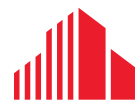


CUSTOMIZABLE COMMERCIAL OPPORTUNITY

Aileen Meagher Avenue | Burnside Business Park
UP TO 37,000 SF | FOR LEASE | BUILD-TO-SUIT



**CUSHMAN &
WAKEFIELD**
Atlantic

HIGHLIGHTS

- Up to 37,000 sf of fully customizable industrial/commercial space available.
- Ideally situated within the newest phase of the Burnside Industrial Park (13-1).
- This property provides a rare opportunity to design a build-to-suit commercial building for nearly any legal use.
- Floor to ceiling front-facing windows providing ample natural light.
- Large flat paved parking lot at the front of the property and easy to access grade or dock loading at the rear.
- Customizable clear heights and doors.
- Just seconds from the new “Burnside Expressway”, and the Akerley Blvd/ Burnside extension.
- Base building completion: Q4 2026



**MINUTES FROM
MAJOR HIGHWAYS**



**TOTAL BUILDING
CUSTOMIZATION**



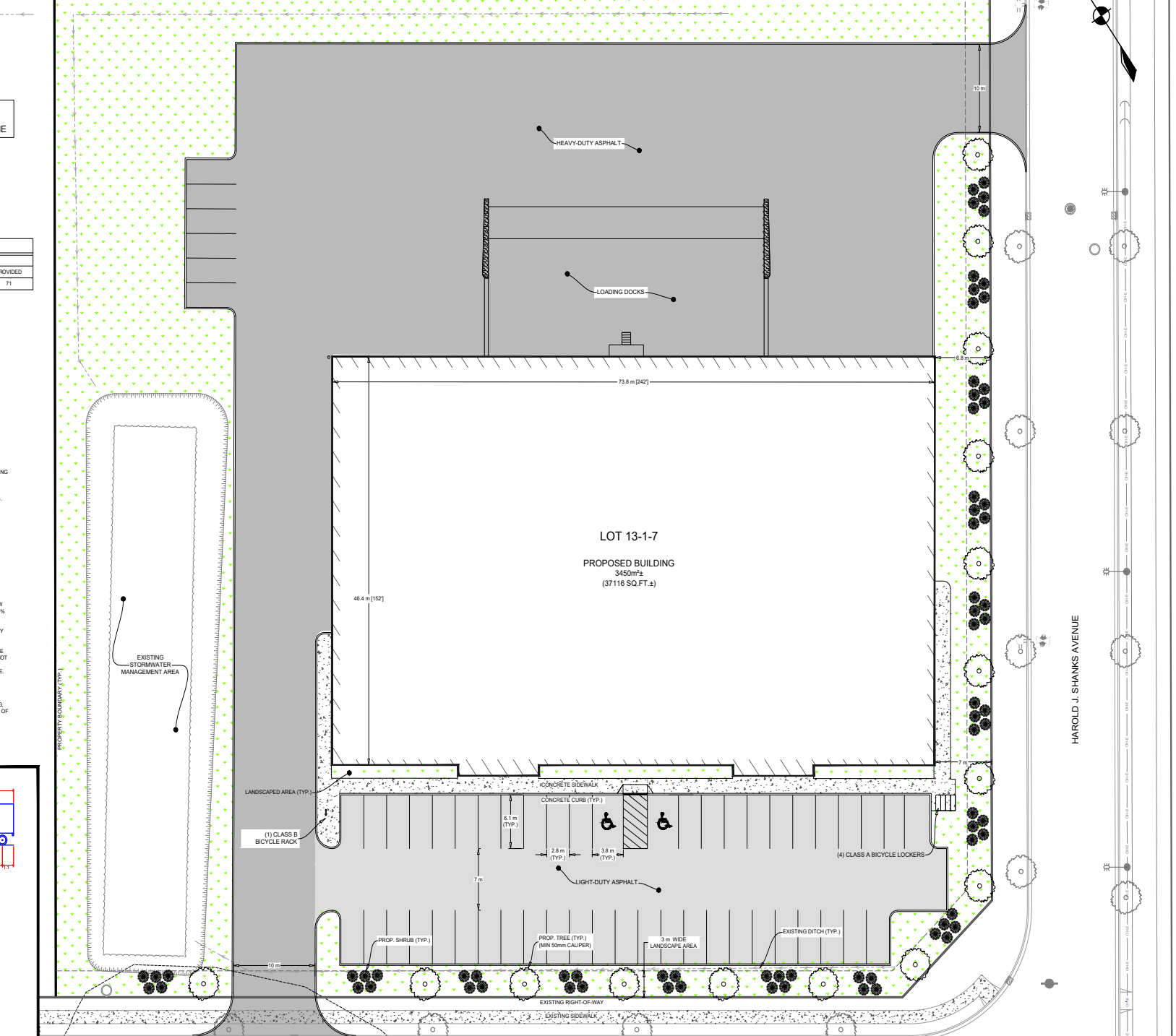
**ZONING: BURNSIDE
GENERAL
INDUSTRIAL (BGI)**



**DOCK OR GRADE
LOADING**



AERIAL TOUR



SITE PLAN

Discover up to 37,000 sf of customizable industrial/commercial space, providing tailored build-to-suit solutions to meet an array of business needs.



OVER 1,500
ENTERPRISES AND
30,000 EMPLOYEES



10-15
MINUTES TRAVEL
TIME TO MAJOR
LOCATIONS

LOCATION HIGHLIGHTS

Situated within the newest phase of the Burnside Business Park, and adjacent to the bustling retail hub of Dartmouth Crossing. This strategically positioned property offers convenient access from Wright Avenue to highways 111, 118, the Halifax bridges, and the soon to be completed “Burnside Expressway”. As Atlantic Canada’s largest business park, this location fosters an efficient business ecosystem, allowing for quick access to the Halifax CBD, Halifax International Airport, and the Port of Halifax.



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