

FOR LEASE
7,000 SF



WOODSIDE INDUSTRIAL PARK

44 ORION COURT, DARTMOUTH, NS

FLEX INDUSTRIAL SPACE AVAILABLE

PROPERTY HIGHLIGHTS

Positioned strategically within the Woodside Industrial Park, 44 Orion Court presents an exceptional opportunity for potential tenants seeking 7,000 square feet of premium flex-industrial space in the heart of Dartmouth. Conveniently nestled, this location offers swift access to major thoroughfares and the Circumferential Highway (111), ensuring seamless connectivity.

The current layout is meticulously designed to cater to tenants seeking a thoughtfully constructed office space complemented by a mezzanine warehouse, ideal for a diverse range of uses.

Space Available: 7,000 sf

Office Area: Approximately 2,900 sf

Industrial Space: Approximately 4,100 sf

Clear Height: 20'

Loading: Two Grade Doors 14'

Parking: Ample on-site (Front, Side, and Rear)

Year Built: 2011

Zoning: Light Industrial (LI)

Availability: Immediately

Floors: Two-storey office space w/ warehouse mezzanine

Yard Space: Secured with Fence

Additional Rent: \$6.08 psf

Lease Rate: \$17.50 psf Net



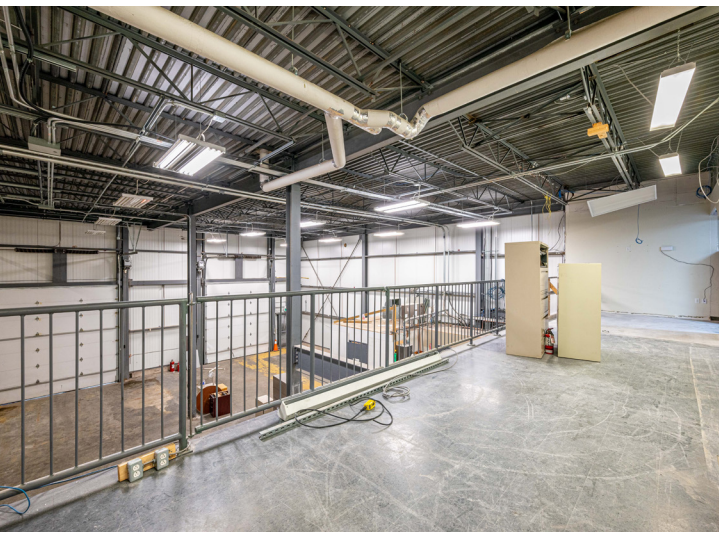


FLOOR PLAN

7,000 SF









2.13 ACRE SITE

7,000 SF AVAILABLE

GRADE LOADING

SECURED YARD WITH FENCE

AMPLE PARKING

SITE PLAN



A DRIVING WORKFORCE

Situated in Dartmouth, Nova Scotia, the Woodside Industrial Parks stands as a beacon of industrial excellence. With modern complexes and spacious lots, it offers seamless connectivity to major transportation routes, including the Circumferential Highway (111), facilitating efficient distribution. This dynamic hub fosters a collaborative community of businesses and professionals, supported by shared amenities and a culture of innovation. Surrounded by scenic landscapes and the Halifax Harbour, the Woodside Industrial Park provides an ideal environment for businesses to thrive.



1 KM

TO HIGHWAY 111

4.0 KM

TO DOWNTOWN DARTMOUTH

9.0 KM

TO DOWNTOWN HALIFAX

31.0 KM

HALIFAX INTL. AIRPORT

94 KM

TO TRURO



CONTACT INFORMATION

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