



For Lease | 21 McCurdy Avenue, Dartmouth, NS

Prime Warehouse with Excellent Loading & Access

39,569 SF industrial space ideally positioned just off Windmill Road,
offering easy access and distribution efficiency.

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REAL ESTATE

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The Property

Expansive 39,569 SF industrial space featuring finished office space and 24' clear height. The property offers seven dock loading doors (four with hydraulic levelers), parking for both employees and freight, and ample truck maneuvering space.

Ideally situated on a corner lot just off Windmill Road in Burnside Business Park for efficient access and connectivity.

Available Area	Warehouse	37,860 SF
	Office	1,709 SF
	Area (total)	39,569 SF
Ceiling Height	24' clear ceiling height	
Loading	7 dock loading doors (10x8 & 10x14) 4 with hydraulic levelers	
Column Spacing	40' x 34'	
Power	600 Volt, 200 Amp	
HVAC	Fully air-conditioned offices	
Sprinkler System	ESFR sprinklered	
Parking	Paved surface parking	
Zoning	Burnside General Industrial (BGI) zone	
Net Rent	\$14.00 PSF (with escalations during the lease term)	
Additional Rent	\$4.86 PSF (2026) plus power	
Available	August 1, 2027	



Direct access to major
hwy's 107, 111, & 118



24' Clear
Ceiling Height

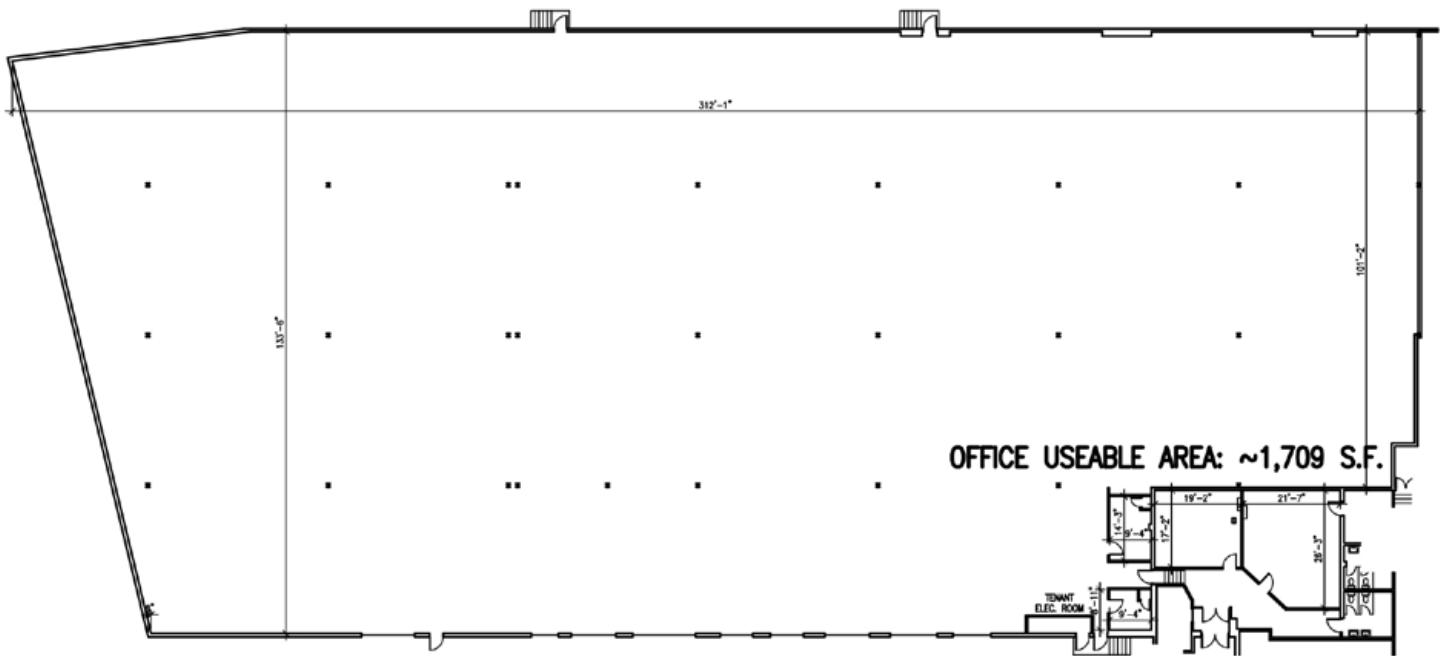


Multiple Dock
Loading Doors



Expansive
column spacing

Floor Plan

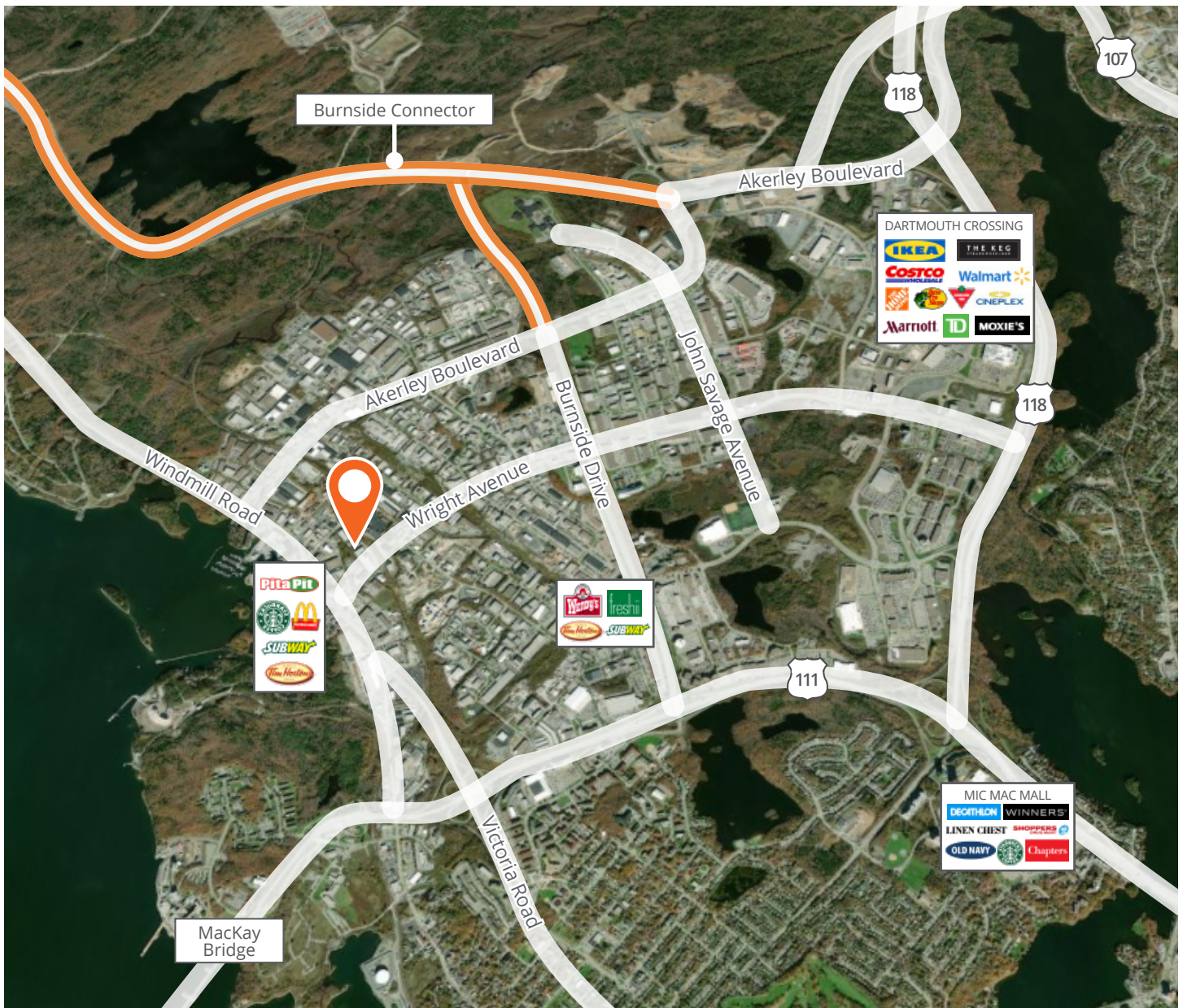


Space Features

- 39,569 SF industrial space with finished office area
- Seven (7) dock loading doors, four (4) with hydraulic levelers
- 24' clear ceiling height
- Parking to accommodate both passenger vehicles and freight trucks.
- Ample room for truck turn-around
- Corner property, ideally positioned just off Windmill Road in Burnside Business Park, allows for efficient ingress/egress



The Location



Burnside Business Park is home to nearly 2,000 businesses, employing approximately 30,000 people. A multitude of amenities are throughout the park and in the adjacent major retail node, Dartmouth Crossing.

The newly completed Burnside Connector - a 9 km 4-lane freeway connecting Burnside with Sackville and Bedford - is accessible via 2 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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