

# 20-24 AKERLEY BOULEVARD

## Burnside Business Park

21,709 SF INDUSTRIAL SPACE AVAILABLE / FOR SUBLEASE



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Burnside Business Park

## OVERVIEW

## PRIME INDUSTRIAL SPACE FOR SUBLEASE

### THE PROPERTY

Positioned within the Burnside Business Park, 20-24 Akerley Boulevard presents a rare sublease opportunity in one of Atlantic Canada's most in-demand industrial nodes. Featuring functional and flexible space with below-market rent, this space is ideal for those seeking value without compromising on location or utility.

### HIGHLIGHTS

- Featuring **21,709 sf** of flexible space across 3 units (5-7).
- Functional layout with office and showroom space to the front of the units, and large open warehouse to the rear.
- Four (4) loading doors, including one oversized option.
- Clear heights ranging from 16' to 20'.
- Prime location in the heart of Burnside with exceptional access making logistics a breeze.
- Short-term sublease with head-lease expiring September 30, 2026.

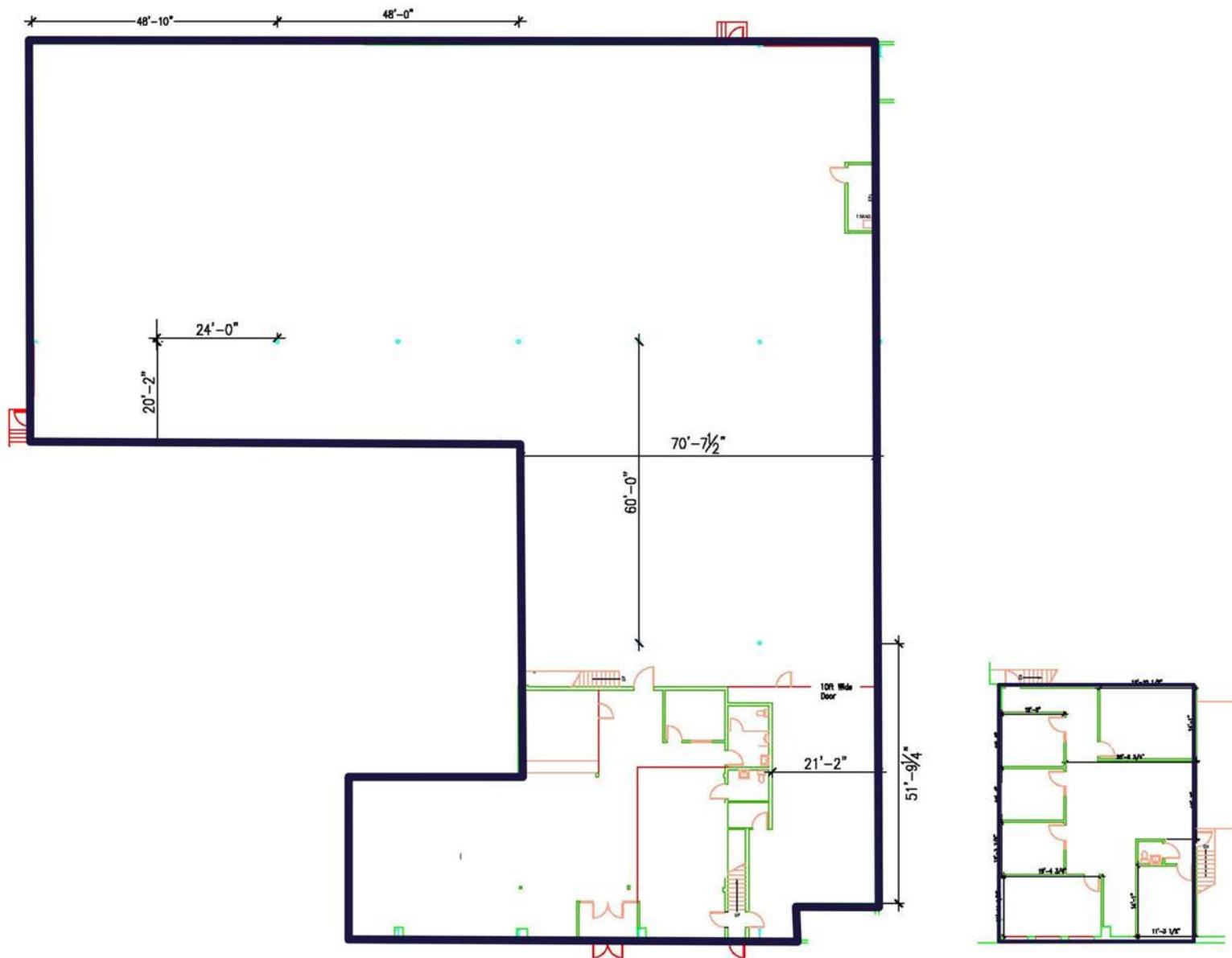


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Burnside Business Park

## FLOOR PLAN

PRIME INDUSTRIAL SPACE FOR SUBLLEASE

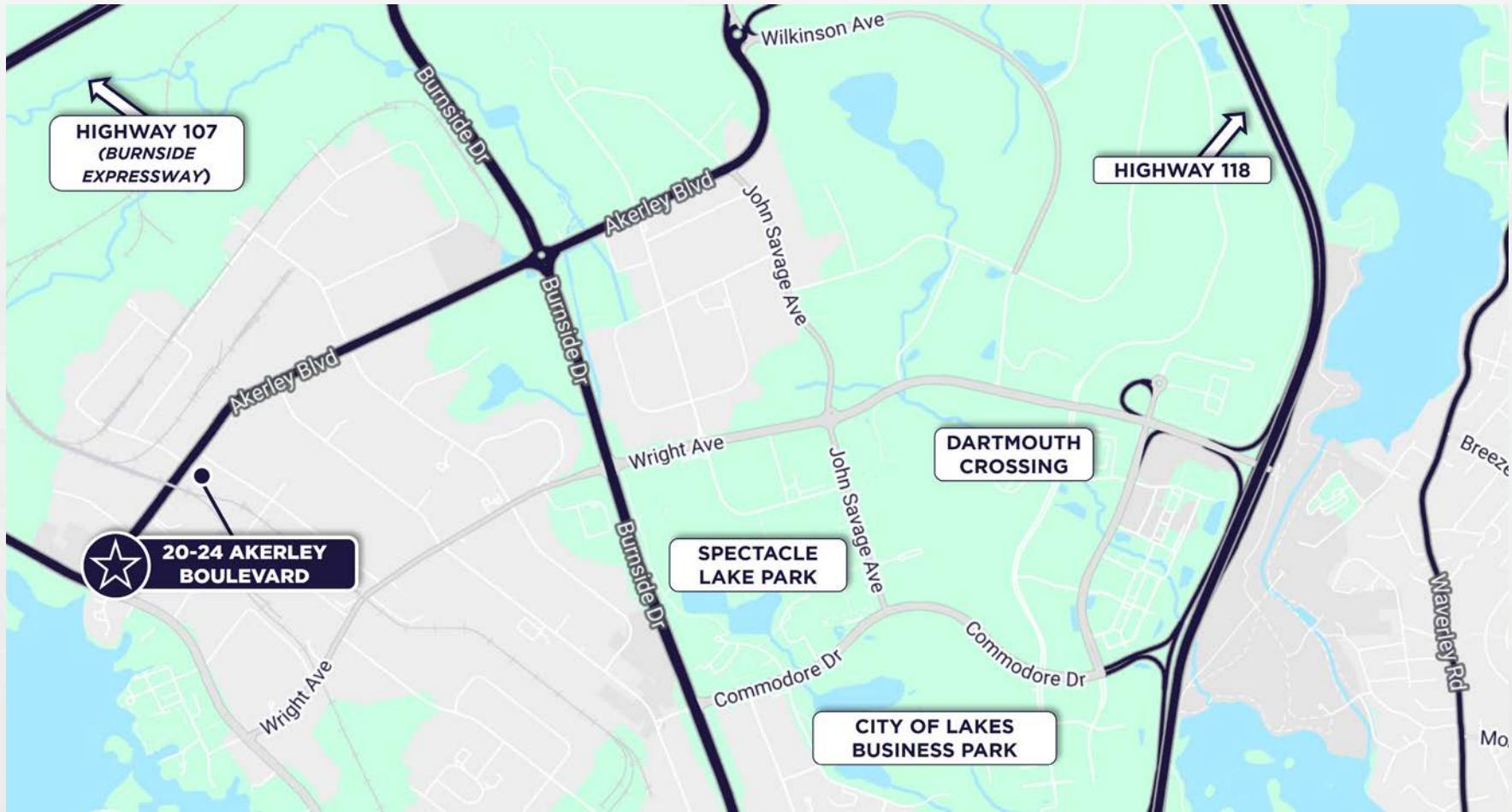


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## LOCATION OVERVIEW

## PRIME INDUSTRIAL SPACE FOR SUBLEASE



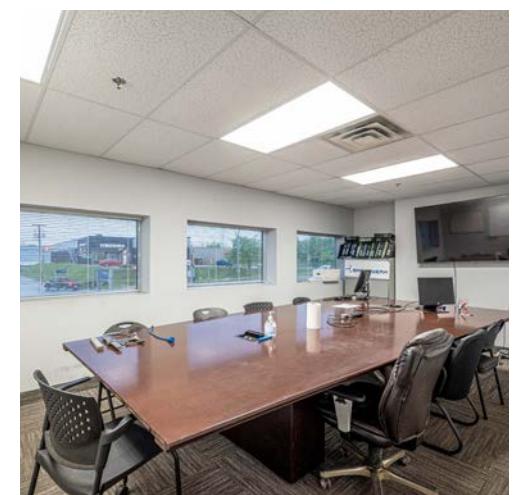
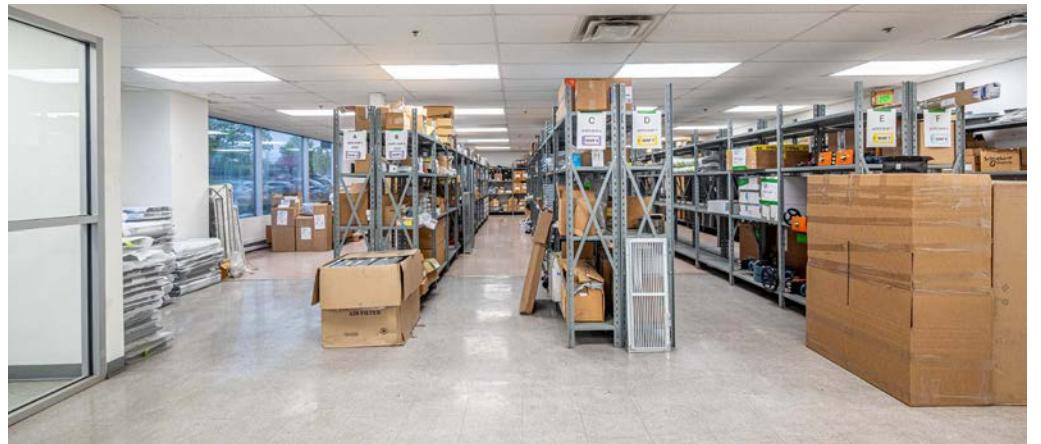
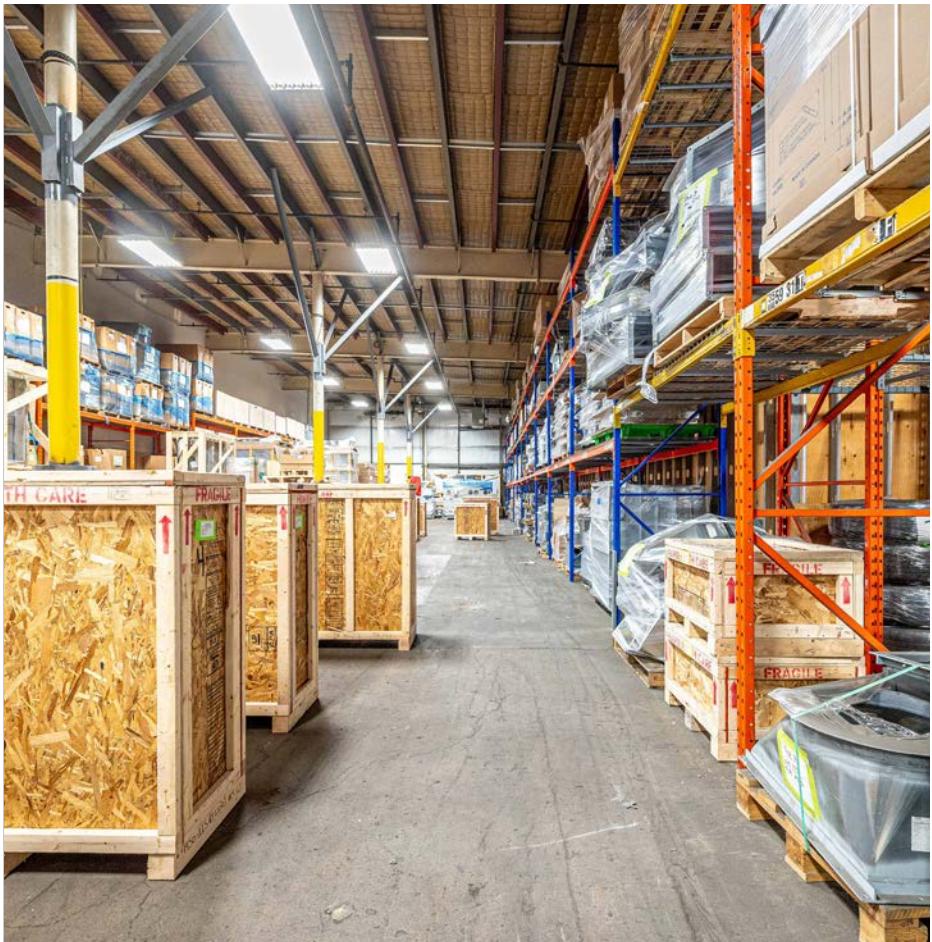
Strategically positioned within the Burnside Business Park, Atlantic Canada's largest business park. A premier industrial and commercial hub, the business park is home to over 1,500 businesses and approximately 30,000 employees. Located just minutes from major retail, transportation, and urban centres, including the prominent retail hub of Dartmouth Crossing. With immediate access to Highway 111, 118, both bridges, and the new Burnside Expressway, Burnside offers seamless connections across HRM, making it the industrial location of choice for businesses that move fast.

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## PHOTOS

PRIME INDUSTRIAL SPACE FOR SUBLEASE



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