



For Lease | 21 McCurdy Avenue, Dartmouth, NS

# Prime Warehouse with Excellent Loading & Access

39,569 SF industrial space ideally positioned just off Windmill Road, offering easy access and distribution efficiency.

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# Property Overview

Expansive 39,569 SF industrial space featuring finished office space and 24' clear height. The property offers seven dock loading doors (four with hydraulic levelers), parking for both employees and freight, and ample truck maneuvering space. Ideally situated on a corner lot just off Windmill Road in Burnside Business Park for efficient access and connectivity.

<b>Available Area</b>	Warehouse	37,860 SF
	Office	1,709 SF
	Area (total)	39,569 SF

**Ceiling Height** 24' clear ceiling height

**Loading** 7 dock loading doors (10x8 & 10x14)  
4 with hydraulic levelers

**Column Spacing** 40' x 34'

**Power** 600 Volt, 200 Amp

**HVAC** Fully air-conditioned offices

**Sprinkler System** ESFR sprinklered

**Parking** Paved surface parking

**Zoning** Burnside General Industrial (BGI) zone

**Net Rent** \$14.00 PSF  
*(with escalations during the lease term)*

**Additional Rent** \$4.86 PSF (2026) plus power

**Available** August 1, 2027



Direct access to major  
hwys 107, 111, & 118



24' Clear  
Ceiling Height

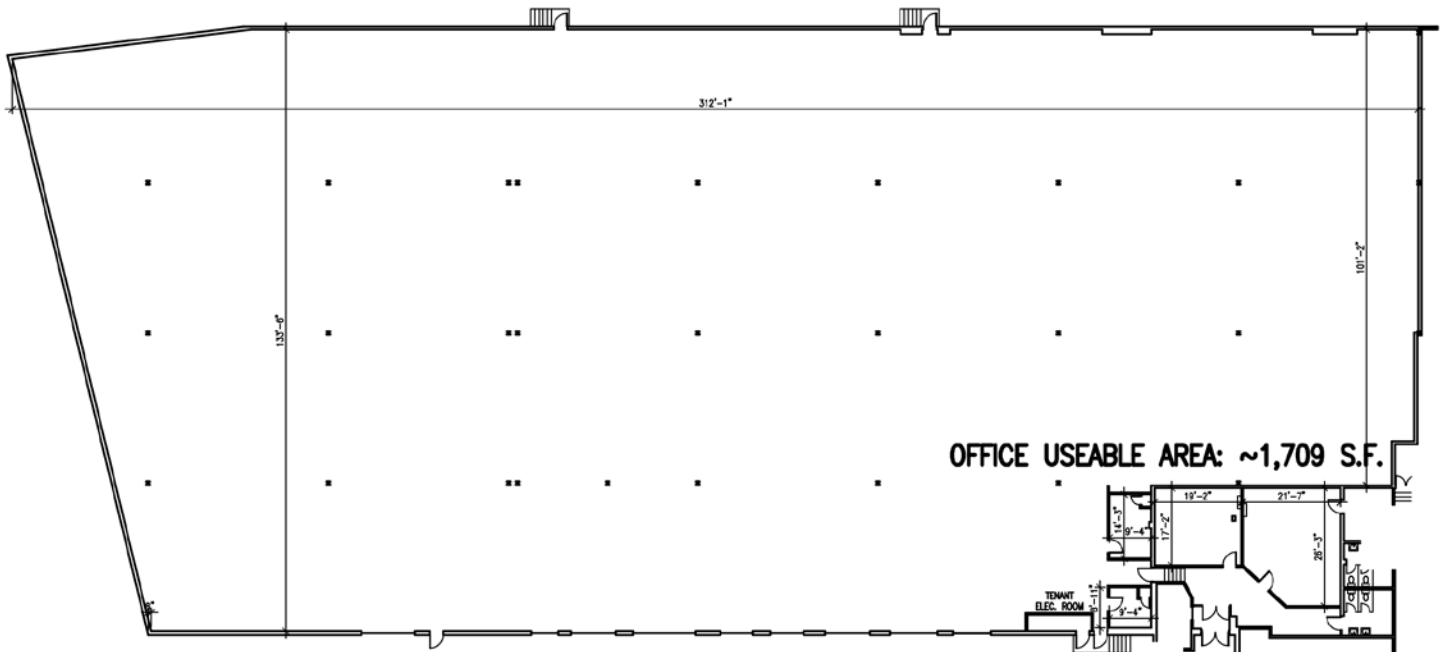


Multiple Dock  
Loading Doors



Expansive  
column spacing

# Floor Plan



## Features

- 39,569 SF industrial space with finished office area
- Seven (7) dock loading doors, four (4) with hydraulic levelers
- 24' clear ceiling height
- Parking to accommodate both passenger vehicles and freight trucks.
- Ample room for truck turn-around
- Corner property, ideally positioned just off Windmill Road in Burnside Business Park, allows for efficient ingress/egress

39,569 SF



available



# The Location



Burnside Business Park is home to nearly 2,000 businesses, employing approximately 30,000 people. A multitude of amenities are throughout the park and in the adjacent major retail node, Dartmouth Crossing.

The newly completed Burnside Connector - a 9 km 4-lane freeway connecting Burnside with Sackville and Bedford - is accessible via 2 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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