



Colliers

**Attractive
Sublease
Rates**



20-24 Akerley Boulevard , Dartmouth, NS

8,566 SF of Highly Visible Burnside Flex Industrial Space **for Sublease**

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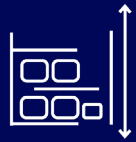
Colliers Atlantic

2 Ralston Avenue
Dartmouth, NS
B3B 1H7

Property Overview



Direct Access to Major
Hwys 107, 111, & 118



20' Warehouse
Clear Height



1 Dock Level
Loading Door

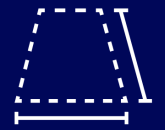


Direct Exposure Facing
Akerley Boulevard

Establish your business in the core of Burnside with 8,566 square feet of versatile flex-industrial space, well suited for office uses, warehousing or light manufacturing. The unit features a large open warehouse area with 20-foot clear height and one dock-level loading door. The space also features ample professional office space, complete with private offices, open work area, a kitchenette, and prominent exposure along Akerley Boulevard.

Unit	1/2/3/4B
Available Area	8,566 square feet
Layout	• Open office area, private offices, kitchenette, and washrooms • Open warehouse space at rear
Loading	1 dock level loading door
Ceiling Height	20' clear height (warehouse)
Warehouse Heating	Natural gas fired forced air heaters
Office HVAC	Electric HVAC with supplemental baseboard heaters
Parking	Ample on-site paved surface parking
Availability	Fall 2026
Current Lease Expiry	September 30, 2028 - longer term available if desired
Net Rent	Contact listing agent Attractive Sublease Rates
Additional Rent	\$8.81 PSF (2026 est.)
Property Features	• Finished office space • Direct exposure facing Akerley Boulevard • High visibility signage opportunity • Quick access to main traffic thoroughways including Hwy 107 and the new Burnside Connector



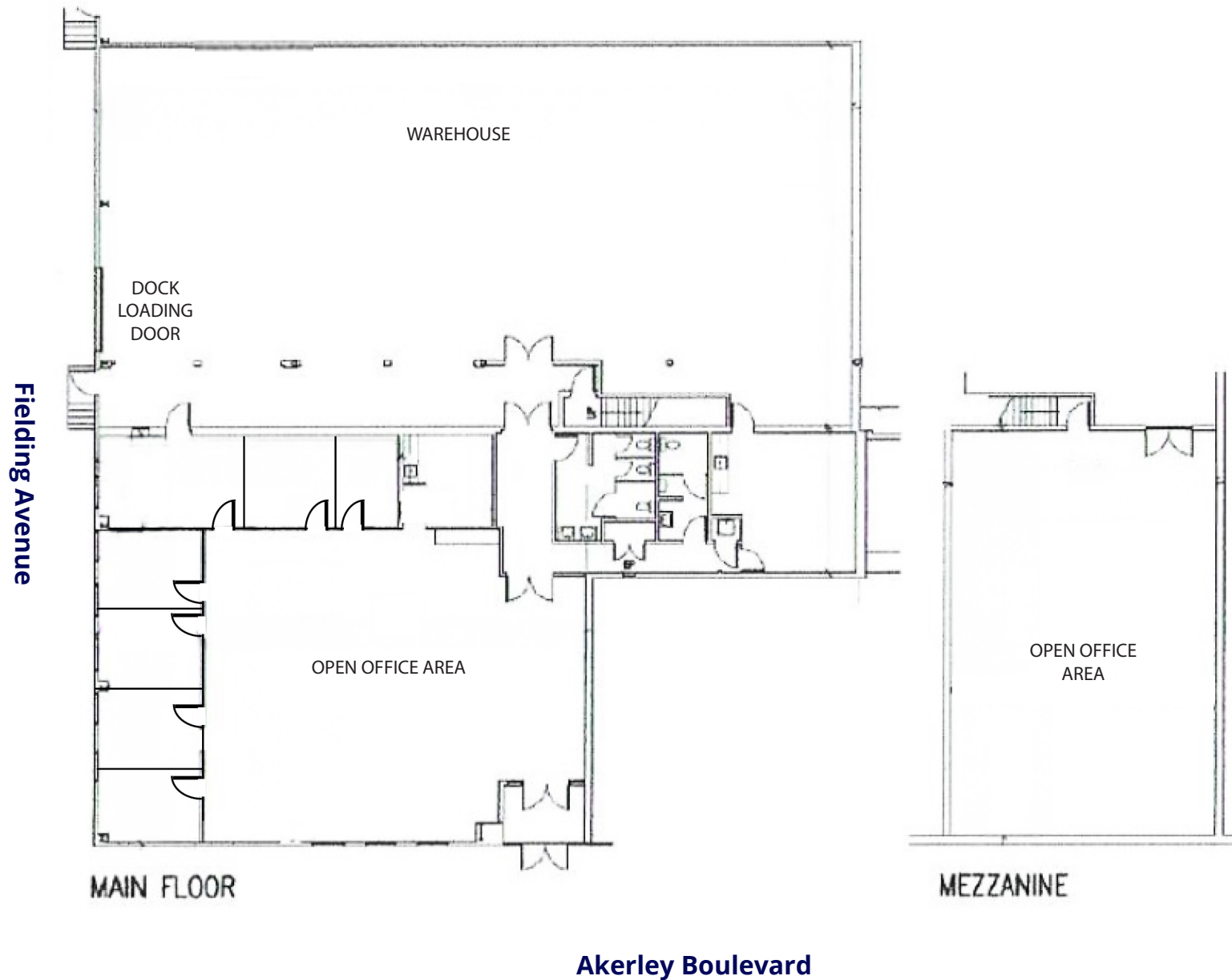


Floor Plan

Unit 1/2/3/4B

8,566

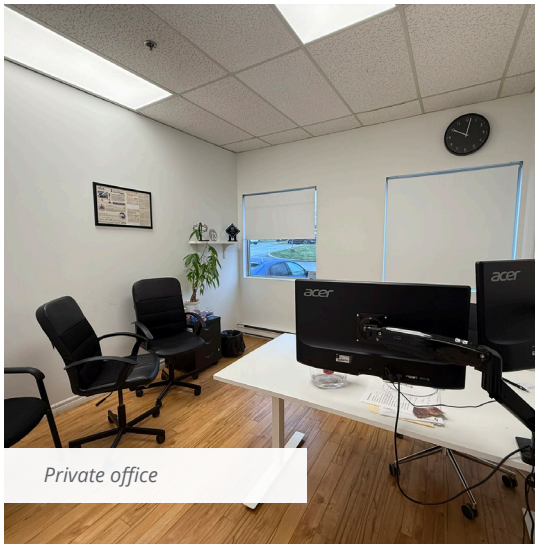
square feet
available



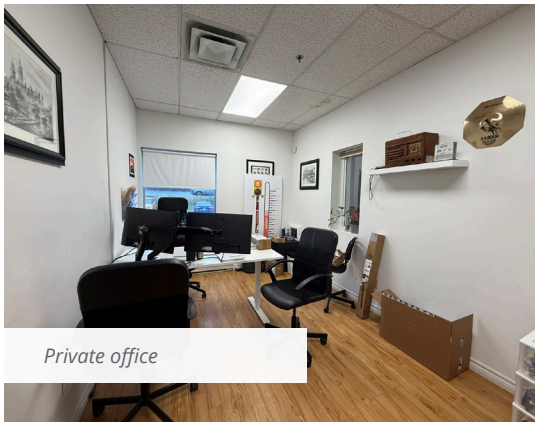
NOTE: Actual layout may differ slightly from the above floor plan.



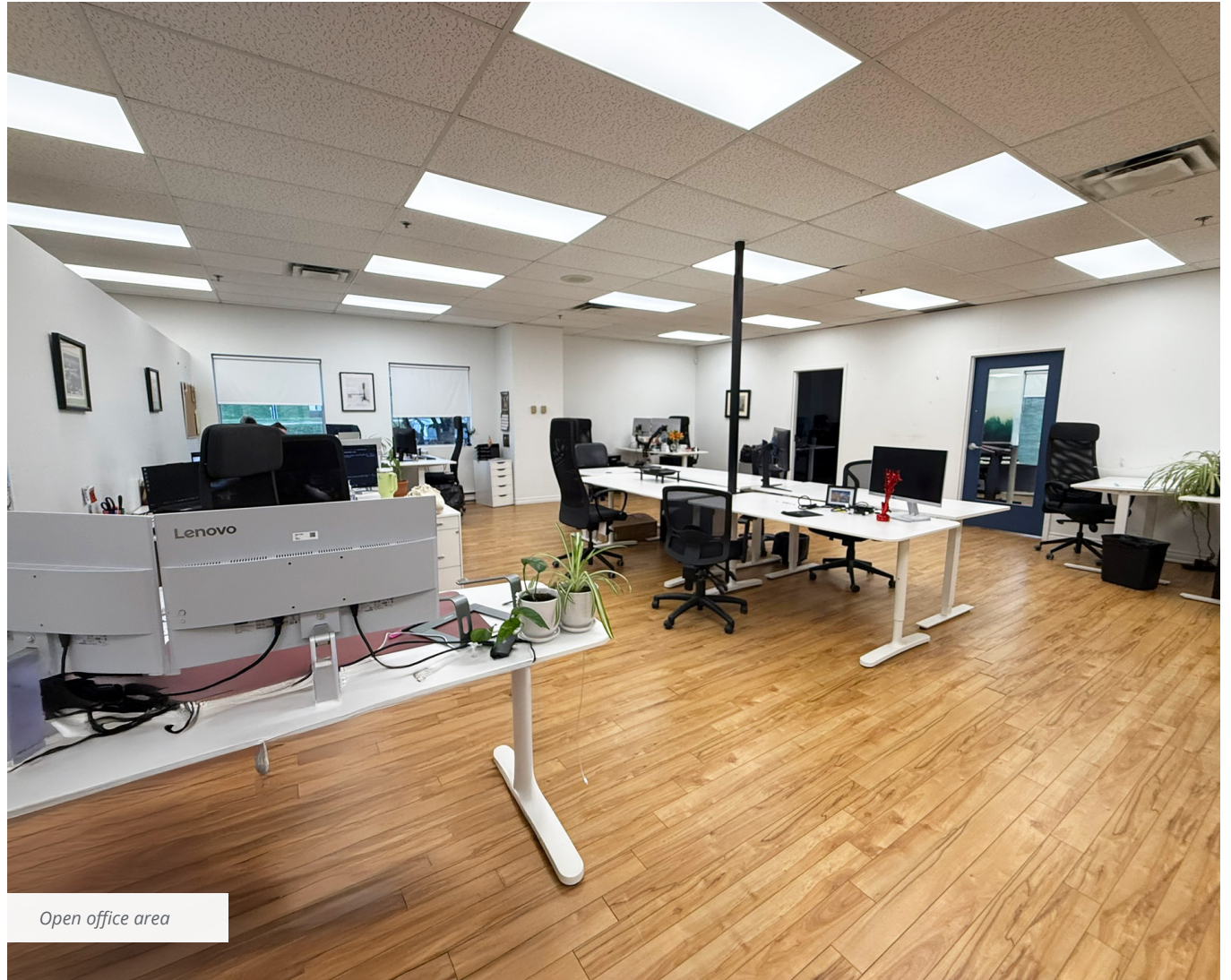
Reception area



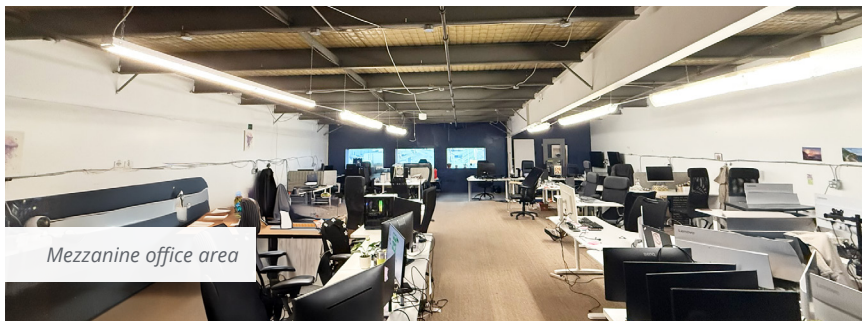
Private office



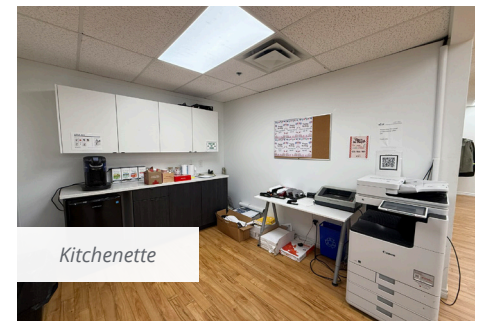
Private office



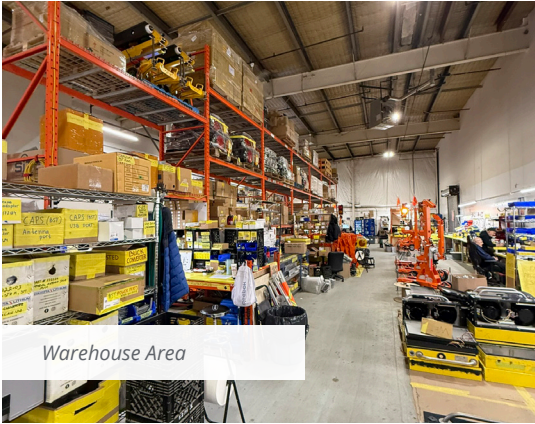
Open office area



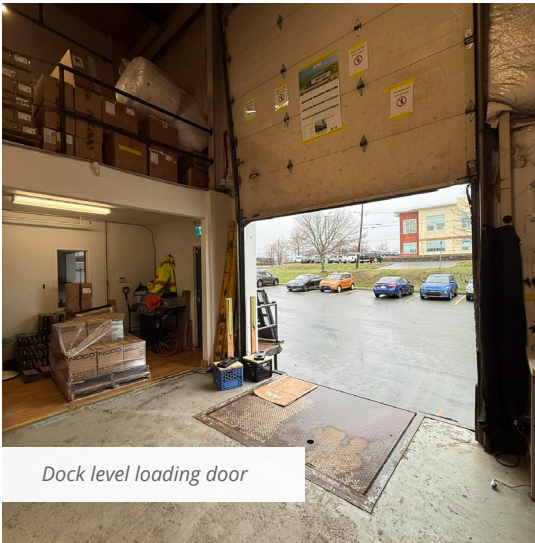
Mezzanine office area



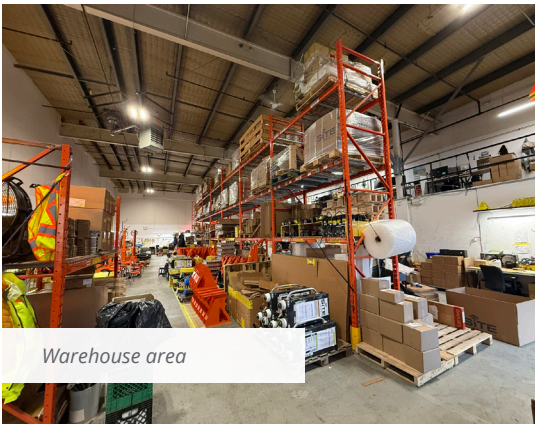
Kitchenette



Warehouse Area



Dock level loading door



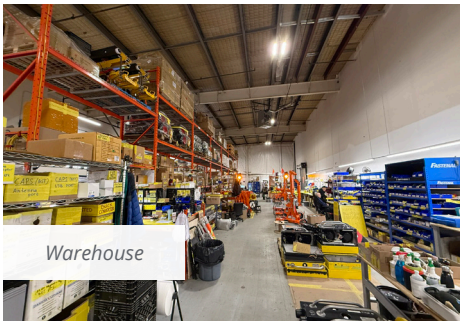
Warehouse area



Warehouse space



Warehouse area



Warehouse

The Location

Burnside Industrial Park is home to approximately 2,000 businesses, providing employment for about 30,000 people. The park is well-equipped with various amenities, and it benefits from its close proximity to the major retail area, Dartmouth Crossing. The recently completed Burnside Connector is a 9 km, 4-lane freeway that links Burnside to Sackville and Bedford, accessible through two connectors on Akerley Boulevard.



Downtown
Halifax (CBD)
15 KM



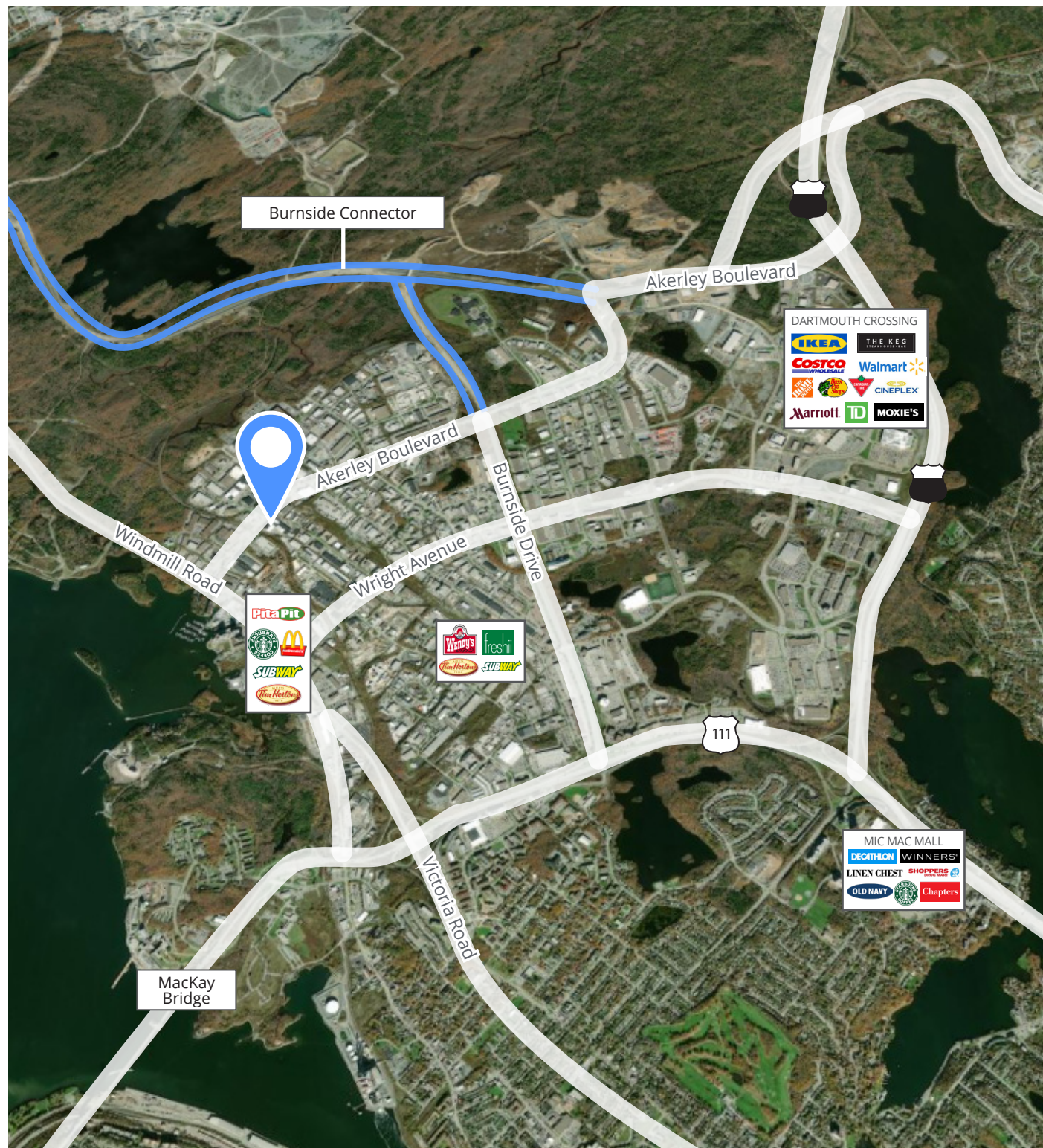
Halifax Stanfield
International Airport
25 KM



South End
Container Terminal
15 KM



Fairview Cove
Container Terminal
9 KM





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