

**ALREADY 50%  
LEASED**



**FOR LEASE**

**90 HIGNEY AVENUE  
DARTMOUTH, NS**

**UP TO 14,750 SF**

**NEW CONSTRUCTION  
MIXED-USE BUILDING**

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[cwatlantic.com](http://cwatlantic.com)

FOR LEASE

# Burnside Business Park

90 Higney Avenue, Dartmouth, NS



CUSHMAN &  
WAKEFIELD  
Atlantic



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## Up to 14,750 sf Mixed-Use Commercial Space | Starting at \$14.00 psf Net

### Property Highlights

- 10,550 sf 1<sup>st</sup> floor space available in a 21,803 sf new construction two storey commercial building that is already **50% pre-leased**. The building can be built and customized based on tenant's needs including designated spaces such as offices, retail showroom area and warehouse space.
- 4,200 sf mezzanine available if required, can be built to suit.
- Rare opportunity in the Burnside Business Park to get in on a brand new building with modern and functionally designed space.
- Floor to ceiling front-facing windows offer plenty of natural light.
- 24'-8" ceilings to underside roof deck at grids 6-7 and 22'-8" ceilings to underside (+20' clear height) in remainder of building.
- Large flat paved parking lot at the front of the building and easy access to 2 grade and 1 dock level loading doors.
- Excellent roadside visibility and exterior signage opportunities.
- Energy efficient ICF construction is set to begin in April 2021 with an anticipated completion in Fall 2021.



Minutes from  
major highways



Fall 2021 anticipated  
completion



Zoning General  
Industrial (I-2)



2 grade level and 1 dock  
level loading doors



Energy efficient ICF  
envelope construction



4,200 sf mezzanine  
available if required

### Contact

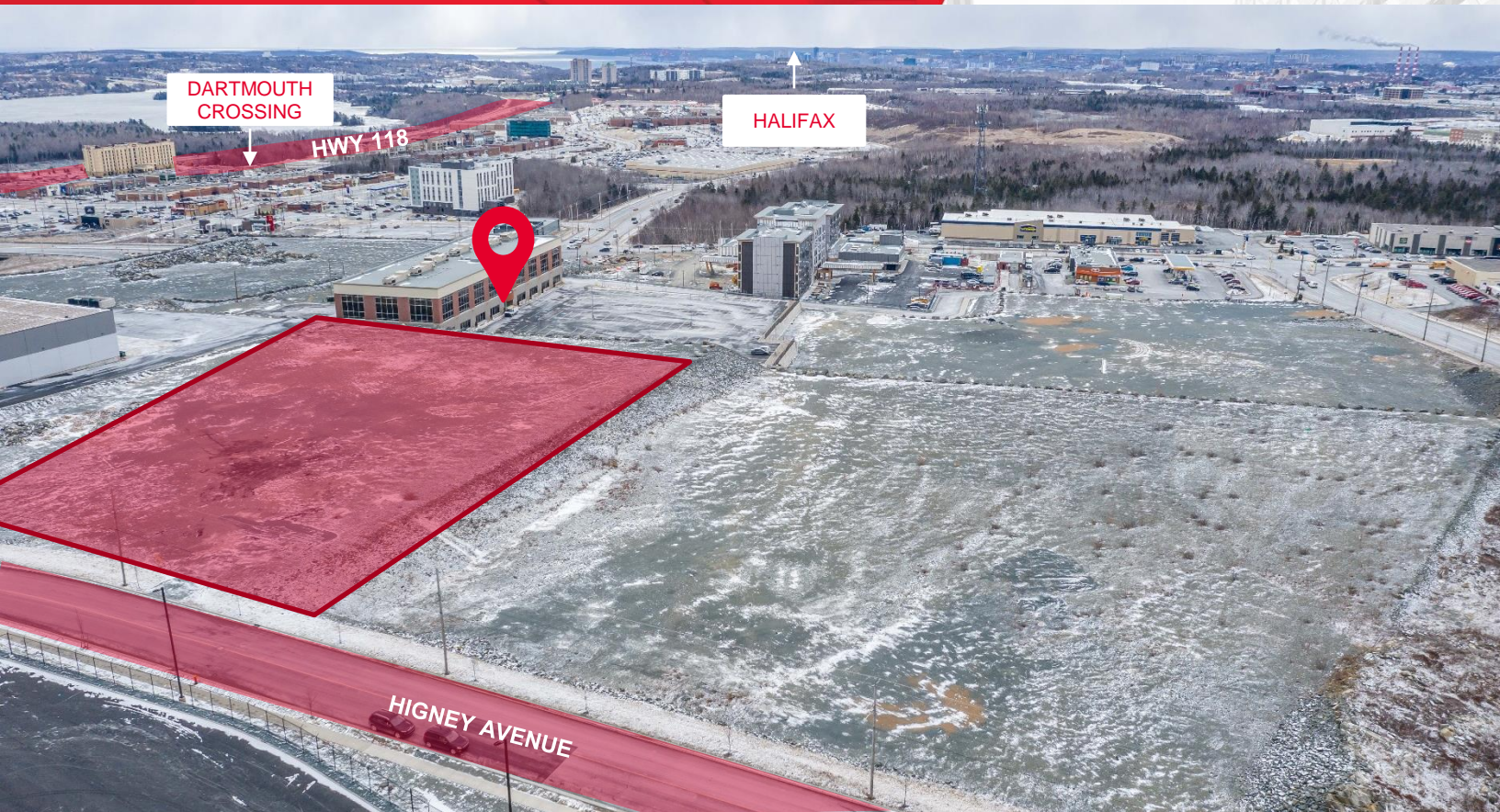
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90 Higney Avenue, Dartmouth, NS



## Location Information

- Adjacent to the retail hub of Dartmouth Crossing in the newer end of the Burnside Business Park.
- Strategically positioned with access from Wright Avenue, one of the Burnside Business Park's main thoroughfares leading to highways 111, 118 and both Halifax bridges.
- Situated within the largest business park in Atlantic Canada with more than 1,500 enterprises and 15,000 employees.
- Burnside businesses are located within 10-15 minutes travel time to the downtown Halifax CBD, the Halifax International Airport, and the Port of Halifax.
- In addition to being an industrial hub the area offers diverse amenities including hotels, restaurants and shopping.

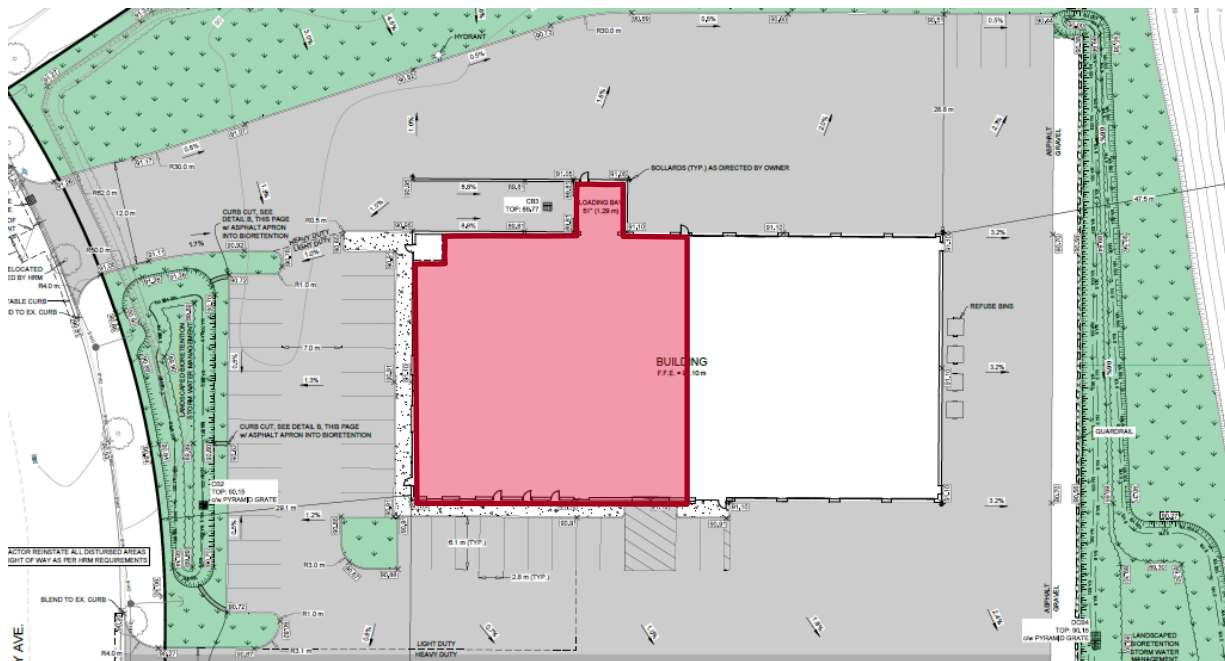
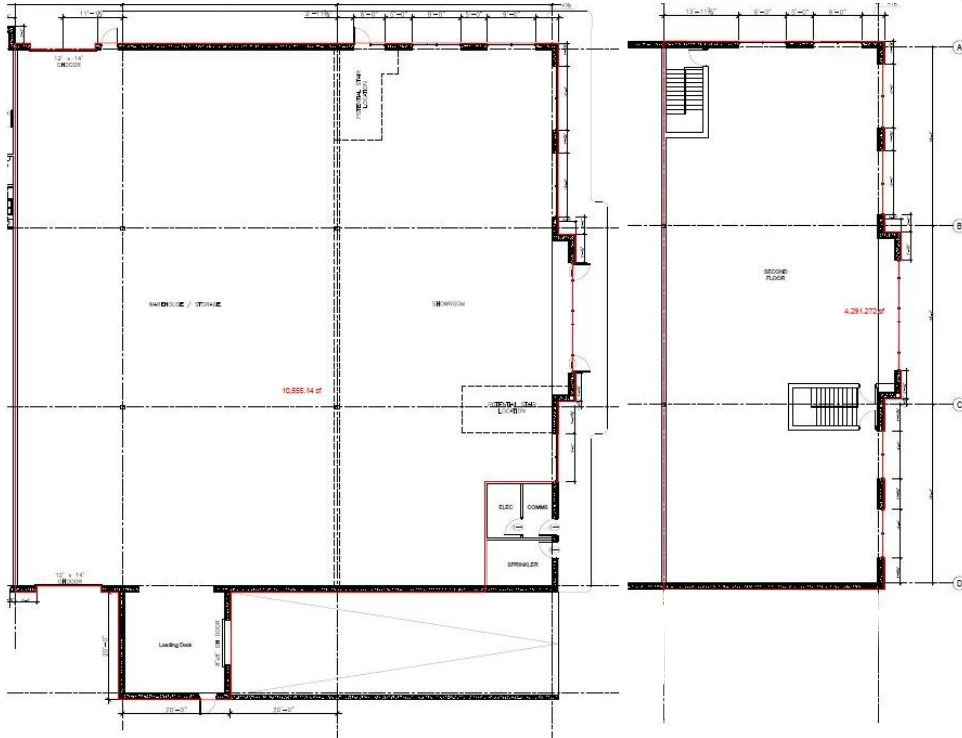
## Contact

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## Building Details

Parking	Free paved on-site
Zoning	General Industrial (I-2)
No. Floors	Two (2) storeys
Ceiling Height	24'-8" to underside roof deck at grids 6-7 22'-8" to underside in remainder of building
Loading	Dock and grade
Availability	Fall 2021
Additional Rent	\$7.00 psf



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