

# CUSTOMIZABLE COMMERCIAL OPPORTUNITY

Aileen Meagher Avenue | Burnside Business Park  
**UP TO 37,000 SF | FOR LEASE | BUILD-TO-SUIT**



**CUSHMAN &  
WAKEFIELD**  
Atlantic

# HIGHLIGHTS

- Up to 37,000 sf of fully customizable industrial/commercial space available.
- Ideally situated within the newest phase of the Burnside Industrial Park (13-1).
- This property provides a rare opportunity to design a build-to-suit commercial building for nearly any legal use.
- Floor to ceiling front-facing windows providing ample natural light.
- Large flat paved parking lot at the front of the property and easy to access grade or dock loading at the rear.
- Customizable clear heights and doors.
- Just seconds from the new “Burnside Expressway”, and the Akerley Blvd/ Burnside extension.
- Base building completion: Q2 2025



**MINUTES FROM  
MAJOR HIGHWAYS**



**TOTAL BUILDING  
CUSTOMIZATION**



**ZONING: BURNSIDE  
GENERAL  
INDUSTRIAL (BGI)**



**DOCK OR GRADE  
LOADING**









**OVER** 1,500  
ENTERPRISES AND  
30,000 EMPLOYEES



**10-15**  
MINUTES TRAVEL  
TIME TO MAJOR  
LOCATIONS

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# LOCATION HIGHLIGHTS

Situated within the newest phase of the Burnside Business Park, and adjacent to the bustling retail hub of Dartmouth Crossing. This strategically positioned property offers convenient access from Wright Avenue to highways 111, 118, the Halifax bridges, and the soon to be completed “Burnside Expressway”. As Atlantic Canada’s largest business park, this location fosters an efficient business ecosystem, allowing for quick access to the Halifax CBD, Halifax International Airport, and the Port of Halifax.





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