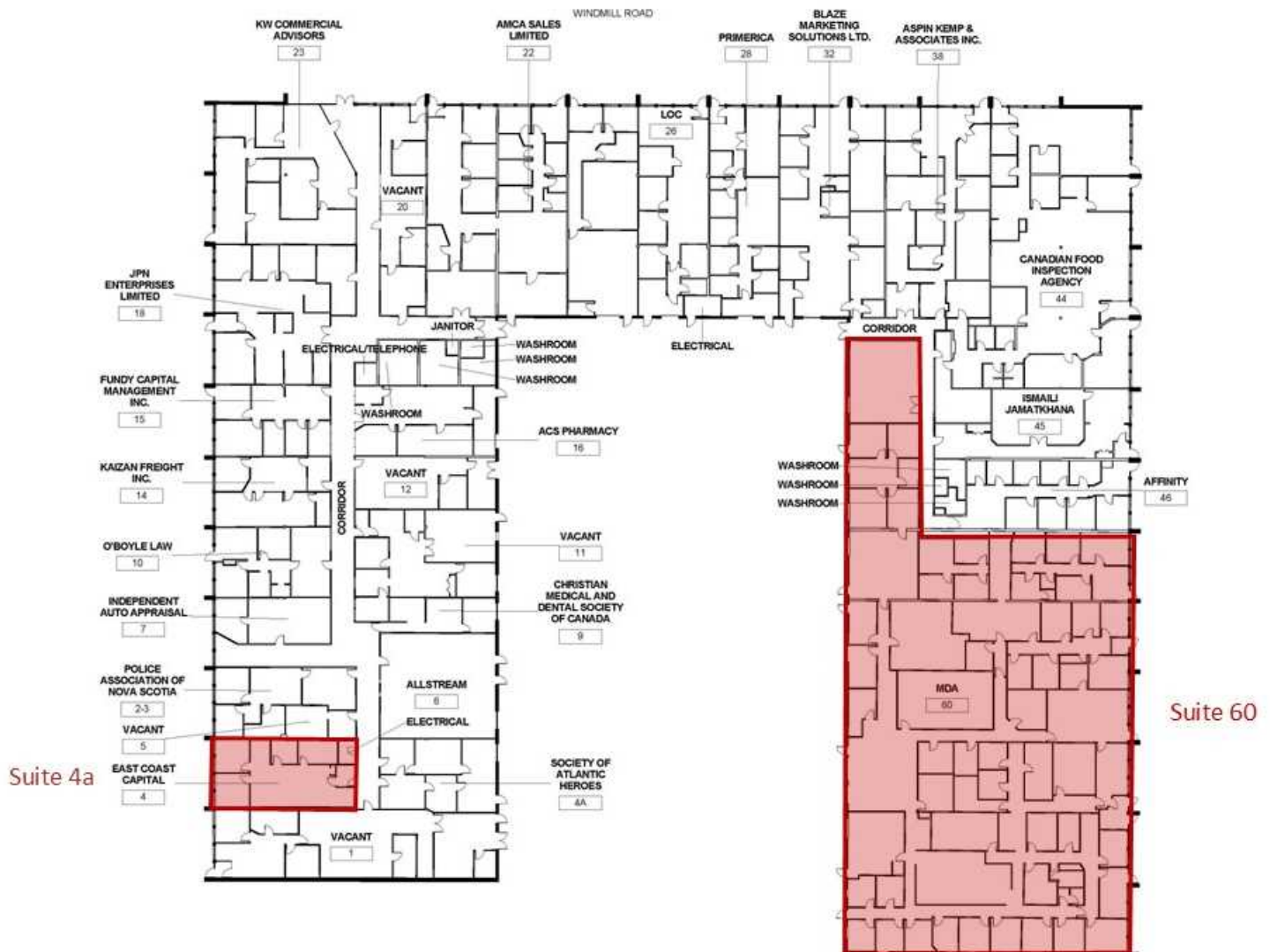
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BUILDING LAYOUT

1000 WINDMILL ROAD



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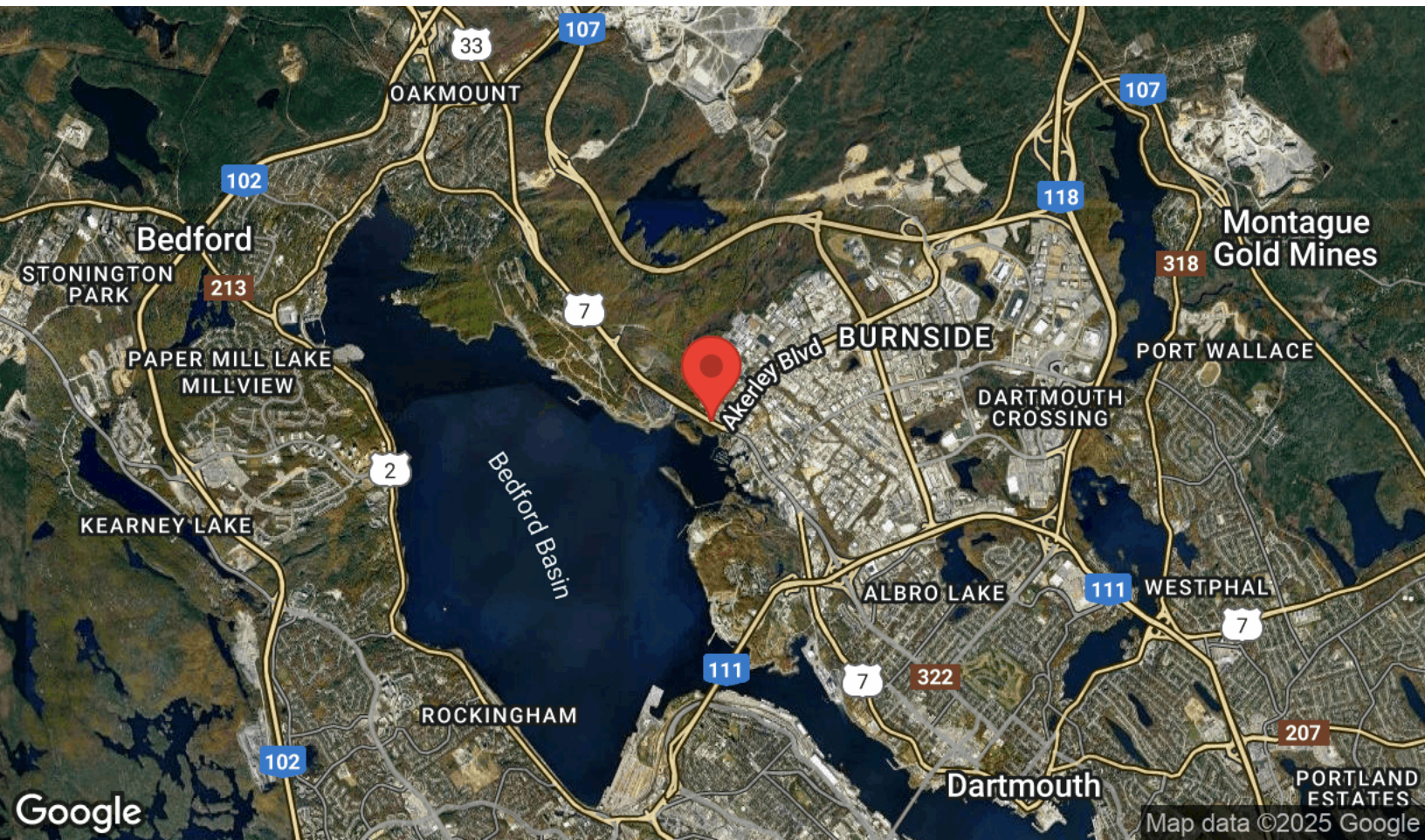
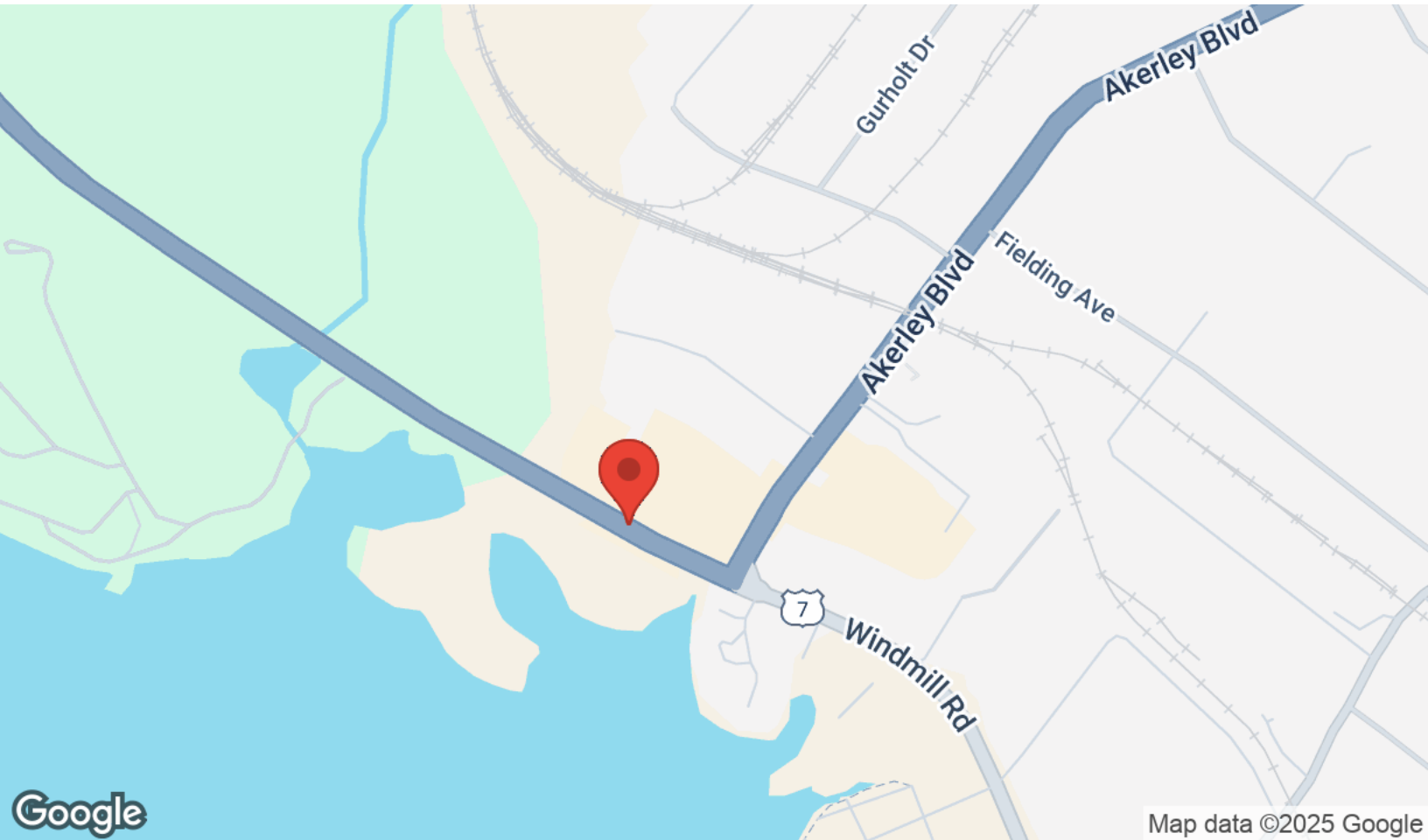
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LOCATION MAPS

1000 WINDMILL ROAD



LOCATION & HIGHLIGHTS

1000 WINDMILL ROAD



Located at 1000 Windmill Road within the expansive Burnside Business Park in Dartmouth, Nova Scotia, this commercial property benefits from a prime setting in one of the largest business parks in Atlantic Canada. Burnside is strategically positioned for businesses, offering direct access to major transportation arteries including Highway 111, 102, 118, and 11, which connect effortlessly to downtown Halifax, Halifax International Airport, and the Port of Halifax.

The address on Windmill Road is particularly advantageous due to its high visibility and traffic exposure, making it ideal for businesses looking to maximize their presence. Windmill Road is a main thoroughfare within the park, ensuring that the property is easily accessible for employees, customers, and logistics operations. The area is a bustling commercial hub with over 1,500 businesses and more than 15,000 employees, creating a vibrant economic environment.

Burnside Business Park is known for its mix of industrial, commercial, and office spaces, supported by robust infrastructure including C.N.R rail access, common user facilities, and extensive truck transportation networks. Situated near Dartmouth Crossing for additional amenities, 1000 Windmill Road offers a perfect blend of connectivity, exposure, and operational efficiency for any business looking to establish or expand in a dynamic commercial landscape.

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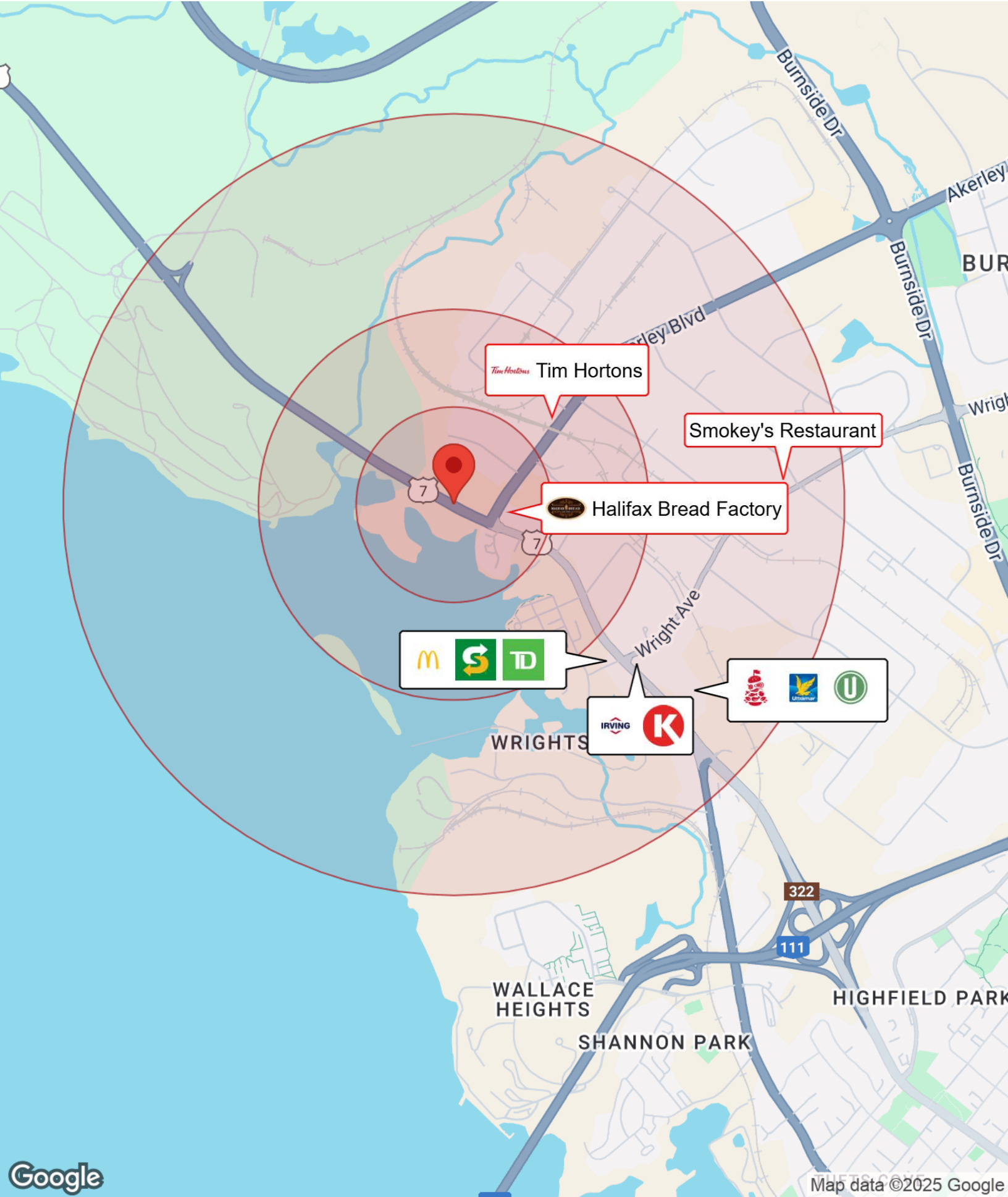
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BUSINESS MAP

1000 WINDMILL ROAD



CONTACT INFORMATION

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