FOR SALE | 36,925 SF
$5,900,000

37 FIELDING AVENUE

DARTMOUTH, NOVA SCOTIA

CUSHMAN & WAKEFIELD
Atlantic

PROPERTY FEATURES

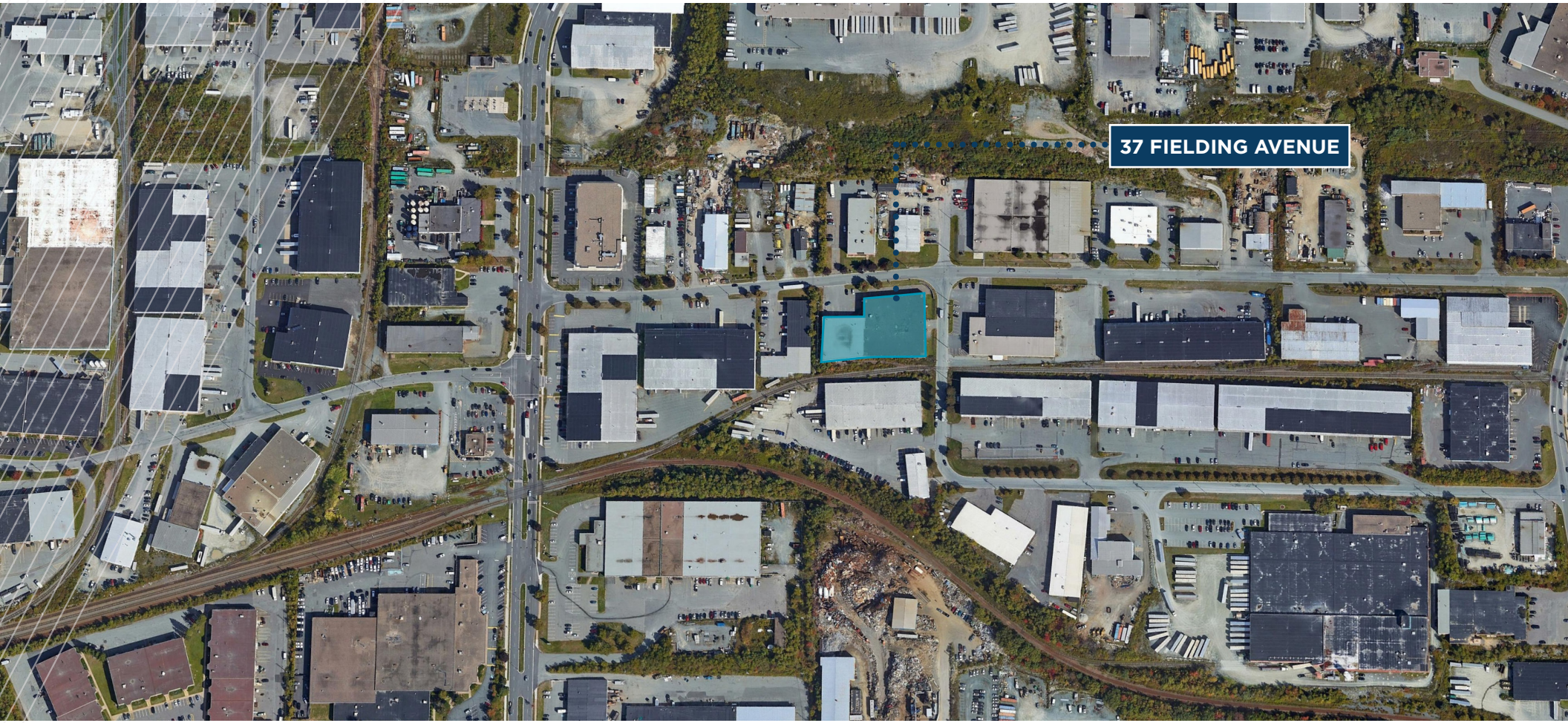
Situated on a 1.5 acre lot, 37 Fielding Avenue provides a rare opportunity to acquire a 36,925 sf industrial property within one of Atlantic Canada's largest Business Parks. Ideally suited for owner-occupancy or as an excellent investment into one of the most prestigious Industrial parks east of Montreal.

- Building Size: 36,925 sf
- Warehouse Area: 31,878sf
- Office Area: 5,047 sf
- Site Area: 1.5 acres
- Clear Height: 18'
- Loading: 3 dock, 1 grade
- Parking: Paved lot with ample space (21 stalls)
- Year Built: 1970
- Sprinkler: Partial wet system w/ rolling fire rated door
- Electrical: 3 Phase, 400 amp/600 volt
- HVAC: Natural gas furnaces
- Zoning: I-2
- PID #: 00120097

SITE PLAN

GRADE LOADING
RAIL LINE
MOORE ROAD
LOADING DOCKS
FIELDING AVENUE
VIEW THE SITE TOUR

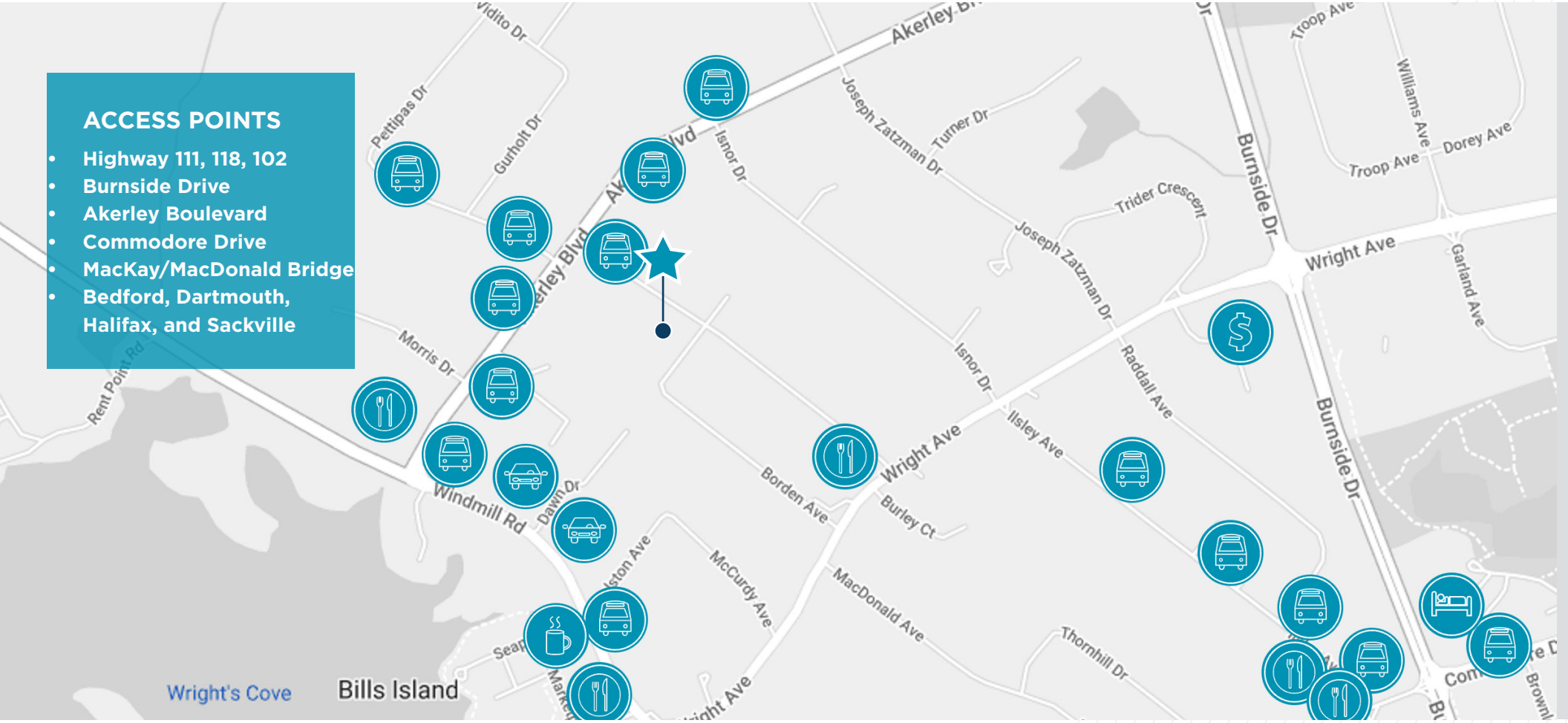
AERIAL OVERVIEW



Where Business Begins

The Burnside Business Park is one of Atlantic Canada's largest Business Parks, with nearly 2,000 companies calling the park home, and employing approximately 30,000 people. Situated near the City of Lakes Business Park, and the commercial hub of Dartmouth Crossing. Strategically positioned with quick access to one of the parks main thoroughfares leading to Highways 111, 118, and both Halifax bridges. Businesses are located within 10-15 minutes of downtown Halifax, the Halifax International Airport, and Port of Halifax

LOCATION SNAPSHOT

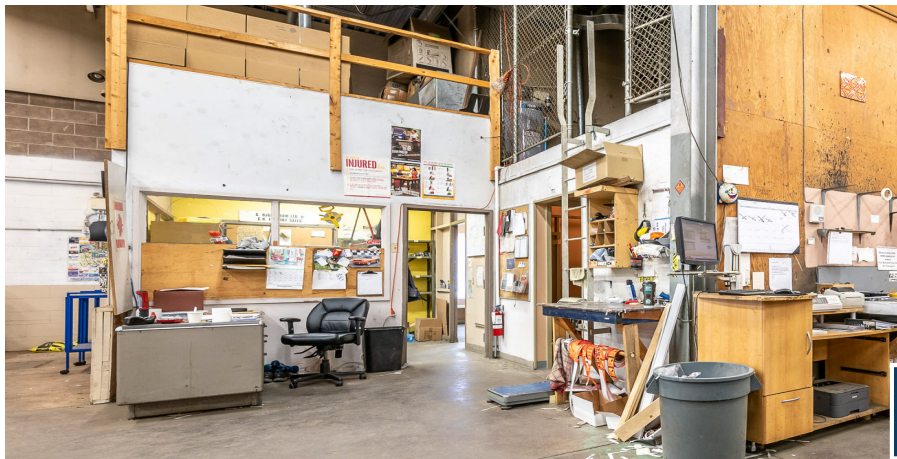


PRIVATE OFFICES

LUNCHROOM

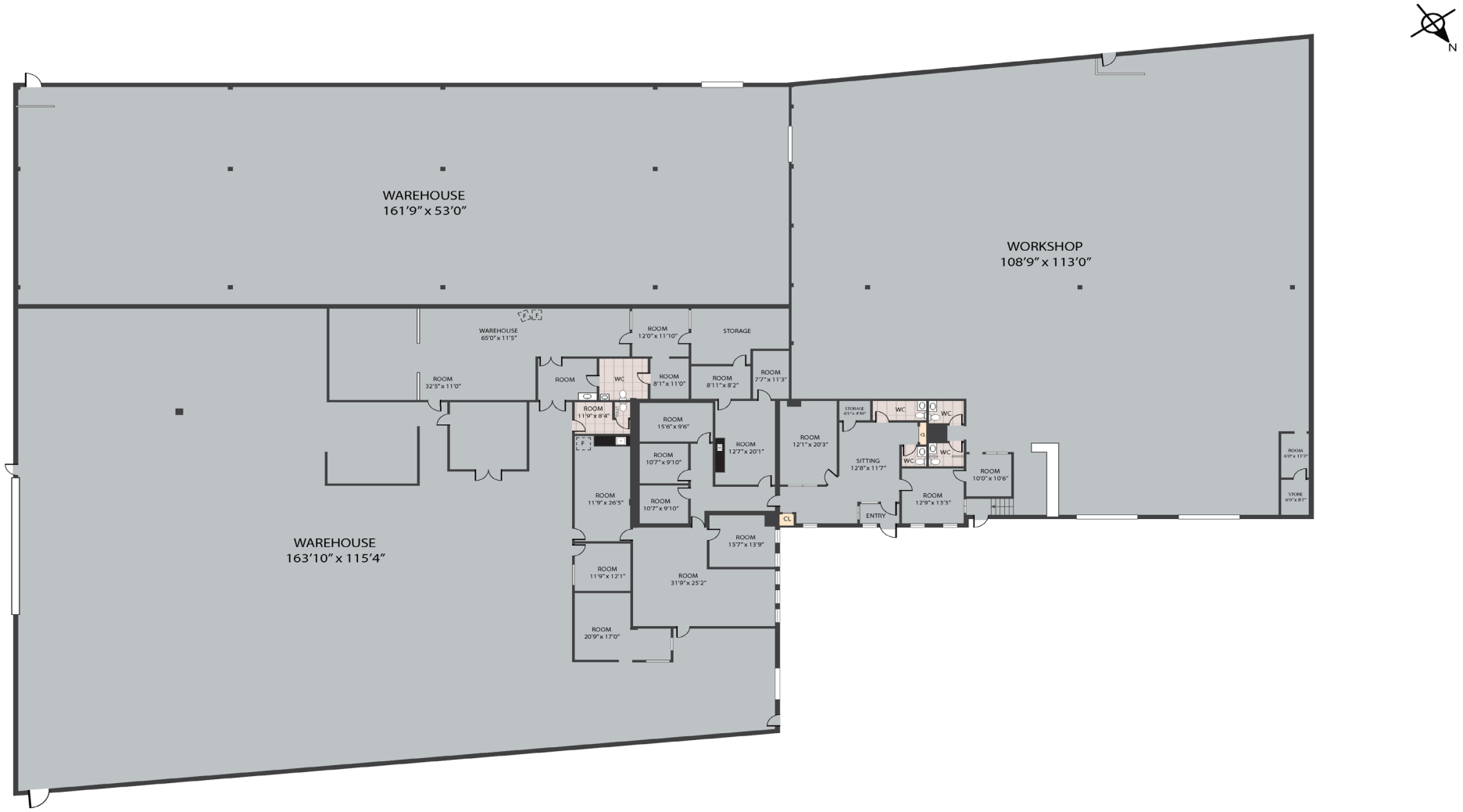
18’ CLEAR HEIGHTS

10’ LOADING DOORS

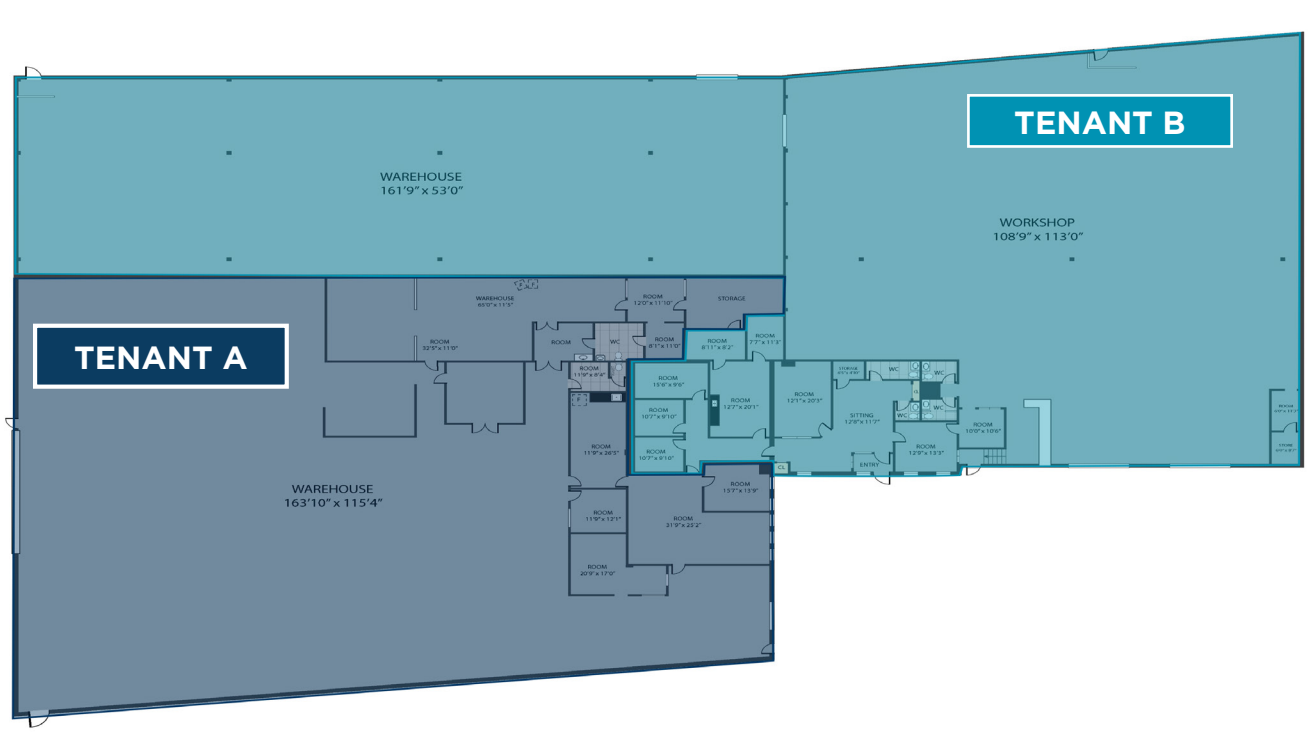


OFFICE ACCESS

FLOOR PLAN


WAREHOUSE
161'9" x 53'0"
WORKSHOP
108'9" x 113'0"
WAREHOUSE
163'10" x 115'4"
WAREHOUSE
65'0" x 11'5"
ROOM
32'5" x 11'0"
ROOM
12'0" x 11'10"
STORAGE
ROOM
8'11" x 11'0"
ROOM
8'11" x 8'2"
ROOM
7'7" x 11'3"
WC
ROOM
11'9" x 8'4"
ROOM
15'6" x 9'6"
ROOM
10'7" x 9'10"
ROOM
12'7" x 20'1"
ROOM
10'7" x 9'10"
ROOM
11'9" x 26'5"
ROOM
12'1" x 20'3"
STORAGE
6'5" x 4'6"
WC
WC
WC
WC
SITTING
12'8" x 11'7"
ROOM
10'0" x 10'6"
ROOM
12'9" x 13'3"
ENTRY
CL
ROOM
15'7" x 13'9"
ROOM
11'9" x 12'1"
ROOM
31'9" x 25'2"
ROOM
20'9" x 17'0"
ROOM
6'9" x 11'3"
STORE
6'9" x 8'7"
N

OCCUPANCY INFORMATION



TENANT A
Occupies 17,000 square feet. Original term expired March 31, 2022; tenant has exercised the first of three one-year Options to Extend,

TENANT B
Occupies 19,925 square feet. Tenant is a related company to the vendor, and is not under a lease. Future plans of the tenant are contingent on the details of the purchase offers.

FOR MORE INFORMATION, CONTACT:

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