

# 111 ILSLEY AVENUE

Dartmouth | NS

**FOR LEASE**

**Unique High Exposure Ground Floor Space**  
Available in the Heart of the Burnside Industrial Park

**Steve Morrison**

Senior Advisor  
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111 Ilsley Avenue | Dartmouth, NS  
Steve Morrison



## Property Highlights

BASE RENT  
Negotiable

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 exceptional tenant exposure with 30,000 plus vehicles passing by per day. The available ground floor suite provides easy client access and includes a dedicated exterior entrance. It is well suited for both professional offices and retail operations. Combined with the pylon signage offering excellent visibility from the very busy Burnside Drive and free on-site parking, this location checks many boxes.



**KEY CARD  
ACCESS**



**SECURE  
BUILDING**



**DIRECT GROUND  
FLOOR ACCESS**



**ON-SITE  
PARKING**



**TRANSIT  
ACCESSIBLE**

**BRUNSWICK**  
BROKERS

100 Main Street, Suite 2033  
Dartmouth, NS  
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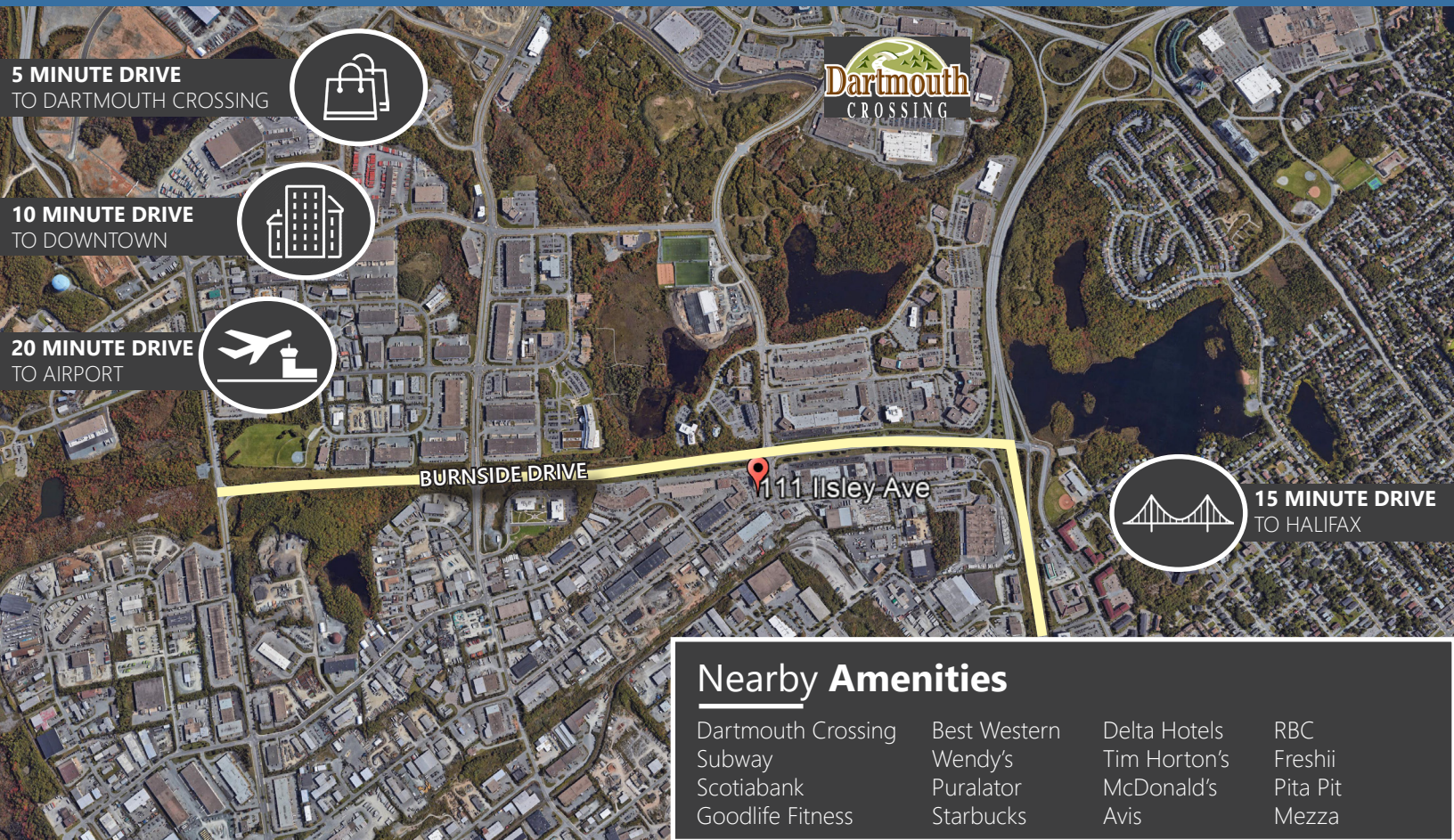
## Property Details

AVAILABLE  
Immediately

<b>LOCATION</b>	Burnside Industrial Park
<b>BUILDING SIZE</b>	30,000 sf
<b>YEAR RENOVATED</b>	2018
<b>NUMBER OF FLOORS</b>	3
<b>BASE RENT</b>	Negotiable
<b>ADDITIONAL RENT</b>	\$16.28 psf (CAM + OpEx)
<b>SUITES AVAILABLE</b>	Suite 100 - 3,879 sf
<b>PARKING</b>	125 surface spaces
<b>SPRINKLERS</b>	Sprinklered throughout



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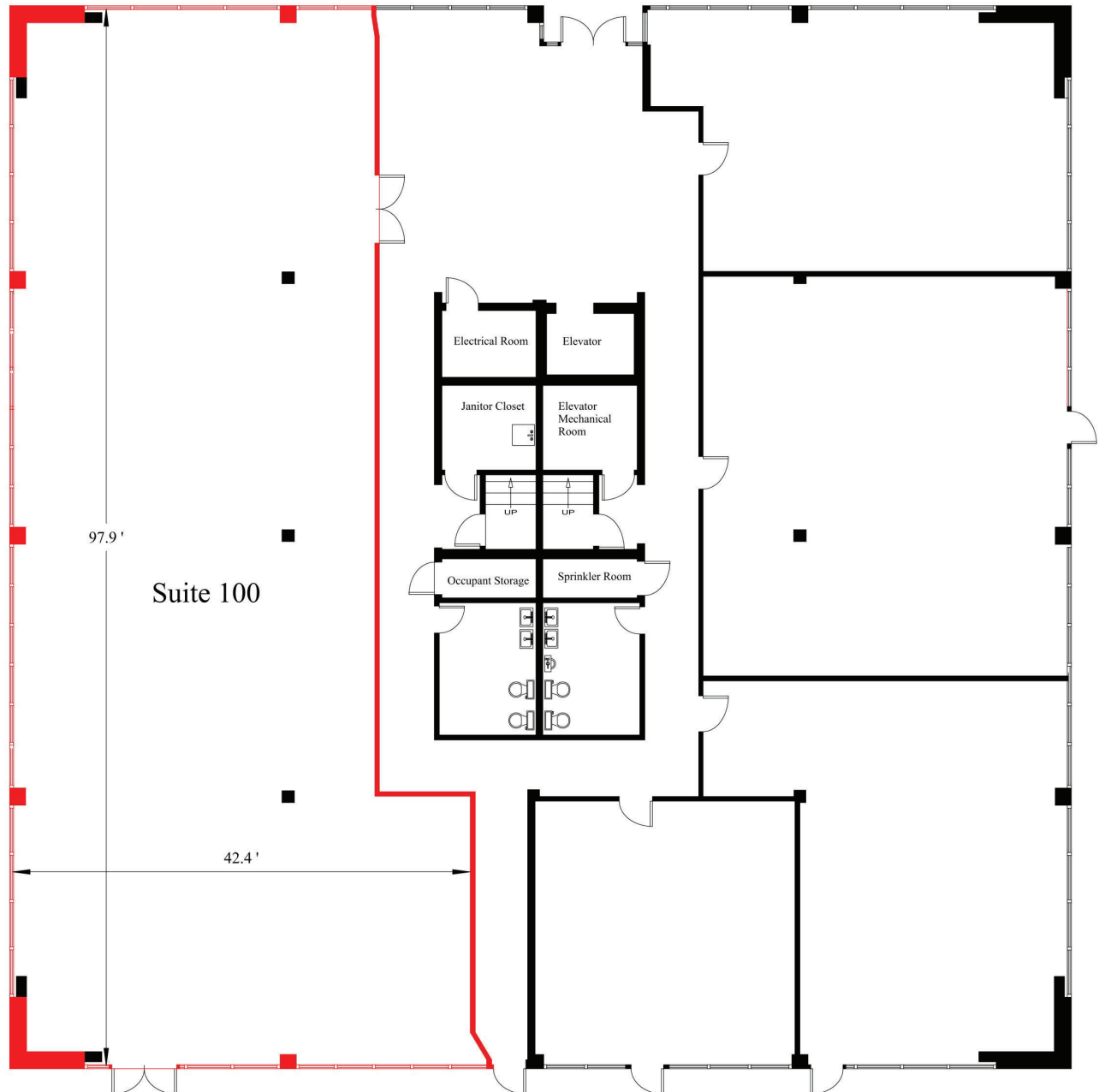
# Halifax

2024 POPULATION	530,981 persons
POPULATION CHANGE (2020 - 2024)	12%
MEDIAN AGE	40.4 years old
AVERAGE HOUSEHOLD INCOME	\$86,753

# Floor Plan

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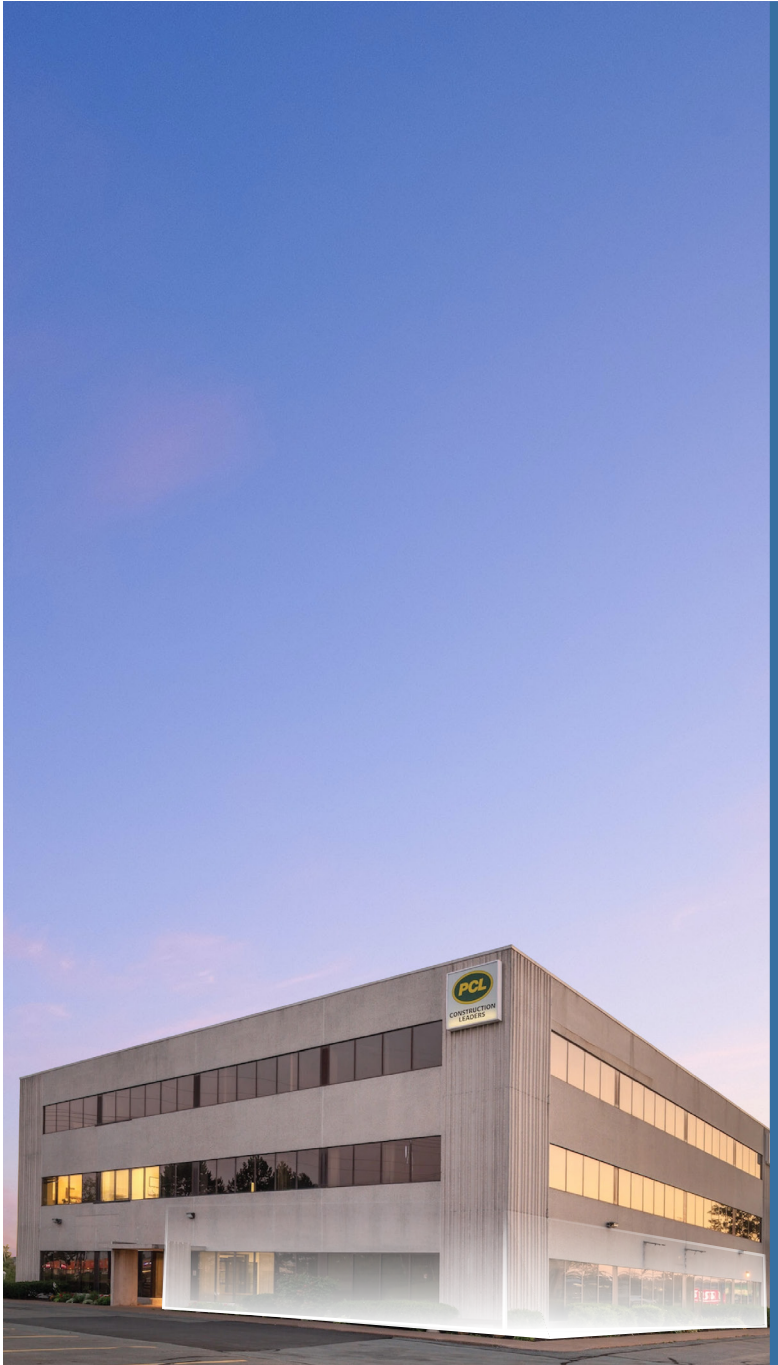
## Suite 100





# Property Photos

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## Signage Opportunities

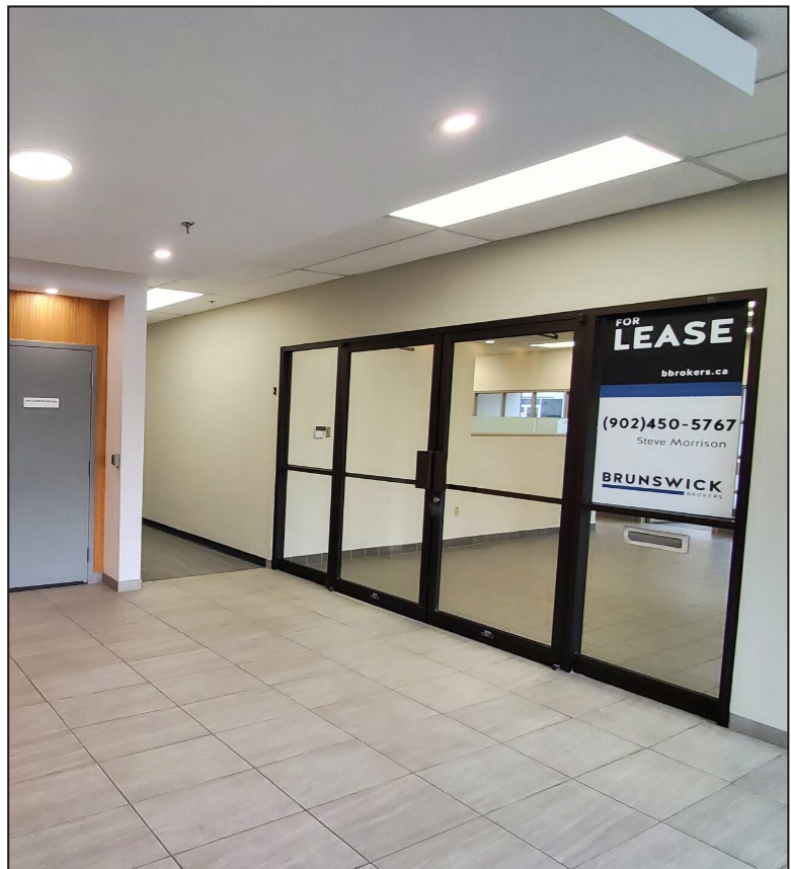




# Property Photos

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## Common Area & Suite







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