

266

Cutler Avenue

Burnside Industrial Park | Dartmouth, NS

FOR LEASE

±33,000 SF high-ceiling warehouse with rooftop solar—on a rare Burnside corner lot in the park's newest expansion zone.



ZERO CARBON BASE BUILDING

Steve Morrison

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COMMERCIAL REAL ESTATE

266 Cutler Avenue | Dartmouth, NS
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Property Highlights

BASE RENT
PLEASE CONTACT

Building Highlights:

This state-of-the-art industrial property, now available, is a newly constructed building spanning 33,000 sq. ft. on a 2.40-acre lot. It features 28' clear height ceilings, ample parking, and a secure, fenced yard—making it an ideal space for your operations. The building is designed with high-efficiency systems throughout, including rooftop solar to further reduce operating costs.

Location Advantages:

The property is strategically located with direct access to the highway leading to New Brunswick and is in close proximity to the bridge to Halifax. This prime location ensures minimal travel time to the airport and downtown, offering excellent connectivity for your customers and staff.

Nearby Amenities:

The property is conveniently located near Dartmouth Crossing, home to a variety of large multinational retailers. This proximity provides easy access to a wide range of services and amenities.

Net Zero Carbon:

The building will include a solar photovoltaic roof-mounted system to offset energy consumption from the electrical utility. This system will support heating of the building and, when electrical generation exceeds heating demand, provide electricity for general operational needs. The landlord will participate in the Zero Carbon Building Standard set out by the Canada Green Building Council pilot project and seek to achieve a Zero Carbon Building Certification for the base building (core and shell).

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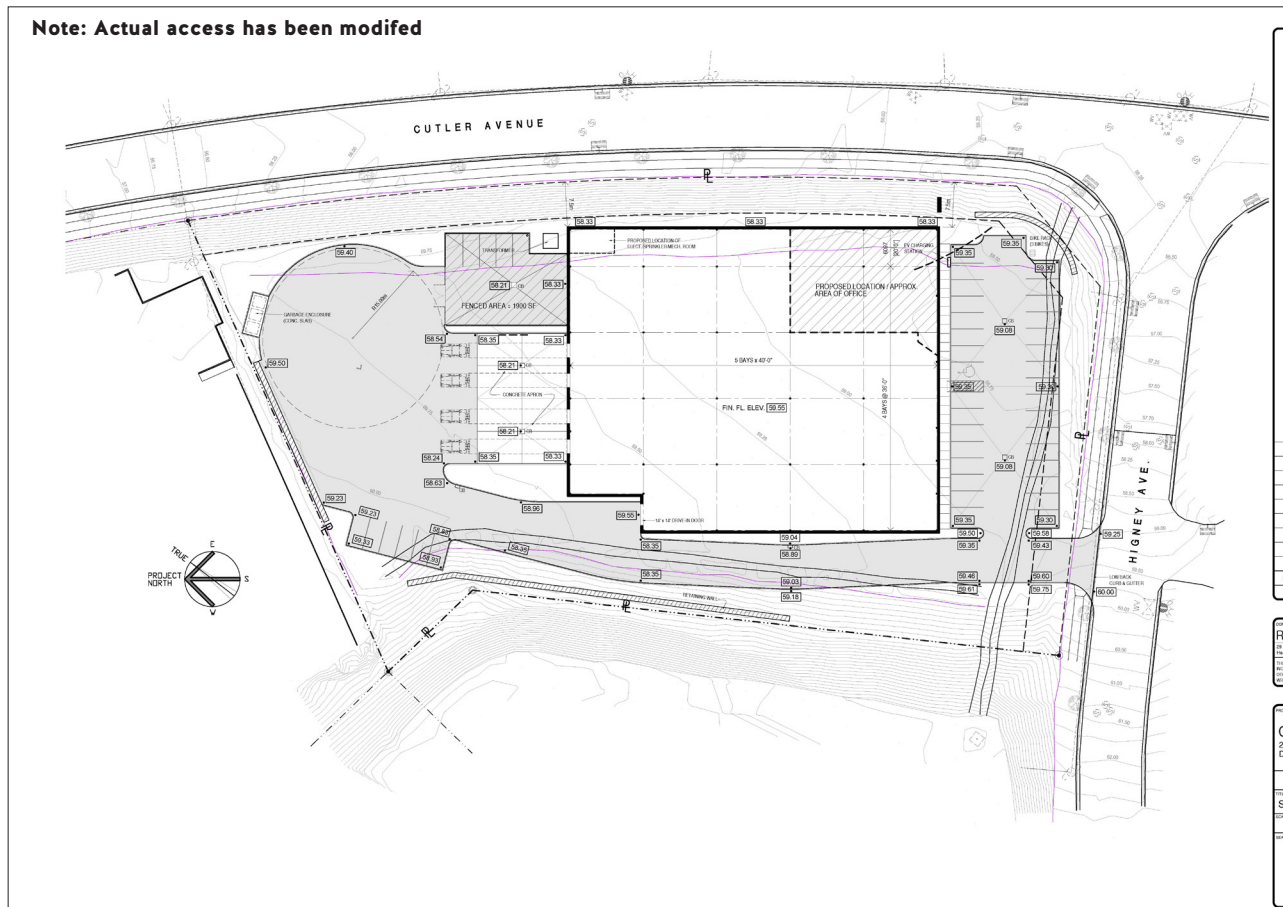
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Property Details

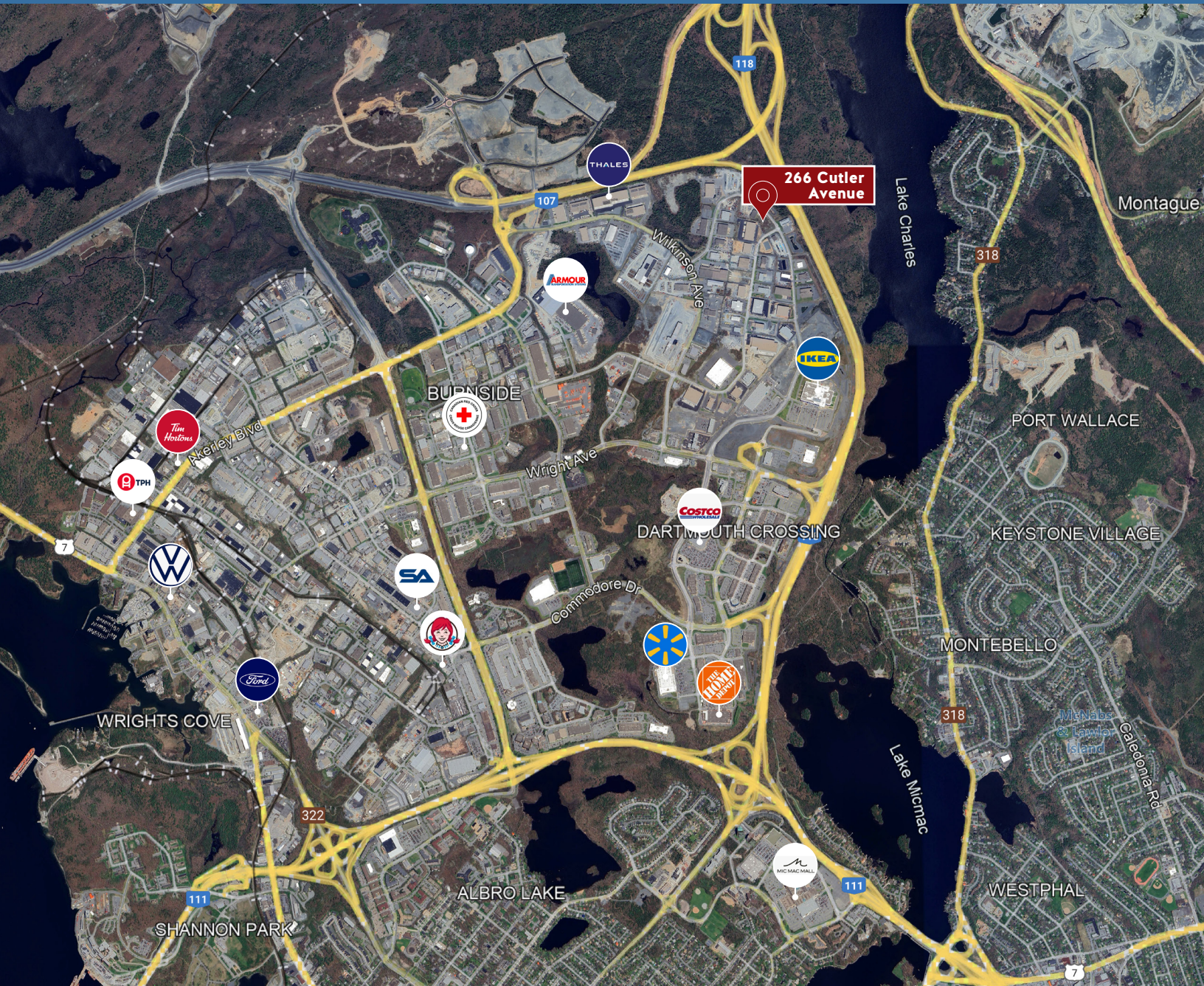
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|------------------------|--|-----------------------|--|
| Address | 266 Cutler Avenue, Dartmouth NS | Ceiling Height | 28' Clear |
| Industrial Park | Burnside Business Park | Loading Doors | Dock (4), Grade (1) |
| Property Type | Light Industrial | Yard Space | Fenced Compound +/-2,000-3,000 SF |
| Building Type | Precast Warehouse | Parking | 43 stalls |
| Lease Type | Full Service | Major Highways | 102,107,118 |
| Land Area | +/-2.40 Acres | Public Transit | Yes |
| Lot Type | Corner | Sprinkler | ESFR |
| Total Building | +/-32,696 SF | Power | 800 AMP 347/600V 3 Phase |
| Suites | Unit 1: +/- 18,586 SF Unit 2: +/- 14,110 SF | Energy Type | Grid & PV supplemental panels |
| | | Floors | 1 (Office Mezzanine options available) |

Site Plan



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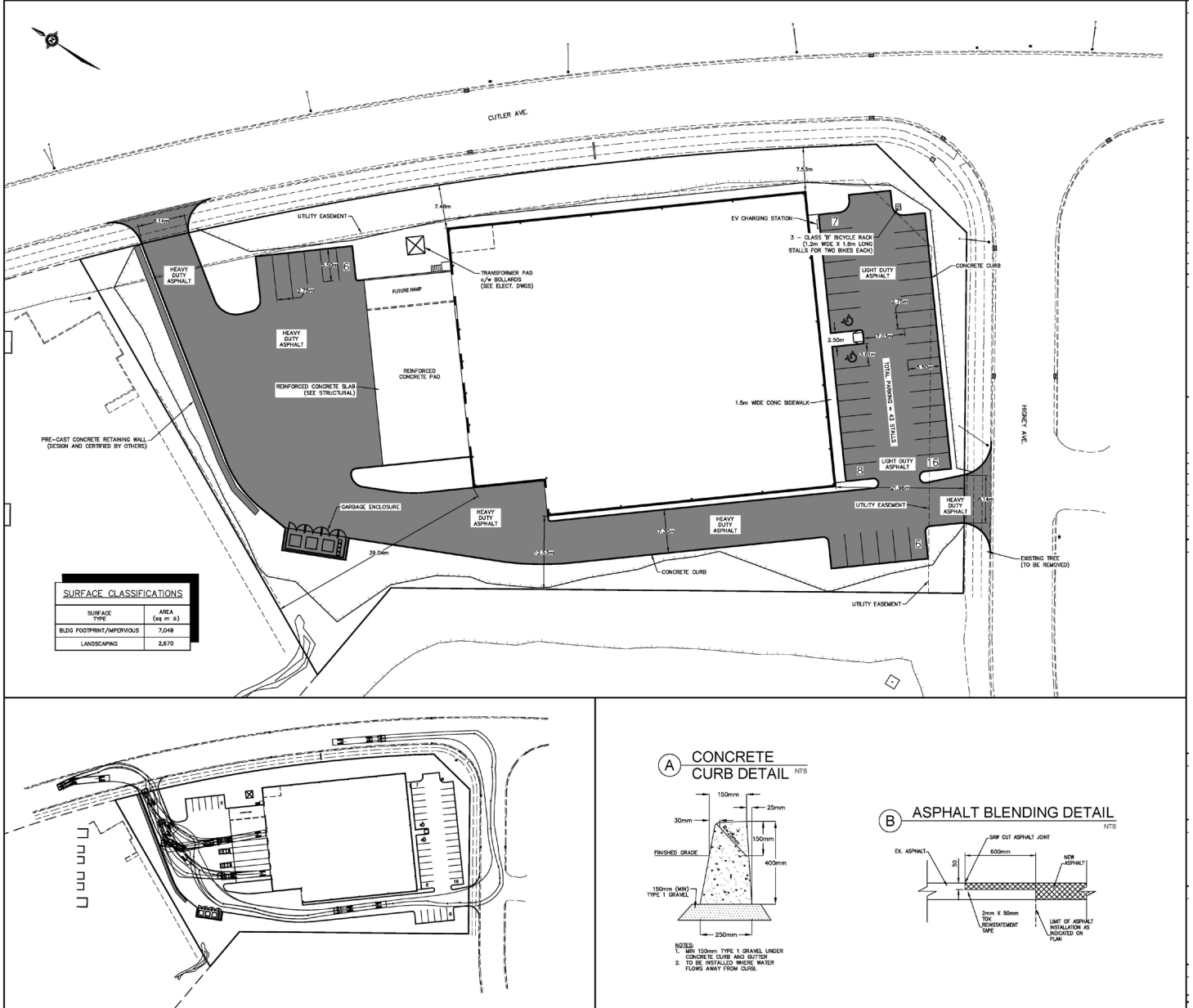
3,400 acres
2,000 enterprises
30,000 employed

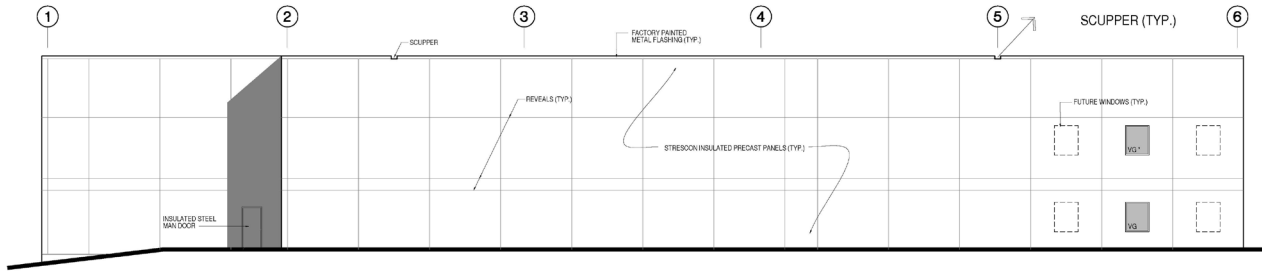
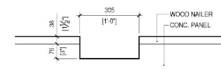


Largest industrial park
north of Boston and
east of Montreal



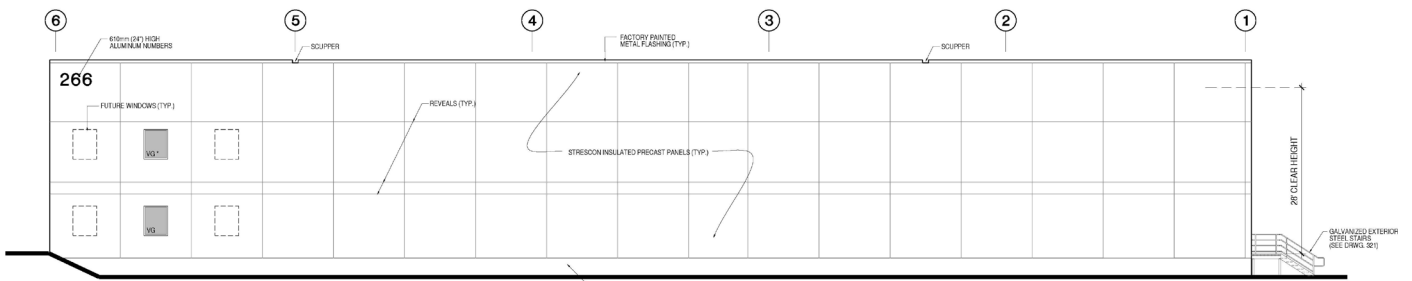
Rare opportunity to
lease NEW space in
competitive market





WEST ELEVATION

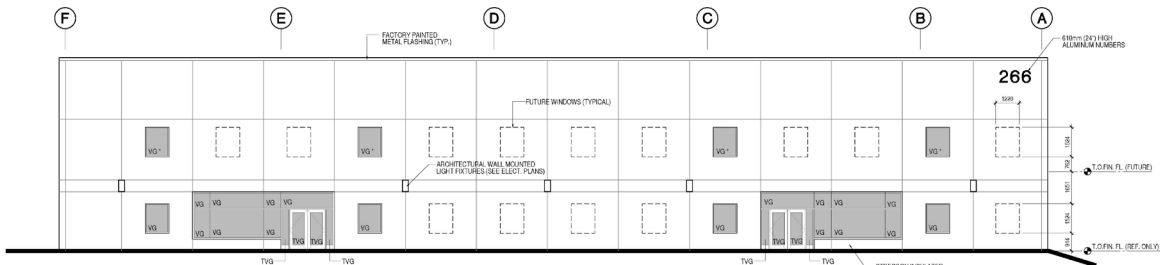
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EAST ELEVATION

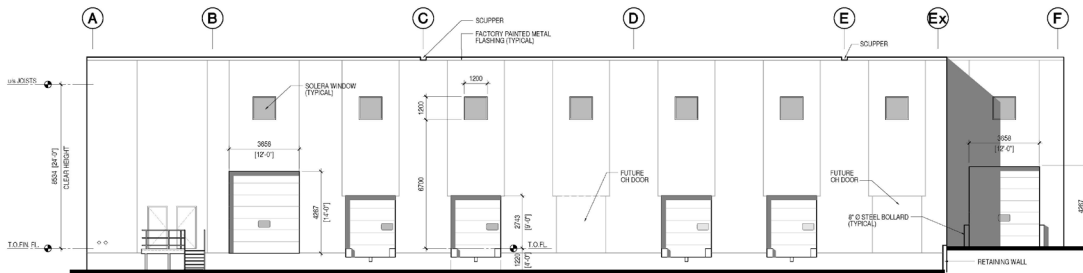
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NOTE: SEE ELECTRICAL PLANS FOR LIGHTING WALL PACKS ON ALL EXTERIOR WALLS (HEIGHT & HORIZ. LOCATION)



SOUTH ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100

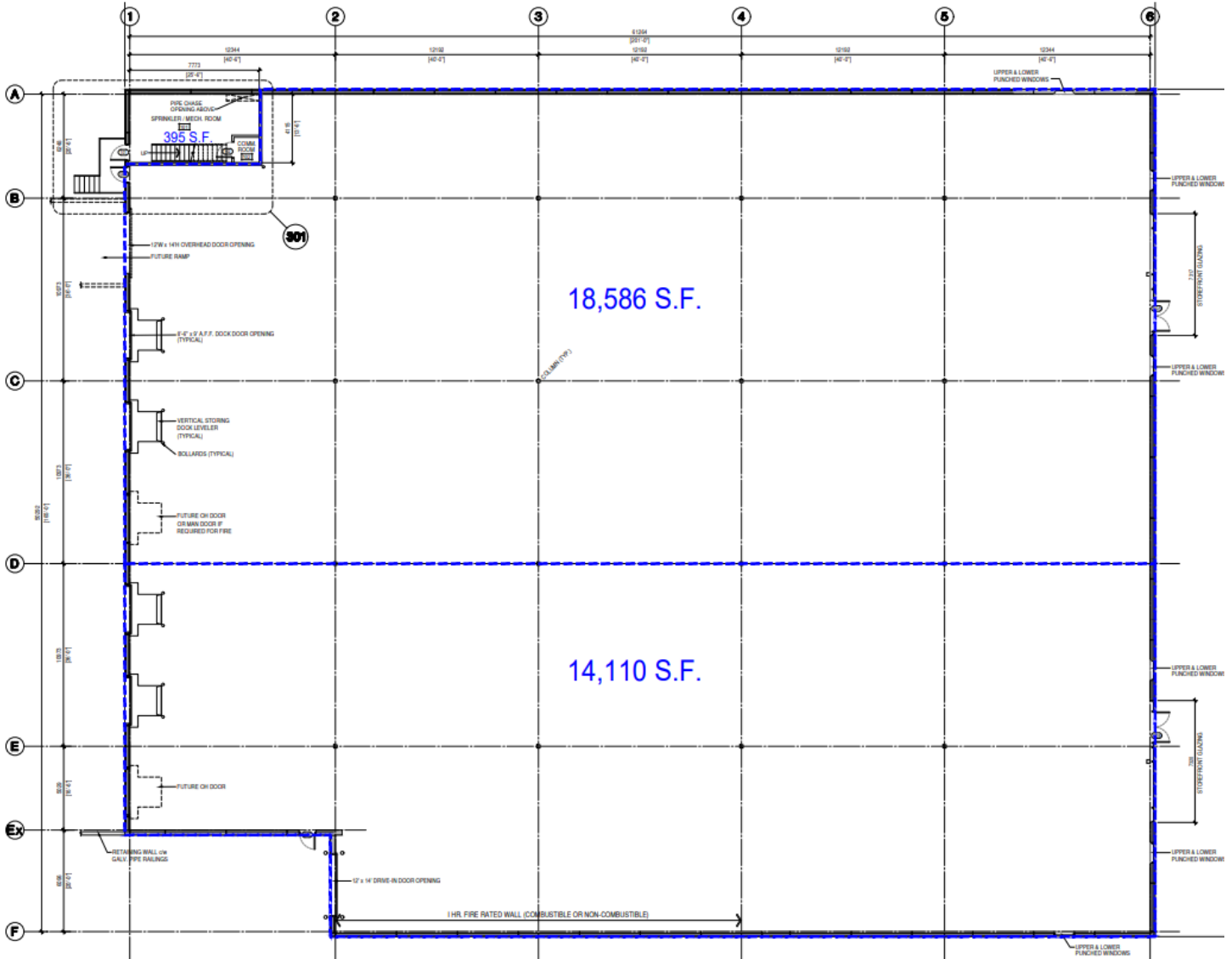
NOTE: SEE ELECTRICAL PLANS FOR LIGHTING WALL PACKS ON ALL EXTERIOR WALLS (HEIGHT & HORIZ. LOCATION)

OVERHEAD DOORS

1. OVERHEAD DOORS TO BE ELECTRICALLY OPERATED FACTORY PAINTED, INSULATED (R-18 MIN.) SECTIONAL OH DOORS 2x7' HEAVY DUTY HARDWARE. CONTINUOUS TRACK SUPPORT, 360MM CYCLE SPRINGS, STEP PLATE AND LIFT HANDLES/AUXILIARY GEAR/HAND CHAINS, SLIDE BOLT LOCKS AND INDUSTRIAL GRADE.

Floor Plan

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