

FOR LEASE

1,800 - 2,000 SF



11 & 19 PETTIPAS DRIVE

DARTMOUTH, NOVA SCOTIA

BURNSIDE INDUSTRIAL SPACE

11 & 19 PETTIPAS DRIVE, DARTMOUTH, NS | FOR LEASE

PROPERTY HIGHLIGHTS

11 & 19 Pettipas Drive presents two prime industrial leasing opportunities within the Burnside Industrial Park. With available units ranging from 1,800 sf to 2,000 sf, these well-maintained spaces are perfect for various industrial uses. Located near major transportation routes, they offer flexibility and convenience for growing businesses.

11 Pettipas Drive:

- ~~Unit AB: 4,050 sf~~ **LEASED**
- Unit CD: 2,000 sf (May 2025)
- Unit P: 2,000 sf (April 2025)

Space Available:

19 Pettipas Drive

- Unit AB: 1,800 sf

Site Area:	2.65 acres
Clear Height:	14'
Loading:	Dock & Grade
Parking:	Ample on-site
HVAC:	Central heat pump (Oil & electric backup)
Zoning:	Burnside General Industrial (BGI)
Additional Rent:	\$5.75 psf
Lease Rate:	Starting at \$12.00 psf Net



Location
Well-positioned

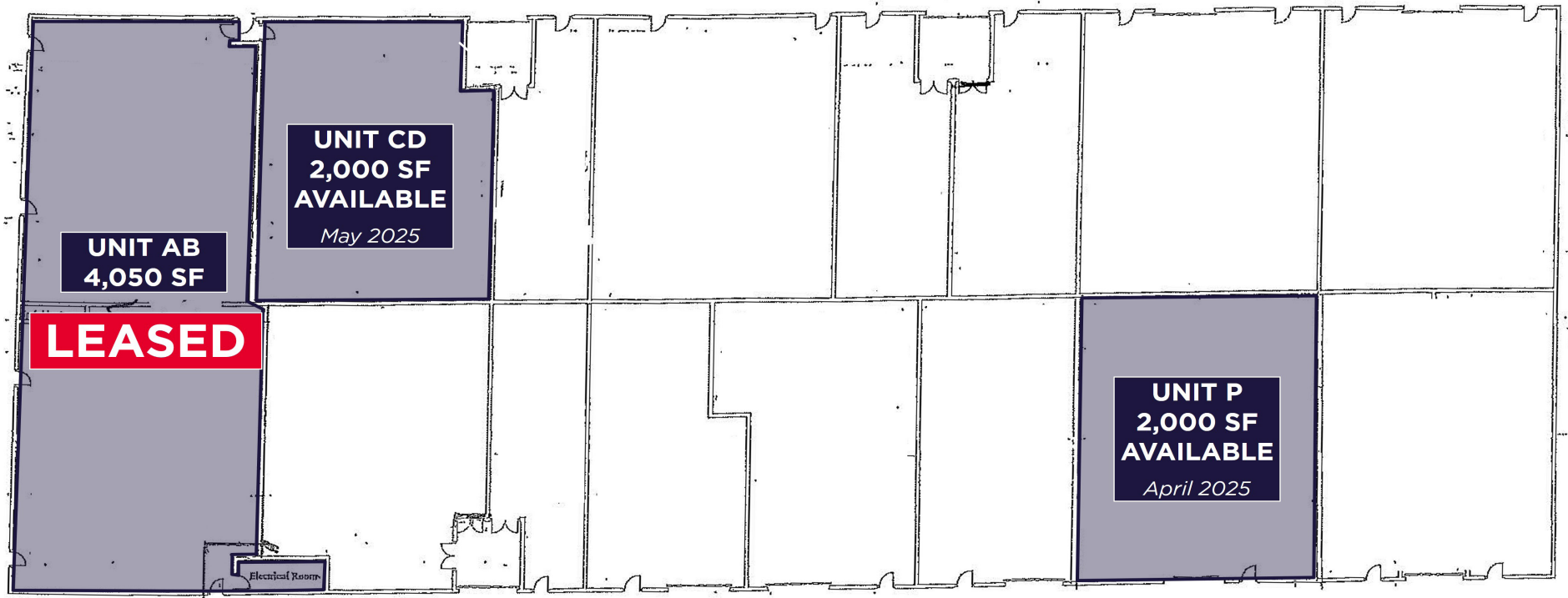


1,800 - 4,050 SF
Available



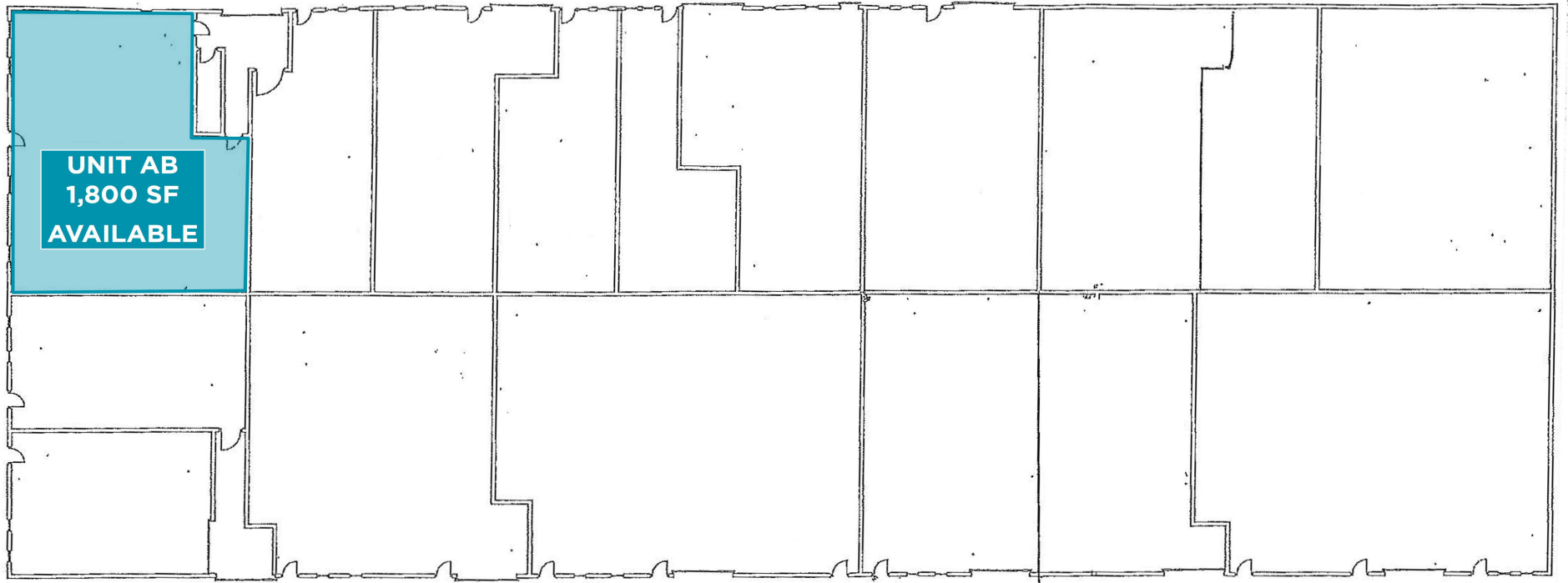
SITE PLAN

2.65 ACRES



FLOOR PLAN

11 PETTIPAS



FLOOR PLAN
19 PETTIPAS

A DRIVING WORKFORCE

Located in the heart of the Burnside Business Park, Atlantic Canada's largest and most active business hub. This prime property offers seamless access to major transportation routes, including Highways 111 and 118, and is minutes away from Dartmouth Crossing's retail centre. The upcoming Burnside Expressway will provide an additional route to and from the park, improving access not only within the Halifax region but also to destinations outside HRM, including Truro. With enhanced connectivity to the Halifax Stanfield International Airport, the Port of Halifax, and the Halifax Central Business District, this location is ideal for logistics and business operations.



5 KM

TO HIGHWAY 118

7 KM

TO DOWNTOWN DARTMOUTH

10 KM

TO DOWNTOWN HALIFAX

26 KM

HALIFAX INTL. AIRPORT

89 KM

TRURO



CONTACT INFORMATION

STEVEN DEXTER

Executive Vice President

sdexter@cwatlantic.com

+1 902 222 2399



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