

62,000 SF



LEASING OPPORTUNITY

**Atlantic**  
**COMMERCIAL**  
PROPERTIES INC

**45<sup>th</sup>**

**ANNIVERSARY**

[acpleasing.com](http://acpleasing.com)

**2 Morris Dr, Unit 1000 - Dartmouth, NS**

**WAREHOUSING / DISTRIBUTION / INDUSTRIAL**

# Highlights



62,000 SF



Loading doors: 2 dock + 2 grade level



19.5' clear ceiling height



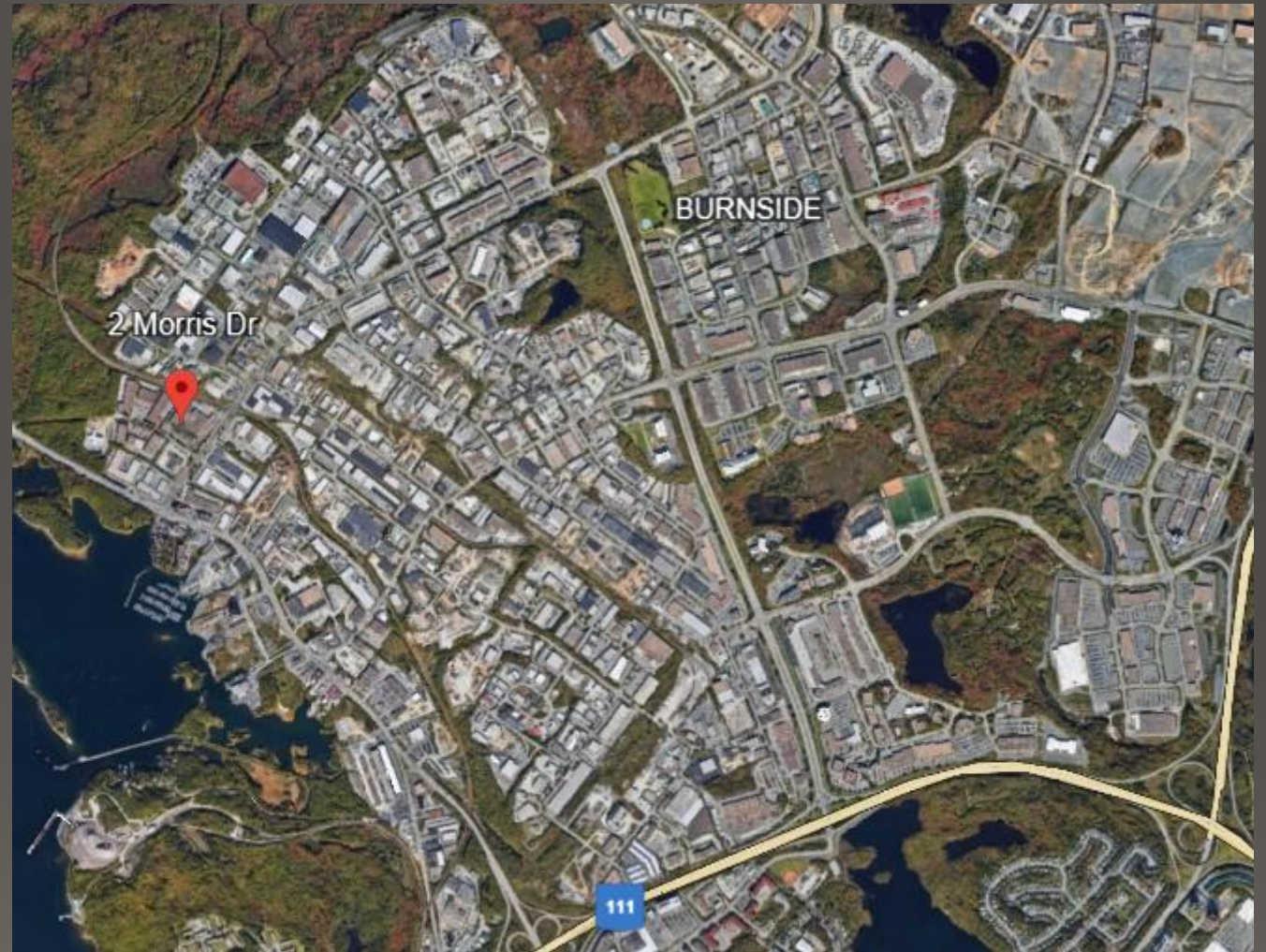
Conveniently located in Burnside Industrial Park



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

- 2 dock level doors
- 2 grade level doors
- Additional dock/grade doors can be added
- Fenced yard space
- Ample parking
- Newly painted exterior & façade upgrades









# Warehouse Highlights

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









# Office Highlights

- Private offices (5)
- Boardroom & meeting rooms
- Lunchroom
- Open concept flex space
- Natural lighting



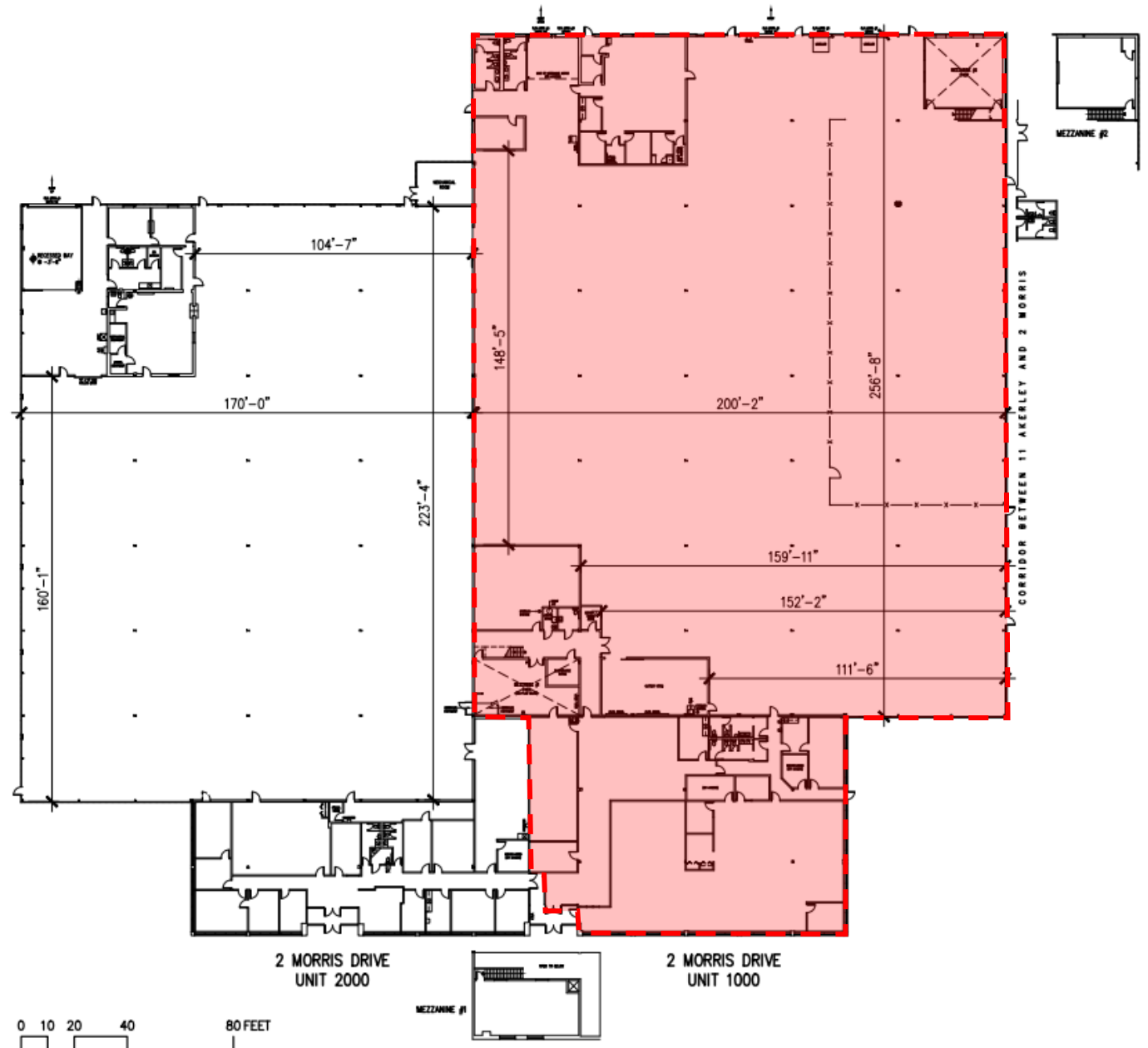


# Floor Plans

Unit 1000 – 62,000 SF

Warehouse +/- 52,000 SF

Office & Showroom +/- 10,000 SF



# Atlantic Commercial Properties



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