



141A Joseph Zatzman Drive | Dartmouth, NS

Spacious and Versatile Warehouse for Lease

Excellent opportunity to lease 8,843 SF in an ideally located industrial building in the heart of the region's largest industrial park. With four loading doors, that include ramp and grade doors, this property offers excellent loading capability, first floor office space and retail area, as well as a mezzanine.

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The Property

Situated in Burnside Business Park in Dartmouth, this property offers prospective tenants easy accessibility, excellent location, and solid industrial construction. This space includes a small office area, retail space, workshop/ warehouse area, and four loading doors.

Available SF	8,843 SF
Yard Space	22,000 SF ±
Constructed	1977 expansion in 2002
Heating	Radiant heat in warehouse with new heat pump and roof top unit supplemented by baseboard heat in office
Clear Height	30' to 32'
Loading	4 loading doors (3 grade level and 1 ramp)
Parking	Paved surface parking
Zoning	BGI (Burnside Industrial General)
Net Rent	\$15.00-\$16.00 PSF
Additional Rent	\$7.00 est. (2026) PSF
Comments	• Ready for crane installation, if required • Signage opportunities • CO2 Sensor • Sprinkler system • 3,200 SF Quonset hut with electricity also available for lease \$8.00 PSF (flat rate)



Four loading
doors in place



Excellent access to
highways 111 & 118

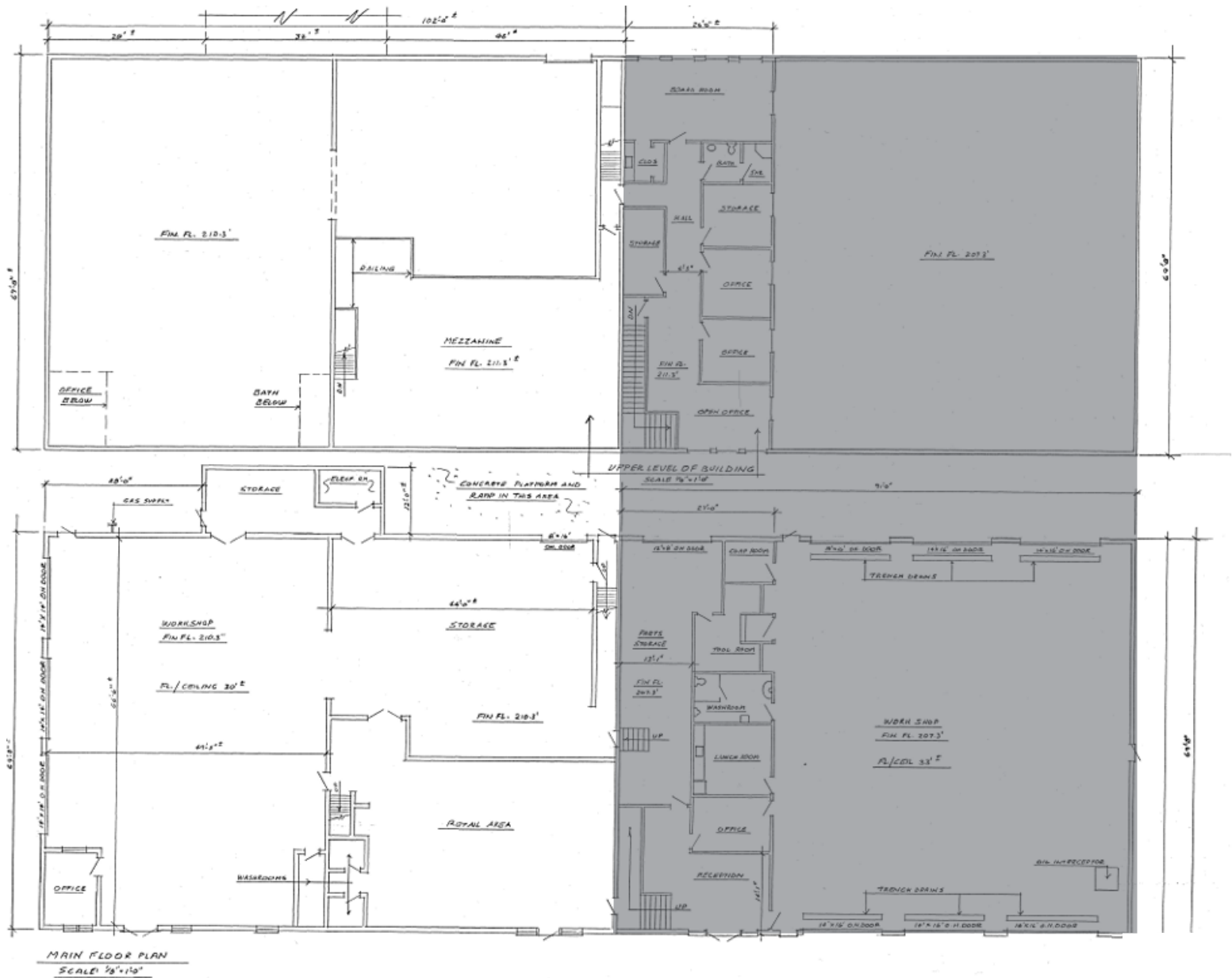


Ideally located in the
heart of Burnside

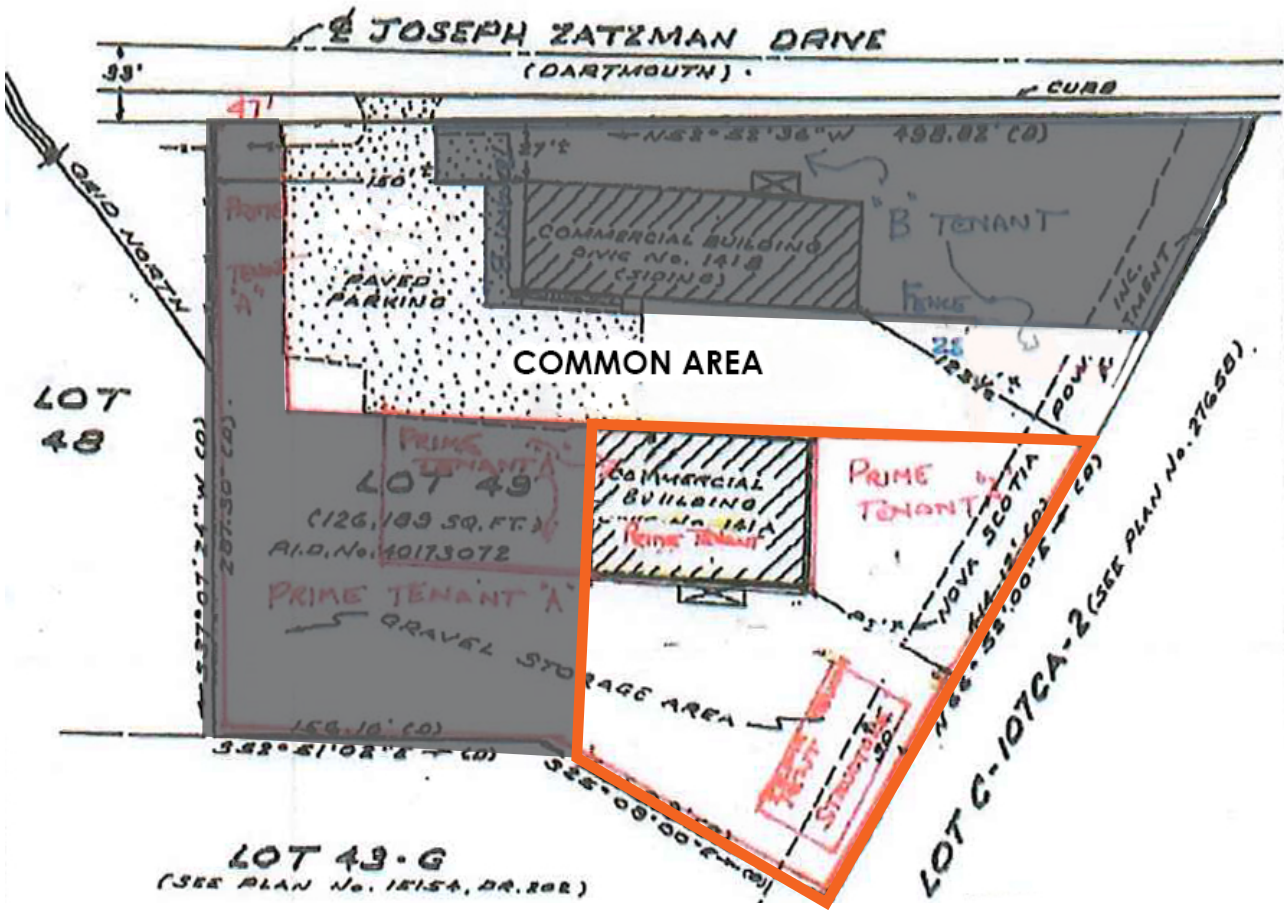


Highly visible signage
opportunity

8,843 SF Available



Survey Plan



Zoning

BGI (Burnside General Industrial) Zone

According to the Dartmouth Land Use By-Law, the following uses only shall be permitted in a BGI Zone:

- | | | |
|--|--|-----------------------------------|
| (a) Brewery, winery and distillery uses; | service uses; | building material retail outlets; |
| (b) Broadcast uses; | (h) Industrial training; | (n) Salvage yards; |
| (c) Caretaker units; | (i) Industrial uses, except: | (o) Self-storage facilities; |
| (d) CD-1 and CD-2 Zone uses; | i. CD-3 Zone uses; | (p) Service uses; |
| (e) Emergency services uses; | (j) Kennels; | (q) Utility uses; |
| (f) Existing uses; | (k) Recreational vehicle sales; | (r) Vehicle services; and |
| (g) Heavy equipment sales and | (l) Recycling depots; | (s) Accessory uses. |
| | (m) Retail building suppliers and used | |

CD-1 & CD-2 (C&D Materials Transfer Stations & C&D Materials Processing Facilities) Zones

According to the Dartmouth Land Use By-Law, the following uses only shall be permitted in a CD-1 & CD-2 Zones:

- | | |
|---|---|
| (a) Construction and Demolition Materials Transfer Stations | (d) Uses Accessory to permitted uses, excluding construction and demolition disposal |
| (b) Uses accessory to permitted use | (e) Accessory dwelling unit which are provided for the purposes of safety, security, or maintenance |
| (c) Construction and Demolition Materials Processing Facilities | |

Industrial Uses NOT Permitted (CD-3)

- (a) Construction and Demolition Materials Disposal Sites
- (b) Uses Accessory to permitted uses
- (c) Accessory dwelling unit which are provided for the purposes of safety, security, or maintenance







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