

FOR SALE & FOR LEASE

11 Frazee Avenue

Burnside Industrial Park, Dartmouth, NS

REAL ESTATE 360
PROPERTY ADVISORY



G. Mark Allen - Broker
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Property Overview

Located in the Burnside Industrial Park this mixed use office/warehouse property Features 9,400 sq ft. of high quality offices on two floors with adjacent warehouse space consisting of 6,260 sq ft. The building is situated on 2.1 acres of land with paved parking and a fenced rear compound.

Summary

Asking Price	TBA
Gross Area	15,660 sq ft.
Warehouse	6,260 sq ft.
Office	9,400 sq ft.
Land Area	2.1 Acres
Assessed Value	\$ 2,254,300

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Building Specifications

Type	Industrial Warehouse/Office
Age	15 Years
Title	Freehold
Heating/Cooling	Natural Gas, Radiant In-Floor, Heat Pump
Fire Protection	Sprinklered, Alarm System
Utilities	Municipal Water/Sewer, Electrical
Construction	Concrete Tilt Up Panels, Steel
Roof	Single Ply Membrane
Flooring	Tile, Carpet, Concrete
Electrical	600 Amp, Three Phase
Other	Two, 14' Overhead Doors

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Leasing Details

Unit Type	Office	Warehouse
Leasable Space	9,400 sq ft.	6,260 sq ft.
Asking Net Rent	\$ 9.00 sq ft.	\$ 8.00 sq ft.
CAM & Tax	\$	
Term	5-10 Years	5-10 Years
Tenant Allowance	Negotiable	Negotiable
Landlord Work –	Negotiable	Negotiable

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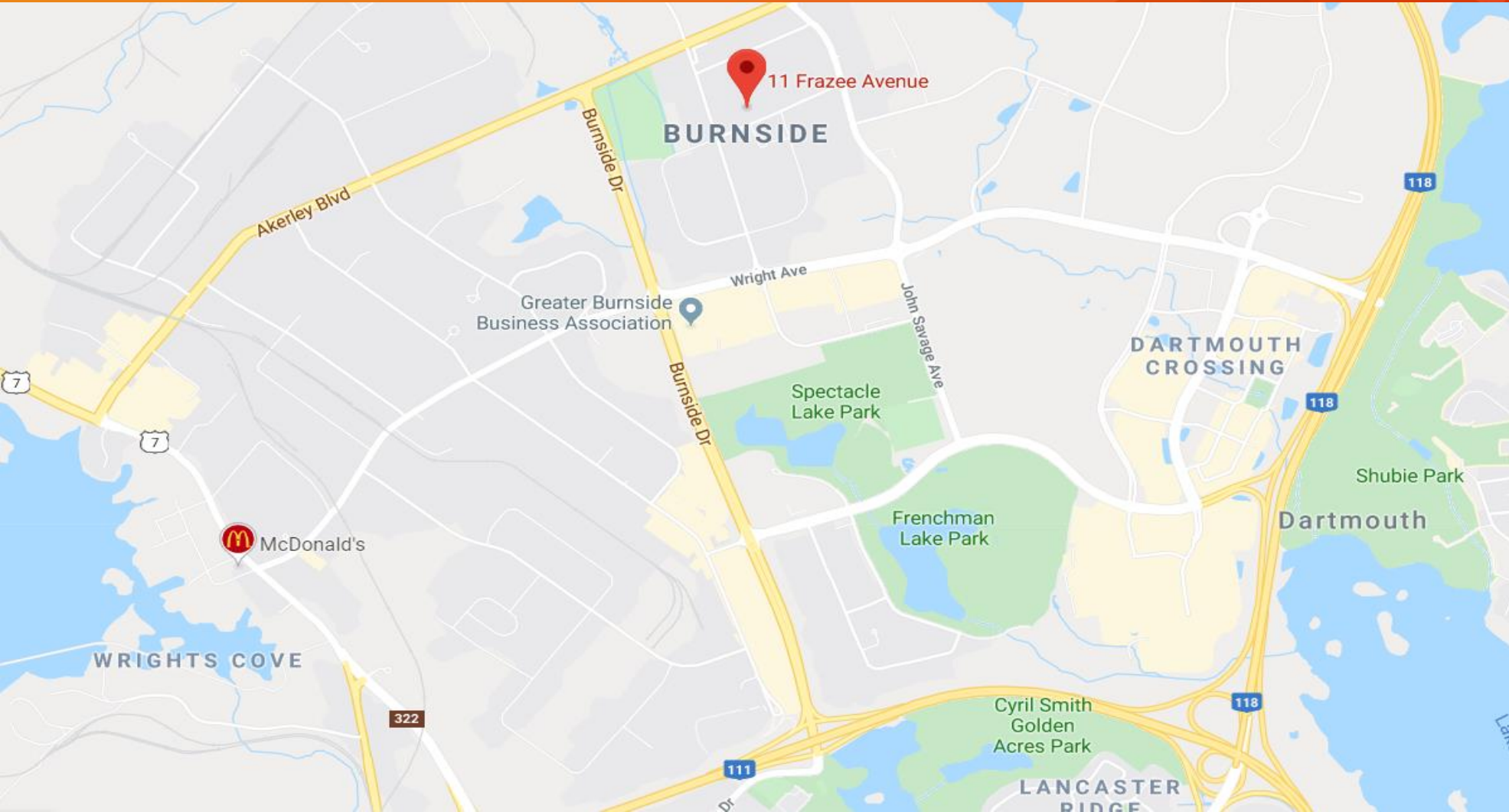
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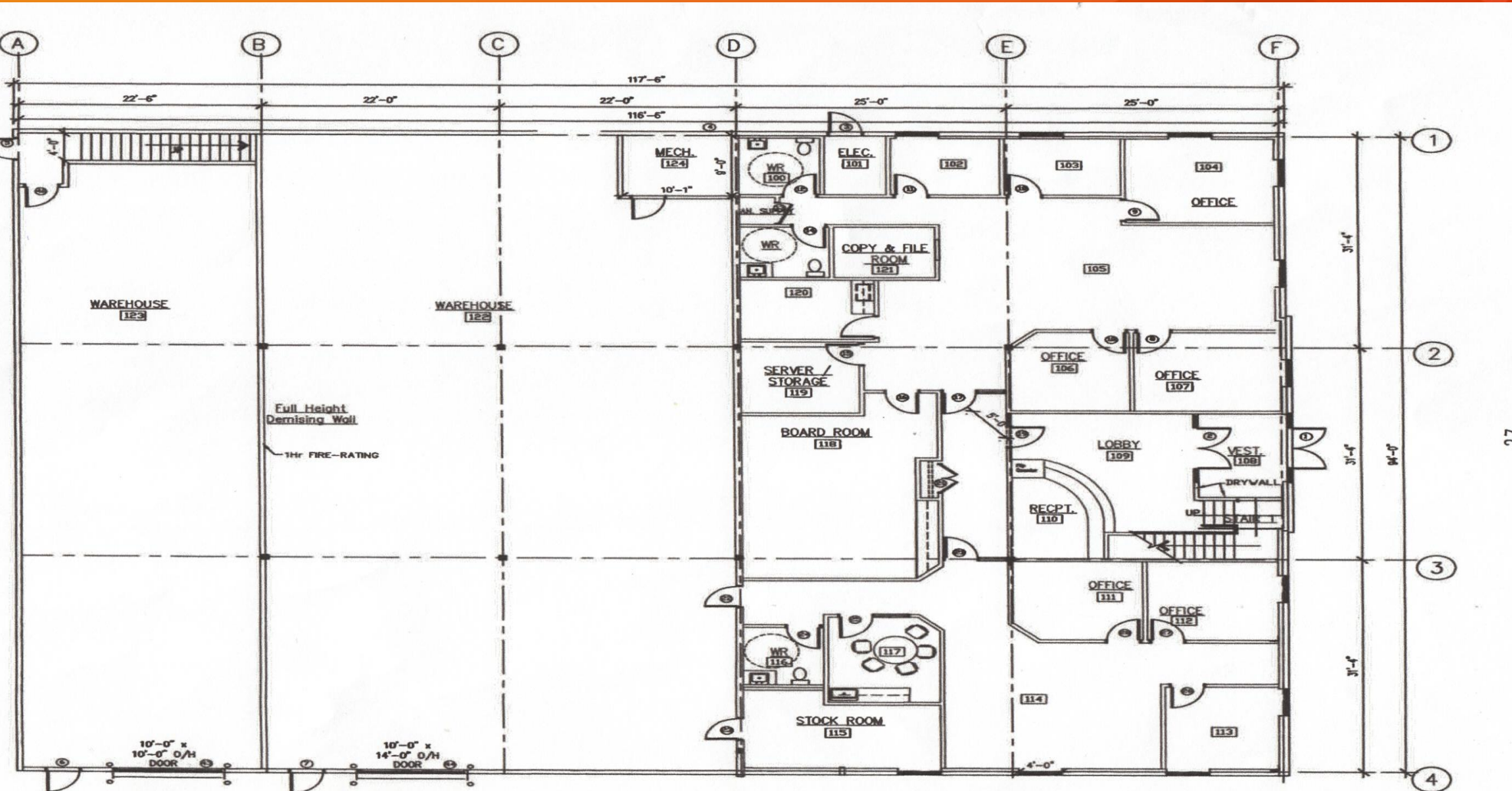
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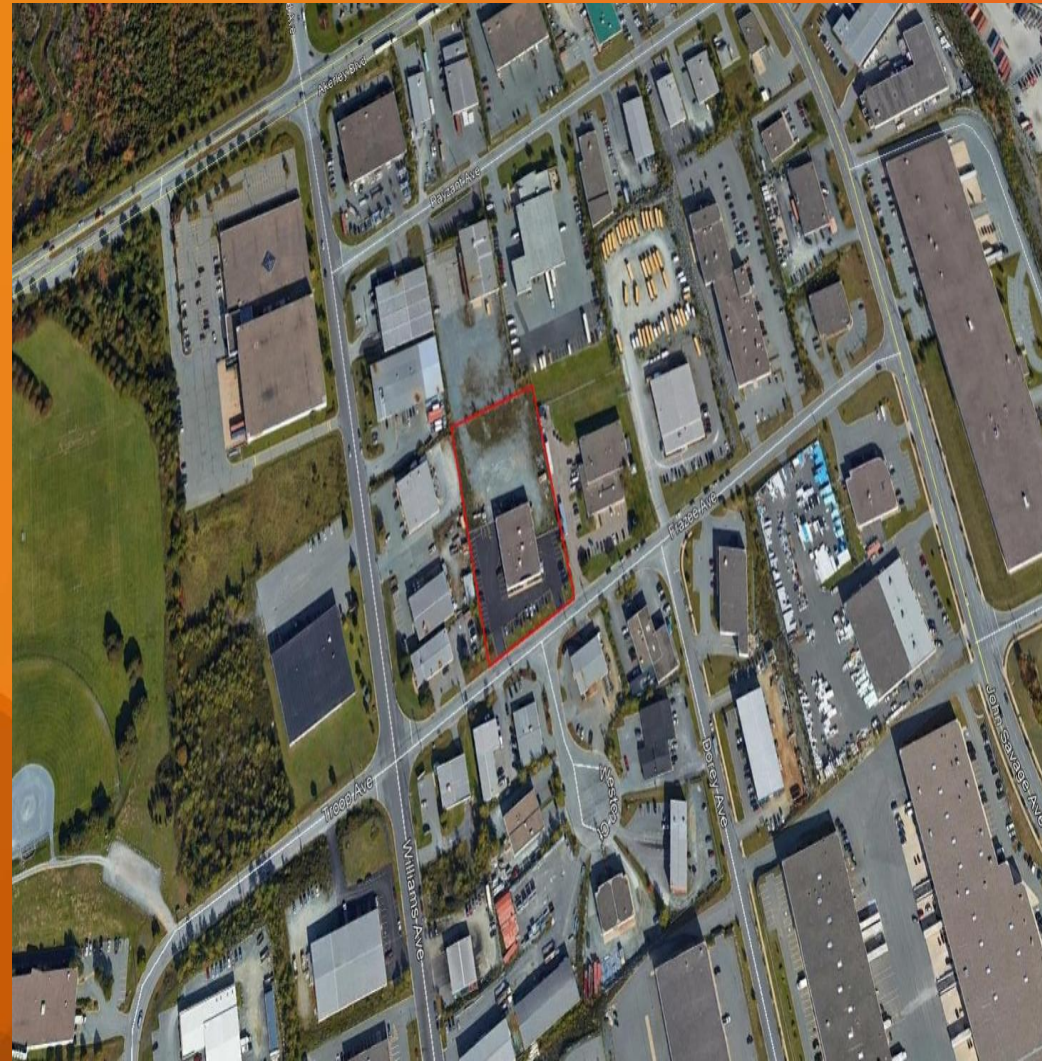
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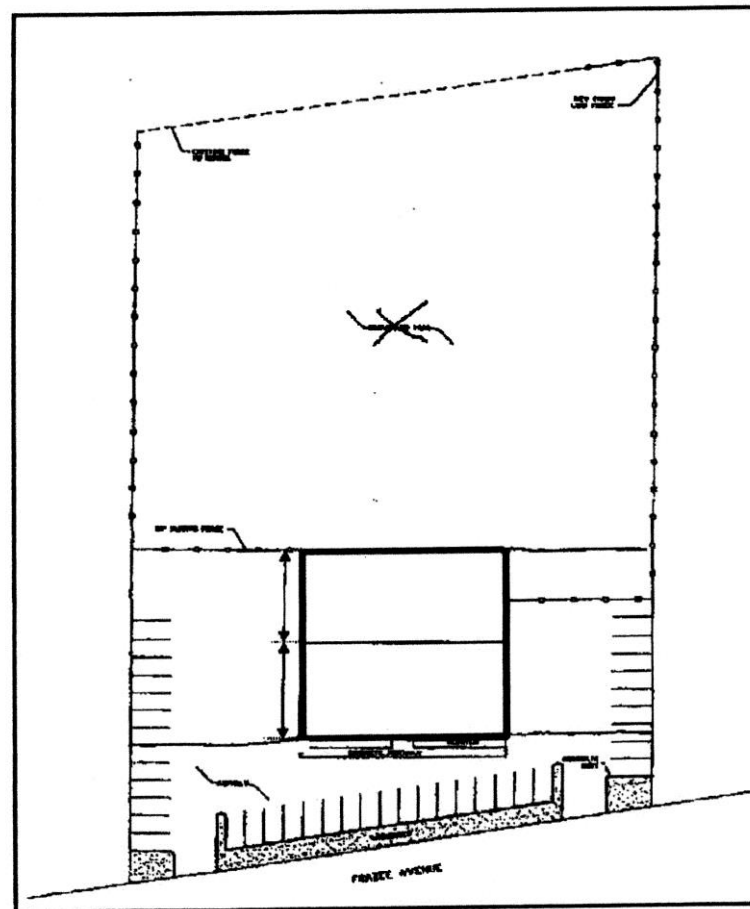
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Site Plan



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