+/- 3,100 sf | FLEX INDUSTRIAL PROPERTY

20 THORNE AVENUE

BURNSIDE INDUSTRIAL PARK | DARTMOUTH, NS

FOR SALE



ROOM TO WORK.
SPACE TO GROW.

CUSHMAN & WAKEFIELD
Atlantic

20 THORNE AVENUE
Burnside Industrial Park





PROPERTY HIGHLIGHTS

- +/- 3,100 sf flex industrial building
- Functional combination of office and industrial space
- Grade-level loading
- BGI (Burnside General Industrial) zoning
- Conveniently located within the centre of the Burnside Industrial Park.
- Quick access to Highways 111 and 118 and the regional highway network

EXPAND THE OPPORTUNITY

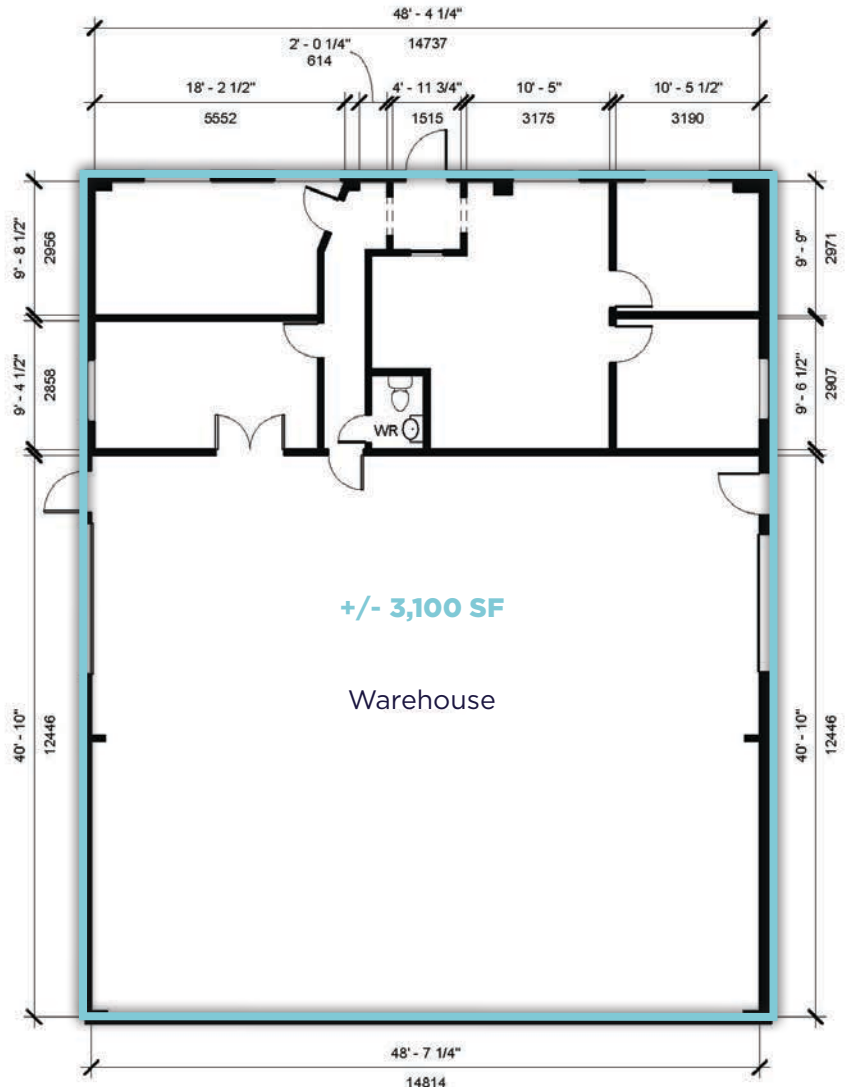
We are pleased to offer to the market for sale, an adjacent +/- 10,000 sf office building with excess land for expansion, creating a unique opportunity to acquire two neighbouring assets within the Burnside Industrial Park.

Ask us for more details.

PROPERTY FEATURES	
Civic Address:	20 Thorne Avenue, Dartmouth, NS
Building Size:	**Total: 3,100 sf** *Warehouse: +/- 2,150 sf* *Office: +/- 950 sf* *(Mezzanine Storage: +/- 950 sf)*
PID	40699233
Site Area:	13,000 sf
Loading:	2 Grade Doors (10' x 10')
Clear Height:	22' at peak, 14' at eaves.
Parking:	Ample on-site
Year Built:	1995
Services:	All municipal services
Electrical:	200 amp | 240 volt | 3-phase
Heating System:	2 suspended oil-fired forced air heaters | baseboard electric in office
List Price	**$995,000.00**

20 THORNE AVENUE
Burnside Industrial Park

FLOOR PLAN









20 THORNE AVENUE
Burnside Industrial Park



ZONING OVERVIEW

BGI | BURNSIDE GENERAL INDUSTRIAL

The BGI Zone accommodates a broad range of commercial and industrial activities, supporting flexibility for businesses looking to establish or expand within Burnside Industrial Park.

As-of-right permitted uses include:

- Brewery, winery and distillery uses
- Broadcast uses
- Caretaker units
- CD-1 and CD-2 Zone uses
- Emergency services uses
- Existing uses
- Heavy equipment sales and service uses
- Industrial training
- Industrial uses, except CD-3 Zone uses
- Kennels
- Recreational vehicle sales
- Recycling depots
- Retail building suppliers and used building material retail outlets
- Salvage yards
- Self-storage facilities
- Service uses
- Utility uses
- Vehicle services
- Accessory uses

Subject to applicable BGI Zone provisions and exclusions. Prospective purchasers should independently confirm that their intended use is permitted.

WHERE BUSINESS HAPPENS

Ideally located in the heart of Burnside Industrial Park, 20 Thorne Avenue sits within Atlantic Canada's largest and most established commercial and industrial hub, home to nearly 2,000 businesses and approximately 30,000 employees.

The property offers convenient access to Highways 111 and 118, with connections to Highway 102, the MacKay Bridge and the broader provincial highway network. Downtown Halifax, Downtown Dartmouth, Halifax Stanfield International Airport and key transportation infrastructure are all readily accessible.

Restaurants, retail, building suppliers, professional services and other business amenities are located throughout Burnside and in nearby Dartmouth Crossing.



AT THE CENTRE OF ATLANTIC CANADA'S LARGEST BUSINESS PARK

DARTMOUTH CROSSING
9 MINUTES | 4.0 KM

DOWNTOWN DARTMOUTH
13 MINUTES | 8.3 KM

DOWNTOWN HALIFAX
20 MINUTES | 12.9 KM

HALIFAX AIRPORT
21 MINUTES | 28.7 KM

PSA FAIRVIEW COVE
10 MINUTES | 7.7 KM

PSA ATLANTIC HUB
24 MINUTES | 14.2 KM

WOODSIDE
12 MINUTES | 11.1 KM



FOR MORE INFORMATION, CONTACT:

STEVEN DEXTER
Executive Vice President
+1 902 222 2399
sdexter@cwatlantic.com

DARIAN PURCELL
Commercial Real Estate Advisor
+1 902 809 3227
dpurcell@cwatlantic.com

CUSHMAN & WAKEFIELD
Atlantic

170 Cromarty Drive, Suite 205
Dartmouth, NS B3B 0G1
main +1 902 425 1444
cwatlantic.com

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