

BRUNSWICK

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**Office & Retail Space in the Heart of the
Burnside Industrial Park**

FOR LEASE
111 ILSLEY AVENUE

Dartmouth | NS

Steve Morrison



111 Ilsley Avenue | Dartmouth, NS
Steve Morrison



Property Highlights

BASE RENT
\$18.00 psf (net)

111 Ilsley Avenue is located in Burnside Industrial Park with excellent frontage on the park's main thoroughfare leading to major highways and Halifax bridges. Located only 1km from busy retail park Dartmouth Crossing, 111 Ilsley is near a host of amenities including hotels, restaurants, athletic facilities and shopping.

This property features excellent tenant exposure with 30,000 plus vehicles passing by per day. With easy access to the building the ground floor corner suite #105 is currently available for lease. With building and pylon signage available and on-site parking, this location checks many boxes.



**KEY CARD
ACCESS**



**SECURE
BUILDING**



**ELEVATOR
ACCESS**



**ON-SITE
PARKING**



**TRANSIT
ACCESSIBLE**

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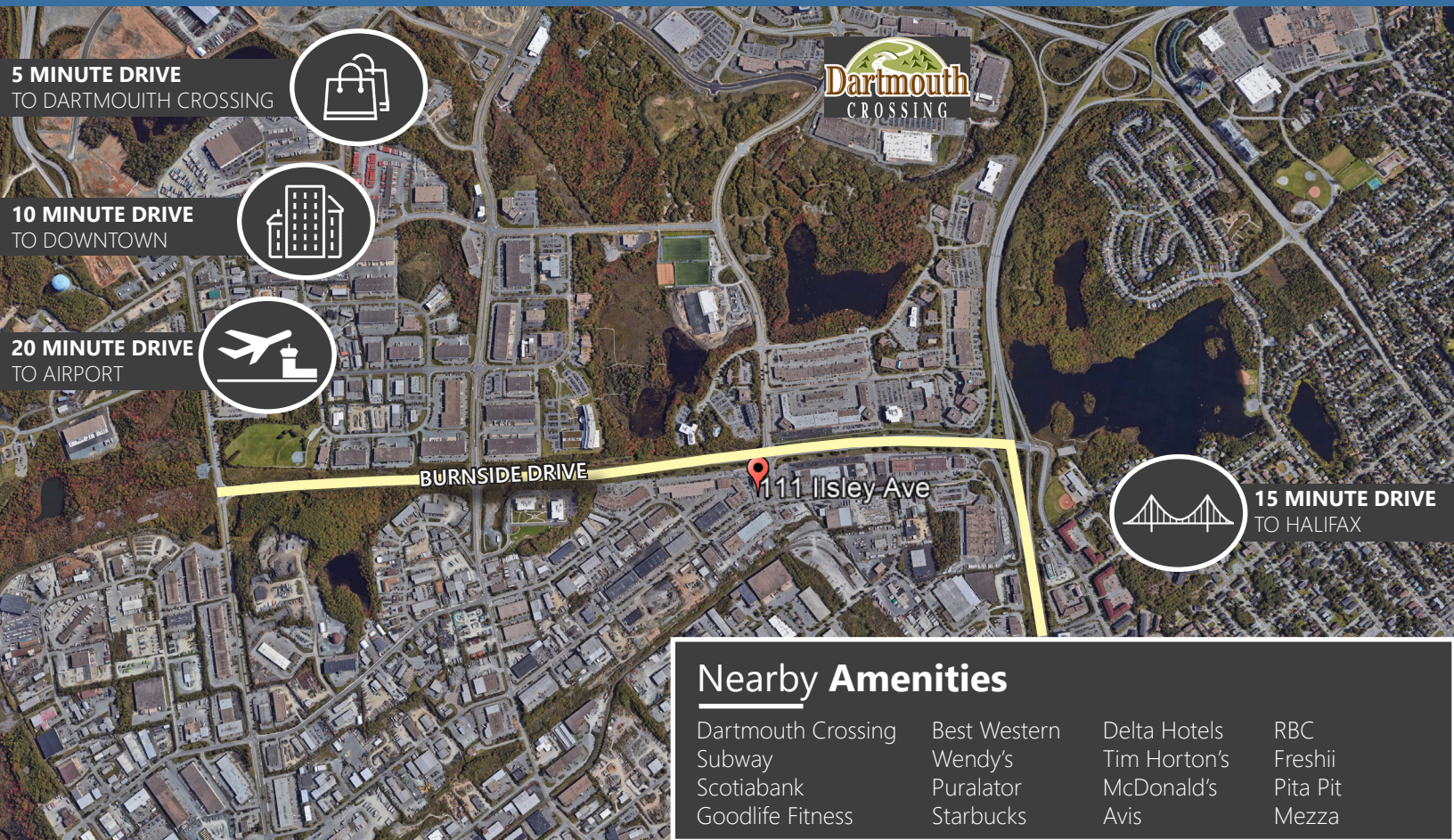
Property Details

AVAILABLE
IMMEDIATELY

LOCATION	Burnside Industrial Park
BUILDING SIZE	30,000 sf
YEAR RENOVATED	2018
NUMBER OF FLOORS	3
BASE RENT	\$18.00 psf (net)
ADDITIONAL RENT	\$16.28 psf (CAM + OpEx)
SUITES AVAILABLE	Suite 105 - 1,181 sf
PARKING	125 surface spaces
SPRINKLERS	Sprinklered throughout



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Halifax

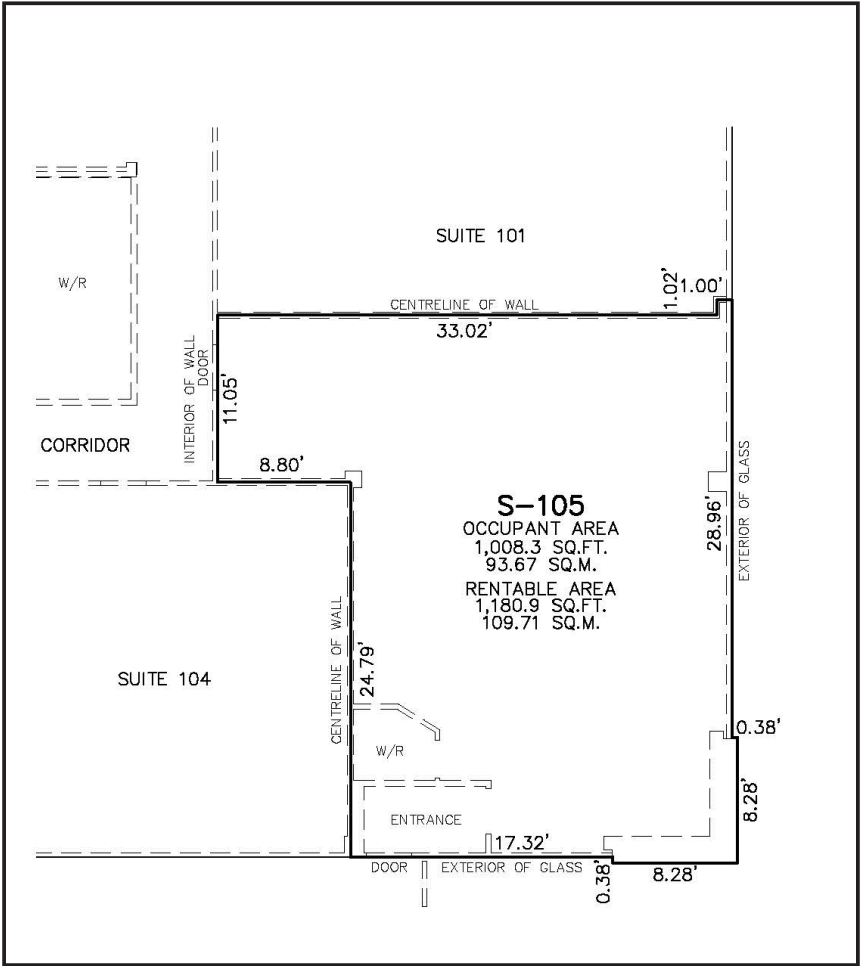
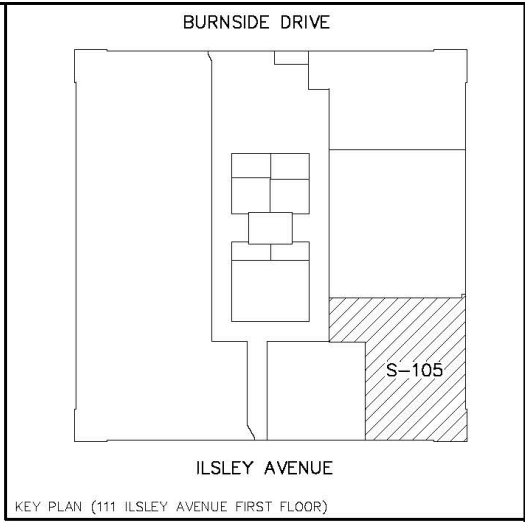
2021 POPULATION	439,819 persons
POPULATION CHANGE (2016 - 2021)	9.1%
MEDIAN AGE	40.4 years old
AVERAGE HOUSEHOLD INCOME	\$86,753



Floor Plan

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Suite 105



Property Photos

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Suite 105



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