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

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BRUNSWICK BROKERS
COMMERCIAL REAL ESTATE

266 Cutler Avenue | Dartmouth, NS

Andrew MacNeil & Steve Morrison



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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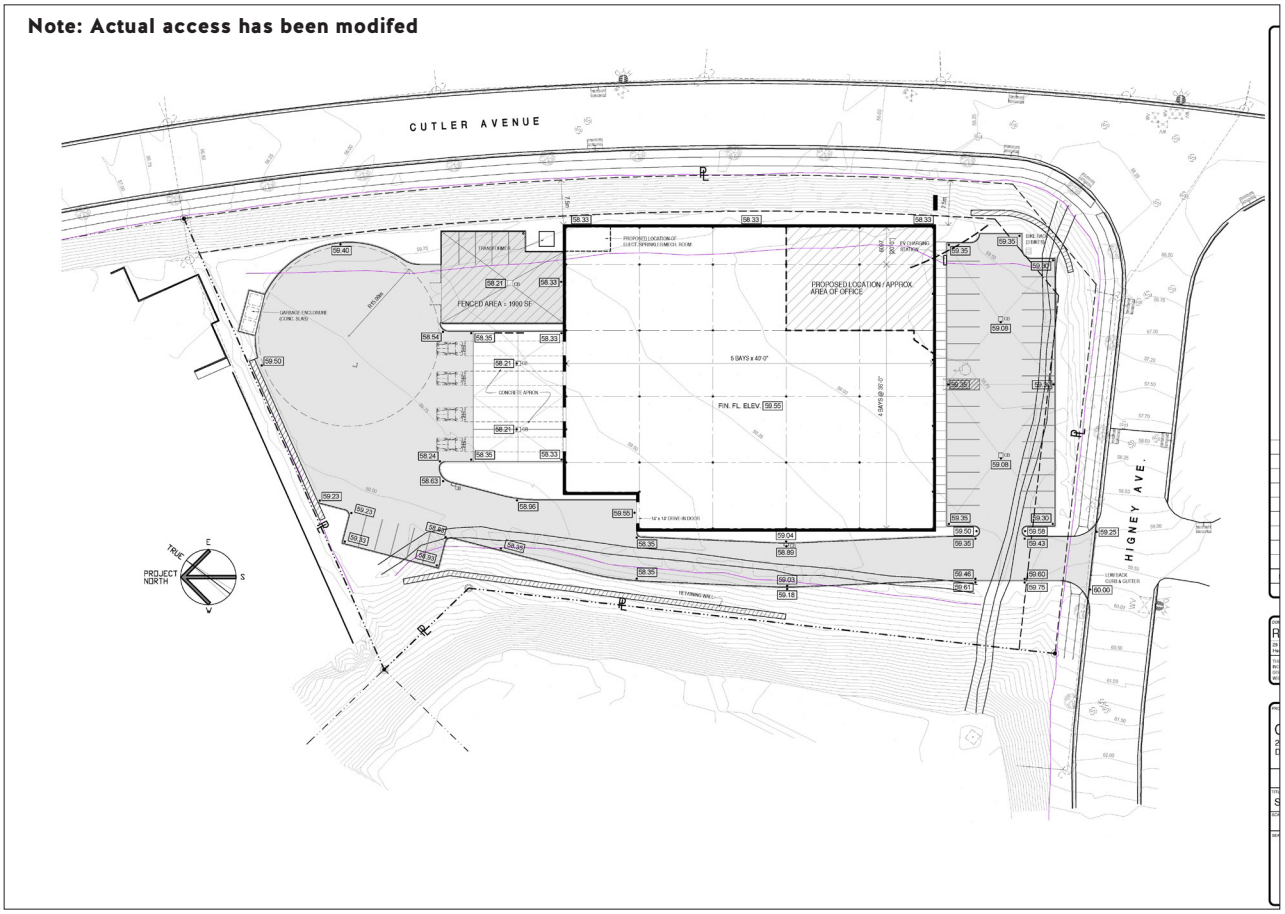
Property Details

Address	266 Cutler Avenue, Dartmouth NS
Industrial Park	Burnside Business Park
Property Type	Light Industrial
Building Type	Precast Warehouse
Lease Type	Full Service
Land Area	+/-2.40 Acres
Lot Type	Corner
Total Building	+/-32,696 SF
Suites	Unit 1: +/- 18,586 SF Unit 2: +/- 14,110 SF

Ceiling Height	28' Clear
Loading Doors	Dock (5), Grade (1)
Yard Space	Fenced Compound +/-2,000-3,000 SF
Parking	43 stalls
Major Highways	102,107,118
Public Transit	Yes
Sprinkler	ESFR
Power	800 AMP 347/600V 3 Phase
Energy Type	Grid & PV supplemental panels
Floors	1 (Office Mezzanine options available)

Site Plan

Note: Actual access has been modifed



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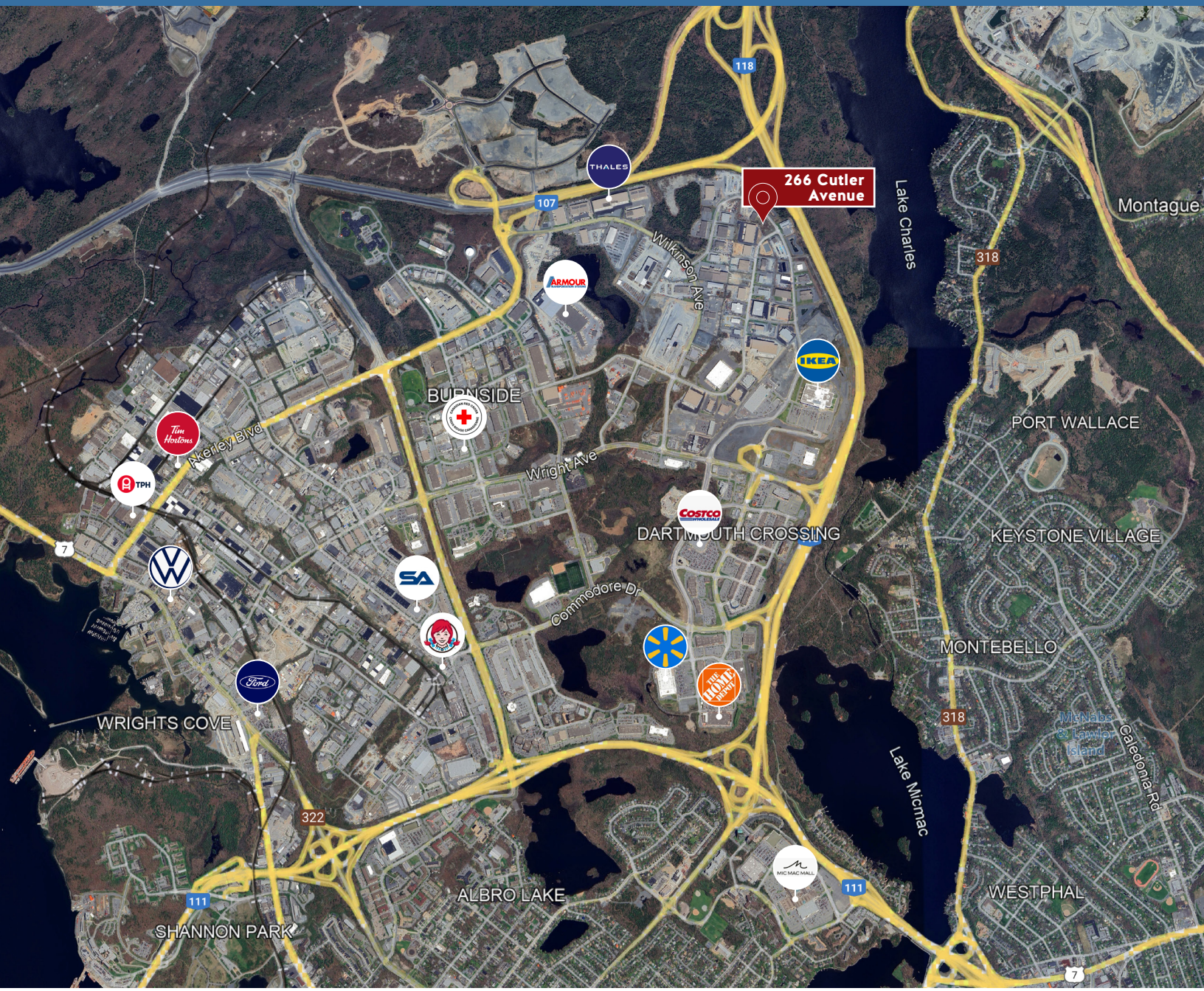
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3,400 acres
2,000 enterprises
30,000 employed

Largest industrial park north of Boston and east of Montreal

Rare opportunity to lease NEW space in competitive market

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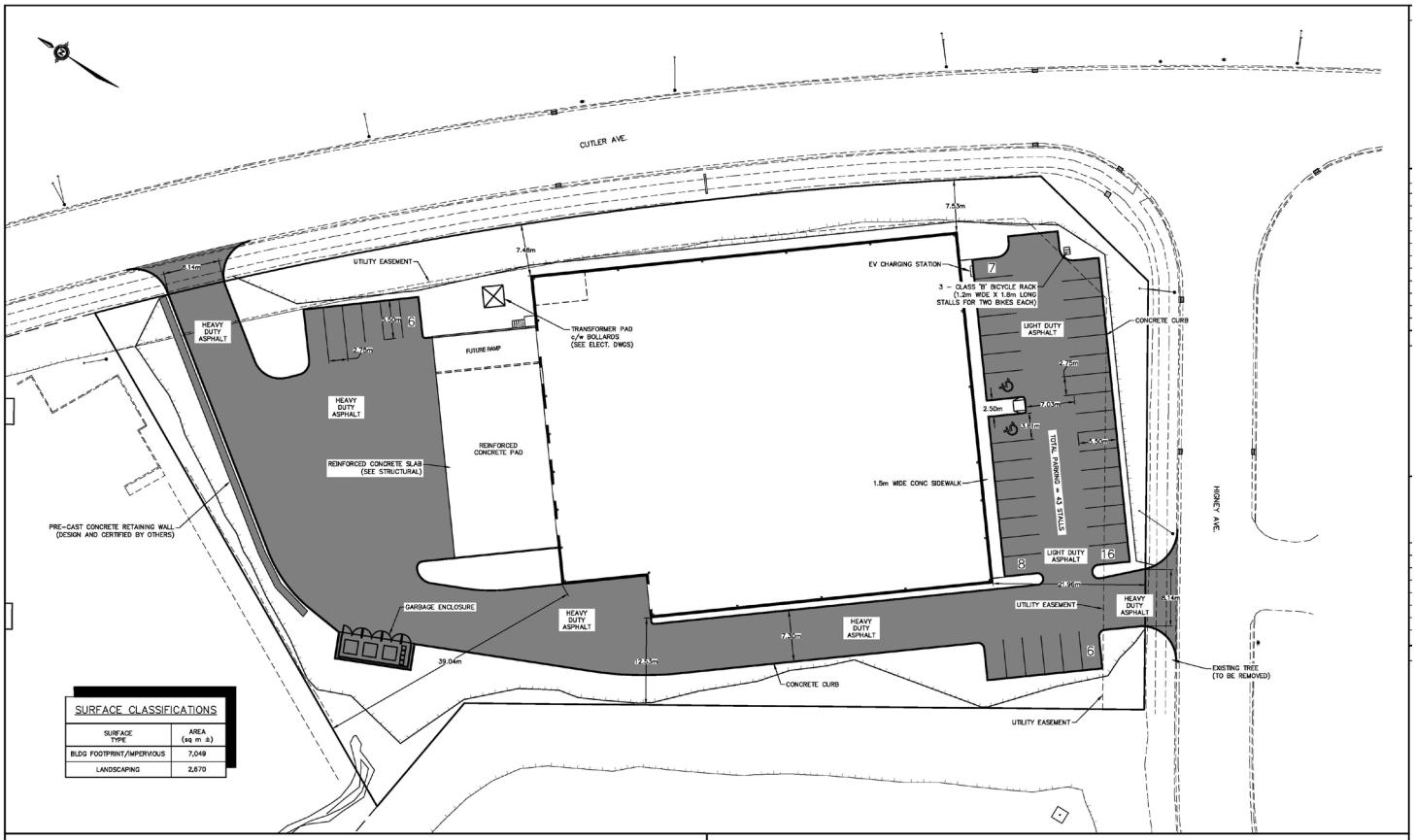
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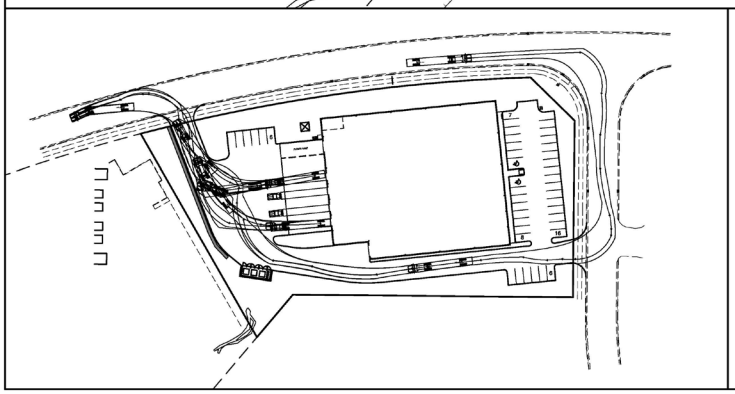
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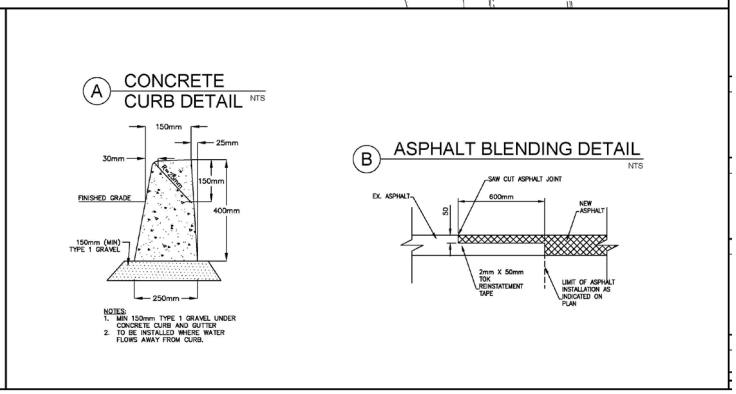
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Site Plan

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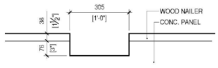
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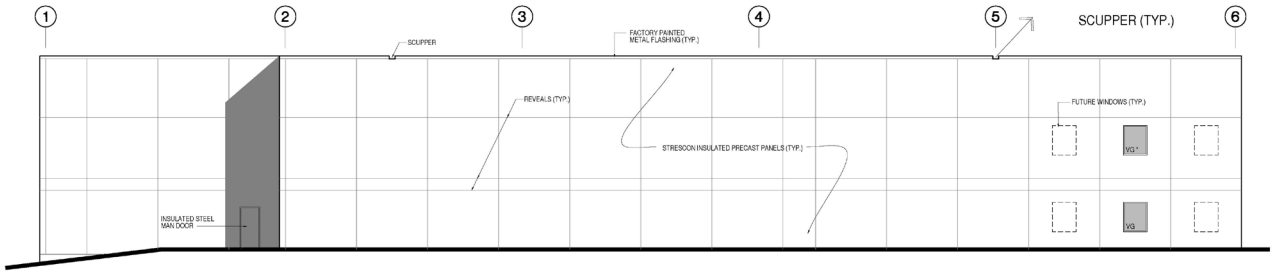
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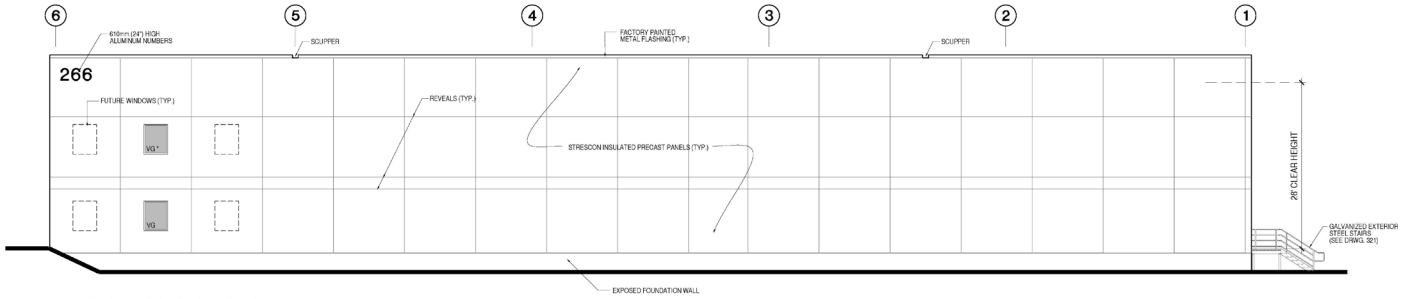
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Site Elevations



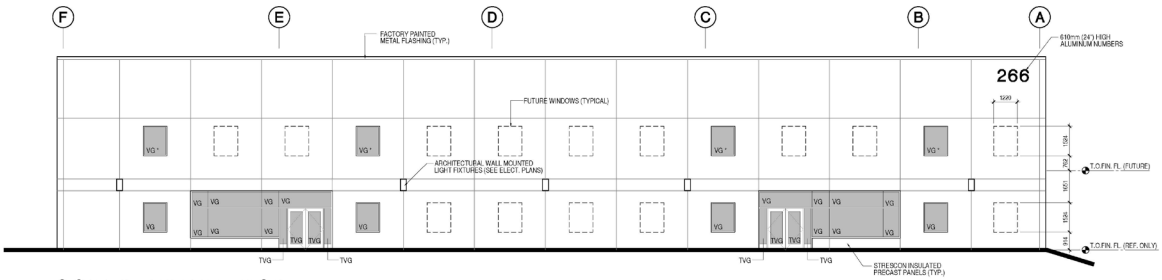


WEST ELEVATION
SCALE 1 : 100

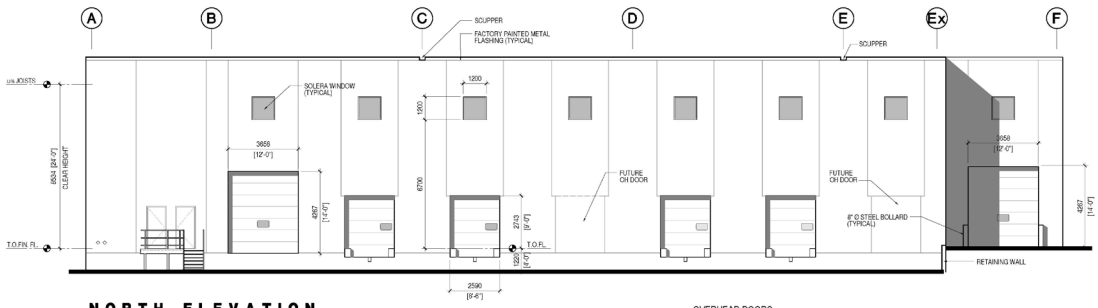


EAST ELEVATION
SCALE 1 : 100

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-16 MIN.) SECTIONAL OH DOORS c/w 3" HEAVY DUTY HARDWARE, CONTINUOUS TRACK SUPPORT, 50,000 CYCLE SPRINGS, STEP PLATE AND LIFT HANDLES AUXILARY GEARHAND CHAINS, SLIDE BOLT LOCKS AND INDUSTRIAL GRADE

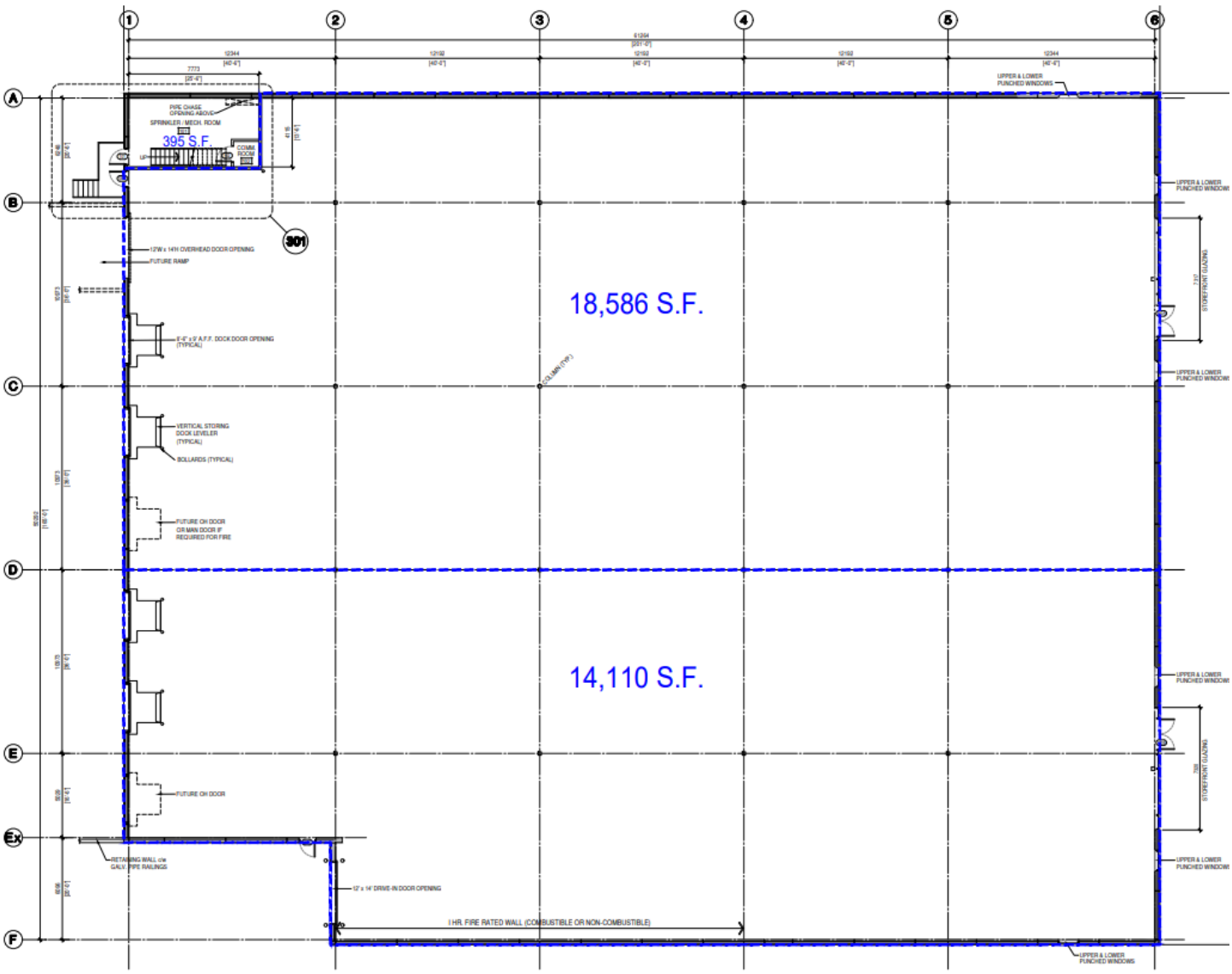
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Floor Plan



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Photos





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