

up to 107,000 SF



LEASING OPPORTUNITY

Atlantic
COMMERCIAL
PROPERTIES INC

40th

ANNIVERSARY

1982-2022

2 Morris Drive - Dartmouth, NS

WAREHOUSING / DISTRIBUTION / INDUSTRIAL

Highlights



Unit 1000 – 62,000 SF / Unit 2000 – 45,000 SF



Loading doors: 4 dock + 6 grade level



Clear ceiling heights of 19.5' (unit 1000) and 17.5' (unit 2000)



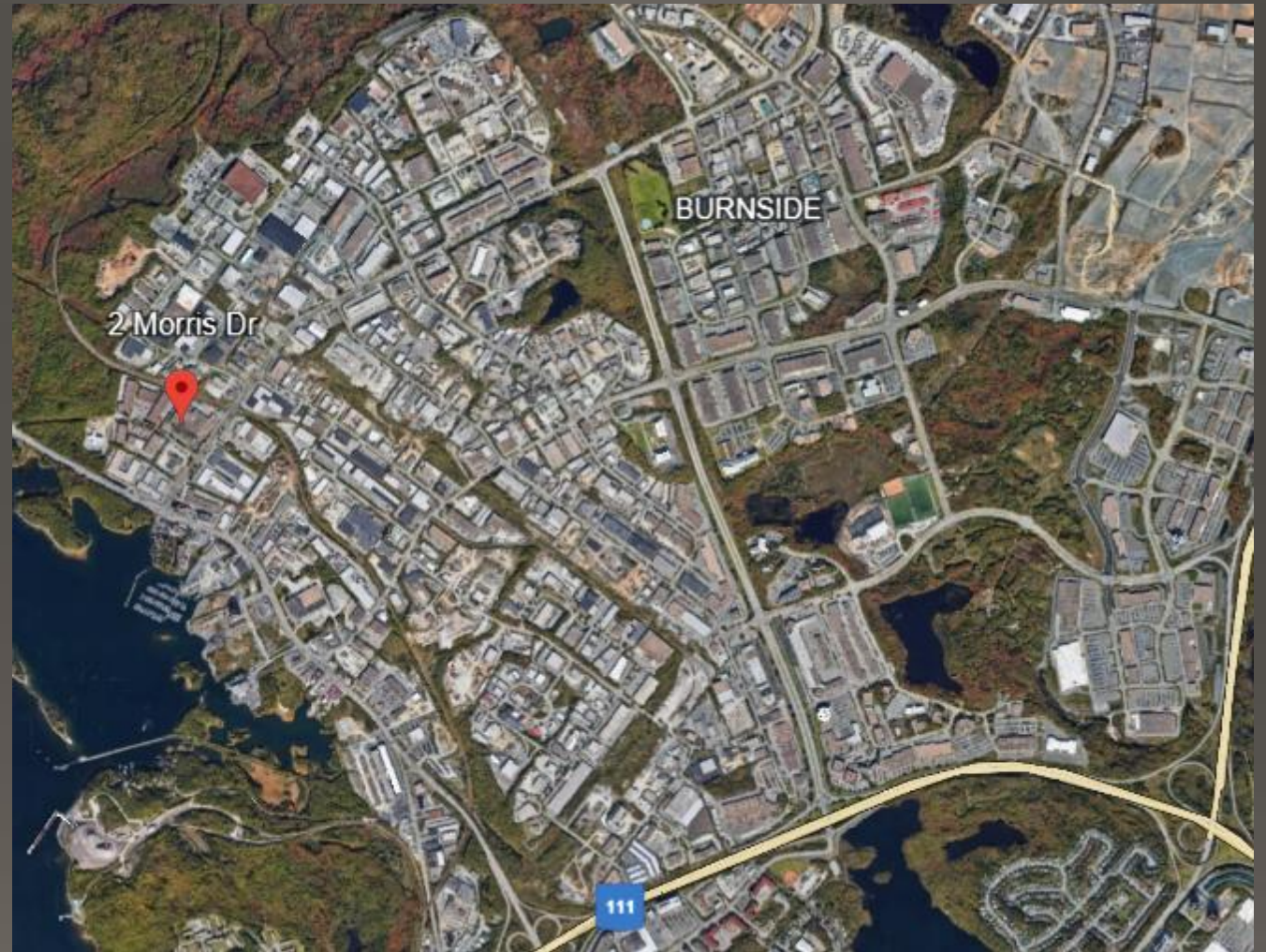
Conveniently located in Burnside Industrial Park



Large fenced yard space and ample parking

Aerial Overview

- Easy access to road, rail, air and sea transportation
- Close to Port of Halifax – trade and logistics hub
- Less than 20 minutes from Halifax Stanfield International Airport



Burnside Industrial Park, NS, Canada

Exterior Highlights

- 4 dock level doors
- 6 grade level doors
- Fenced yard space
- Ample parking (60+ stalls)
- Newly painted exterior & façade upgrades (2025)





Warehouse Highlights

- LED lighting upgrade (motion activated)
- 19.5' & 17.5' ceiling heights
- 40' x 32' column spans
- Highly efficient natural gas hydronic heating system
- New HVAC controls





Office Highlights

- Private offices
- Boardroom & meeting rooms
- Lunchroom
- Open concept flex space
- Natural lighting



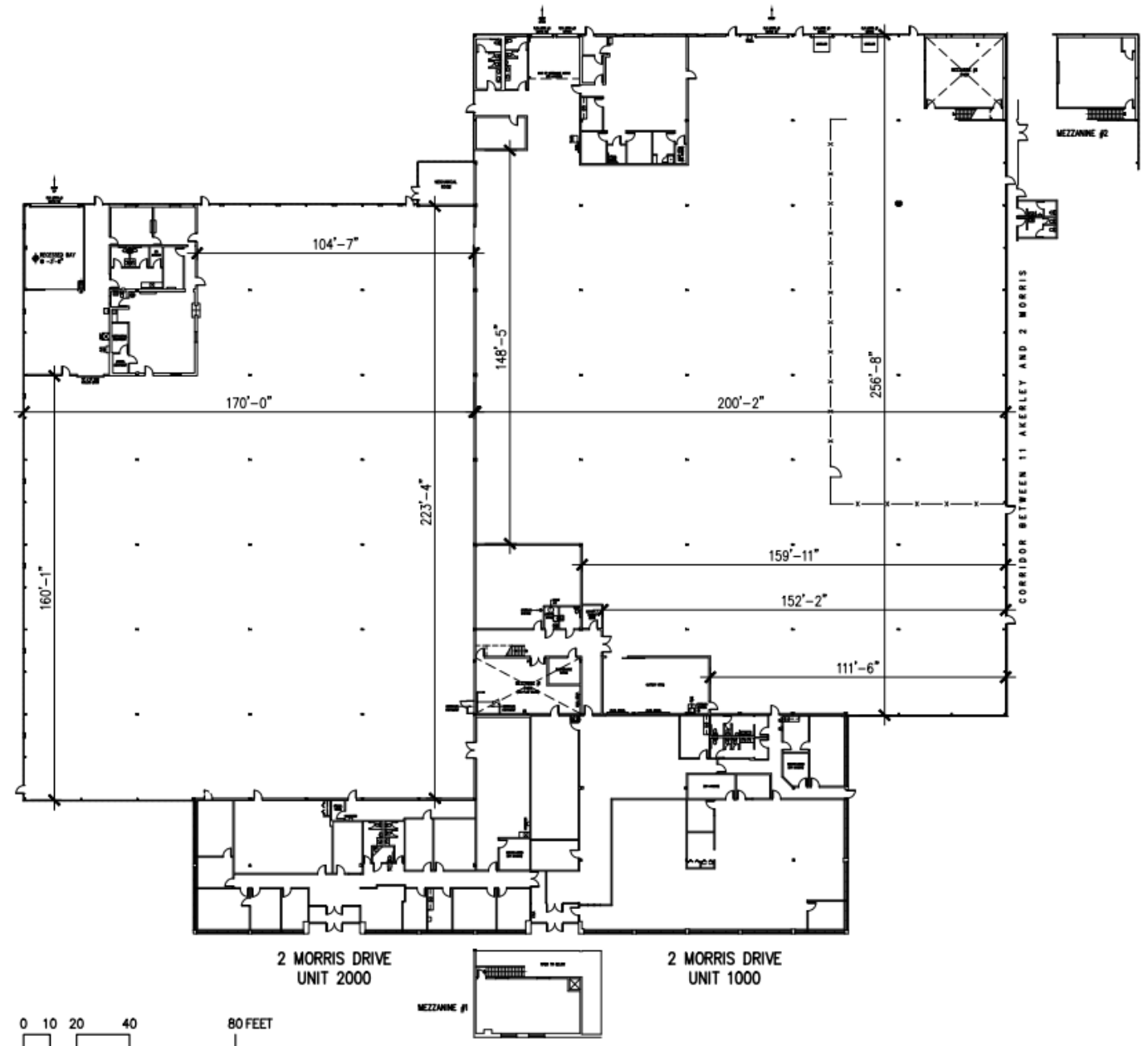


Floor Plans

Unit 1000 – 62,000 SF

Unit 2000 – 45,000 SF

Total = 107,000 SF





FOR LEASE

UNIT 2000

45,000 SF

FOR LEASE

UNIT 1000

62,000 SF



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