



110 Higney Avenue, Unit 101, Dartmouth, Nova Scotia

# 5,350 SF new construction Industrial space **for lease**

Flexible industrial space with unparalleled branding opportunity in Burnside, high visibility overlooking sought after Dartmouth Crossing, one of the fastest growing retail hubs in eastern Canada.

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**Colliers**

# Property Overview



**Minutes from  
major highways**



**Airport  
19 minutes**



**Downtown Halifax  
16 minutes**



**Accessible via  
multiple bus routes**



**Loading  
1 grade + 1 dock**



**Abundance of  
amenities**

## Location

This prime new build is located in Burnside atop a hill, overlooking the rapidly growing retail hub of Dartmouth Crossing with best-in-market branding opportunities. The traffic count hits 11,400 vehicles daily, being easily accessible to Wright Avenue, multiple major transit routes, and an impressive abundance of amenities. Commutes to downtown Halifax, Bedford and Sackville are all within a quick 20 minute drive.

<b>Address</b>	110 Higney Avenue, Dartmouth, Nova Scotia
<b>Rentable Area</b>	5,350 SF   Unit 101
<b>Zoning</b>	BGI - Burnside General Industrial
<b>Year Built</b>	2019
<b>Ceiling Height</b>	24' with mezzanine capability Opportunity to add 900 SF
<b>Loading</b>	1 dock door with leveler 1 grade level door
<b>Power</b>	100 amp @ 600 volt disconnect Step down transformer to 120/208v
<b>Sprinklers</b>	EFSR-ready system with conventional heads
<b>Parking</b>	Ample free, on-site exterior parking
<b>Available</b>	Immediately
<b>Net Rate</b>	\$9.25
<b>CAM &amp; Tax</b>	\$7.12 (2021)



# Nearby Amenities



110 Higney Avenue

- 1 IKEA Halifax
- 2 Electric vehicle charging station
- 3 Courtyard by Marriott
- 4 Costco
- 5 Restaurant & fast food hub
- 6 Starbucks
- 7 Dartmouth Crossing Shopping Mall
- 8 Canadian Tire
- 9 Walmart Super Centre
- 10 Kent Building Supplies
- 11 GoodLife Fitness
- 12 Colliers International Office



Restaurant



Grocery



Bank



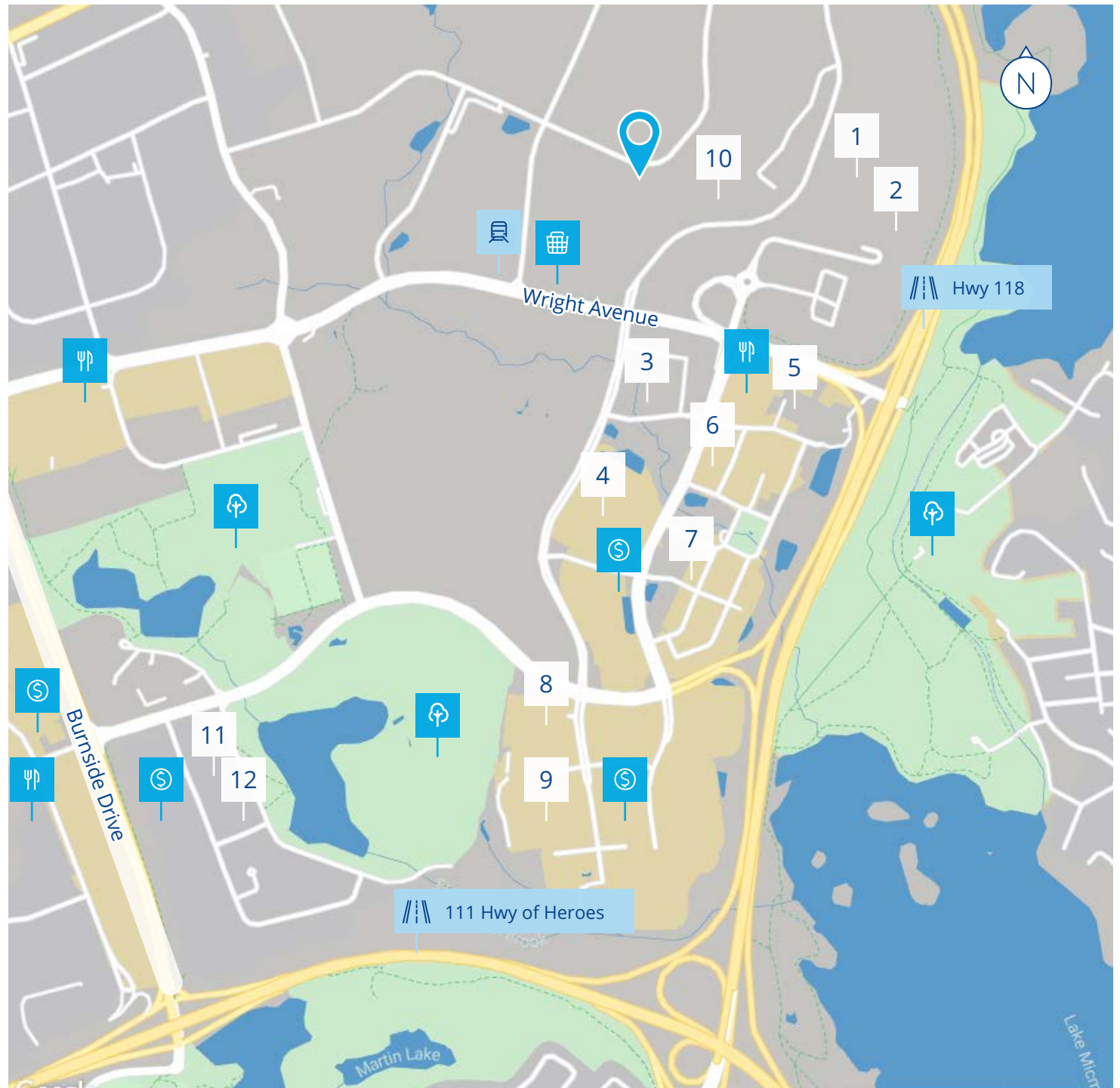
Park



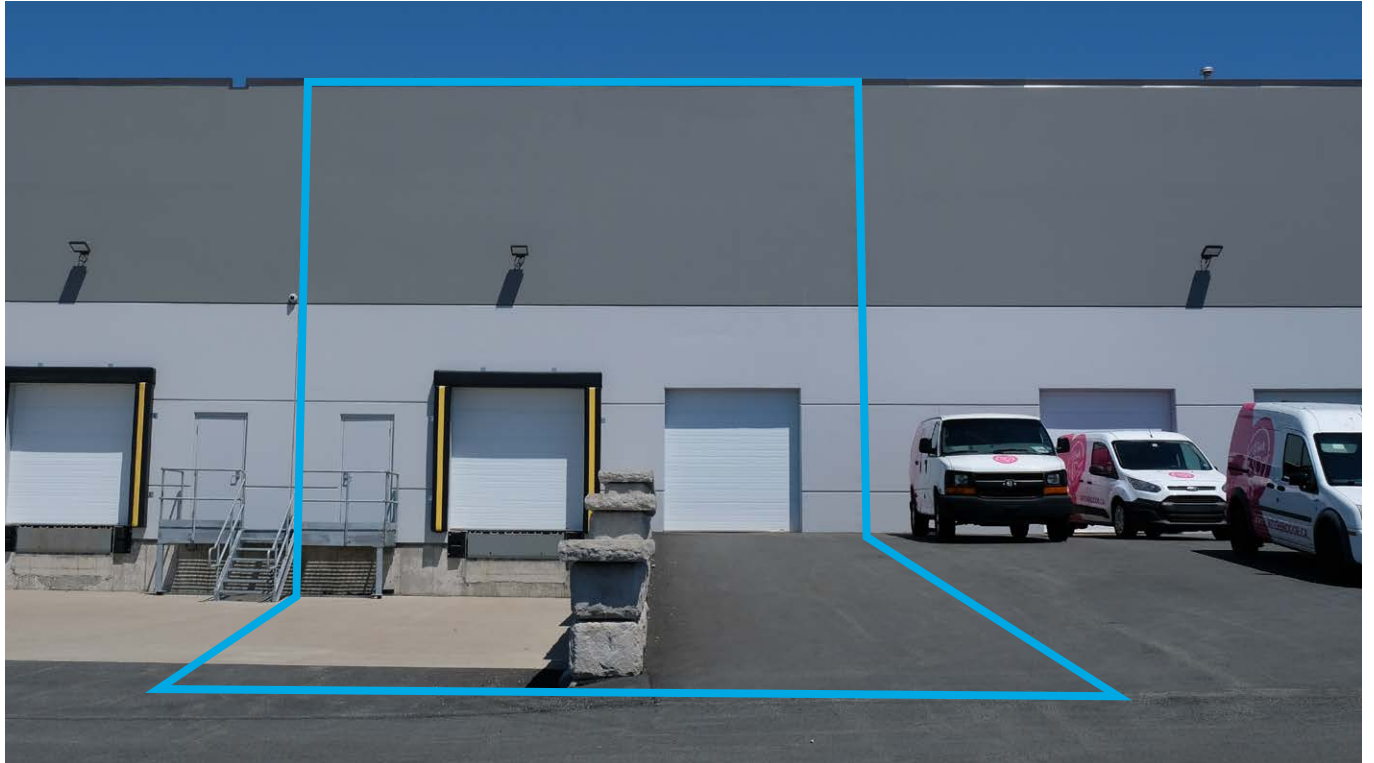
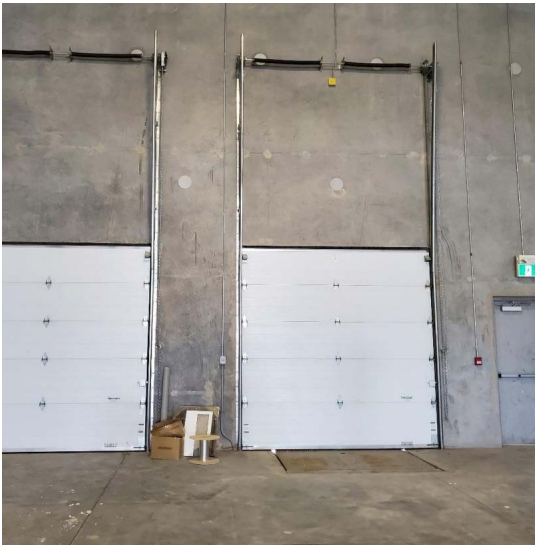
Closest  
Bus Stop



Major  
Highway





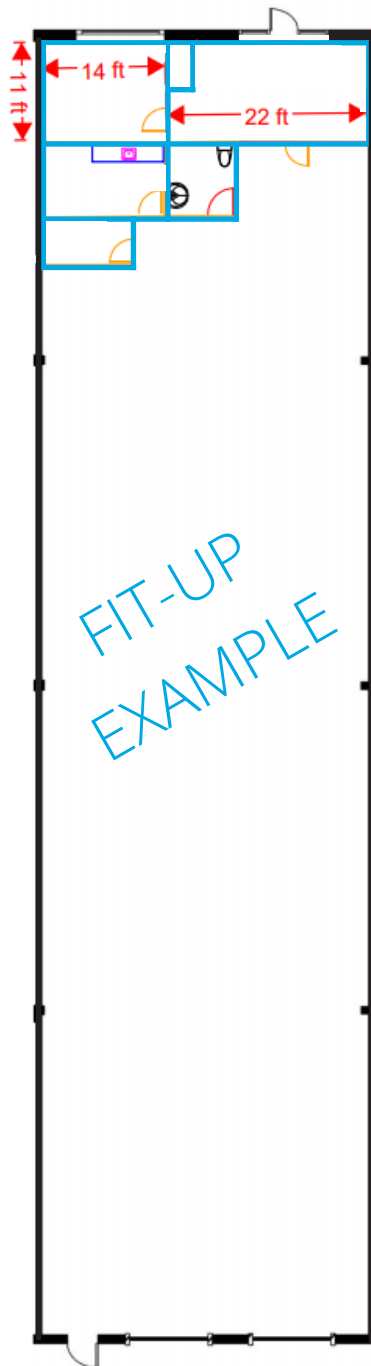


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- Free on-site exterior parking for visitors and staff
- New construction
- Natural gas ready
- Building owner-managed by experienced Hardman Group Ltd.
- Positioned on an embankment overlooking retail area of Dartmouth Crossing
- Spacious loading area

31,104  
square feet

# Floor Plan



## Highlights

- High visibility, prime location
- Dock and grade loading
- New construction with low operating costs
- Natural gas ready
- High ceilings (24')
- Opportunity to add 900 SF mezzanine
- Well insulated  
R-31 insulated roof,  
R-24 insulated walls
- 6" floor slab with 4,000 psi concrete

## Basic Fit-Up

- 9' t-bar ceiling in office area
- 1 office, open reception area
- 1 closet with door and rod
- 1 washroom with fixtures
- 1 kitchenette with sink, cabinetry, space for dishwasher
- 1 make-up air unit distributed to office and single head split system heating and A/C unit
- 1 wall paint colour, 1 trim/door paint colour
- Smooth concrete floor
- 1 location for exterior signage on building
- Basic fit-up can be provided turn-key for 10.50/SF net on a 5-year term

**5,350**  
square feet  
available



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