

111 ILSLEY AVENUE

Dartmouth | NS

FOR LEASE

Unique High Exposure Ground Floor Space
Available in the Heart of the Burnside Industrial Park

Steve Morrison

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111 Ilsley Avenue | Dartmouth, NS
Steve Morrison



Property Highlights

BASE RENT
Negotiable

111 Ilsley Avenue is located in Burnside Industrial Park with **excellent frontage** on the park's main thoroughfare leading to major highways and Halifax bridges. Located only 1km from busy retail park Dartmouth Crossing, 111 Ilsley is near a host of amenities including hotels, restaurants, athletic facilities and shopping.

This property features exceptional tenant exposure with 30,000 plus vehicles passing by per day. The available ground floor suite provides easy client access and is **ideal for a financial institution** as there is existing infrastructure for ATMs and a vault currently in the suite, see floor plan on page 5. Combined with pylon signage and on-site parking, this location checks many boxes.



**KEY CARD
ACCESS**



**SECURE
BUILDING**



**DIRECT GROUND
FLOOR ACCESS**



**ON-SITE
PARKING**



**TRANSIT
ACCESSIBLE**

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100 Main Street, Suite 2033
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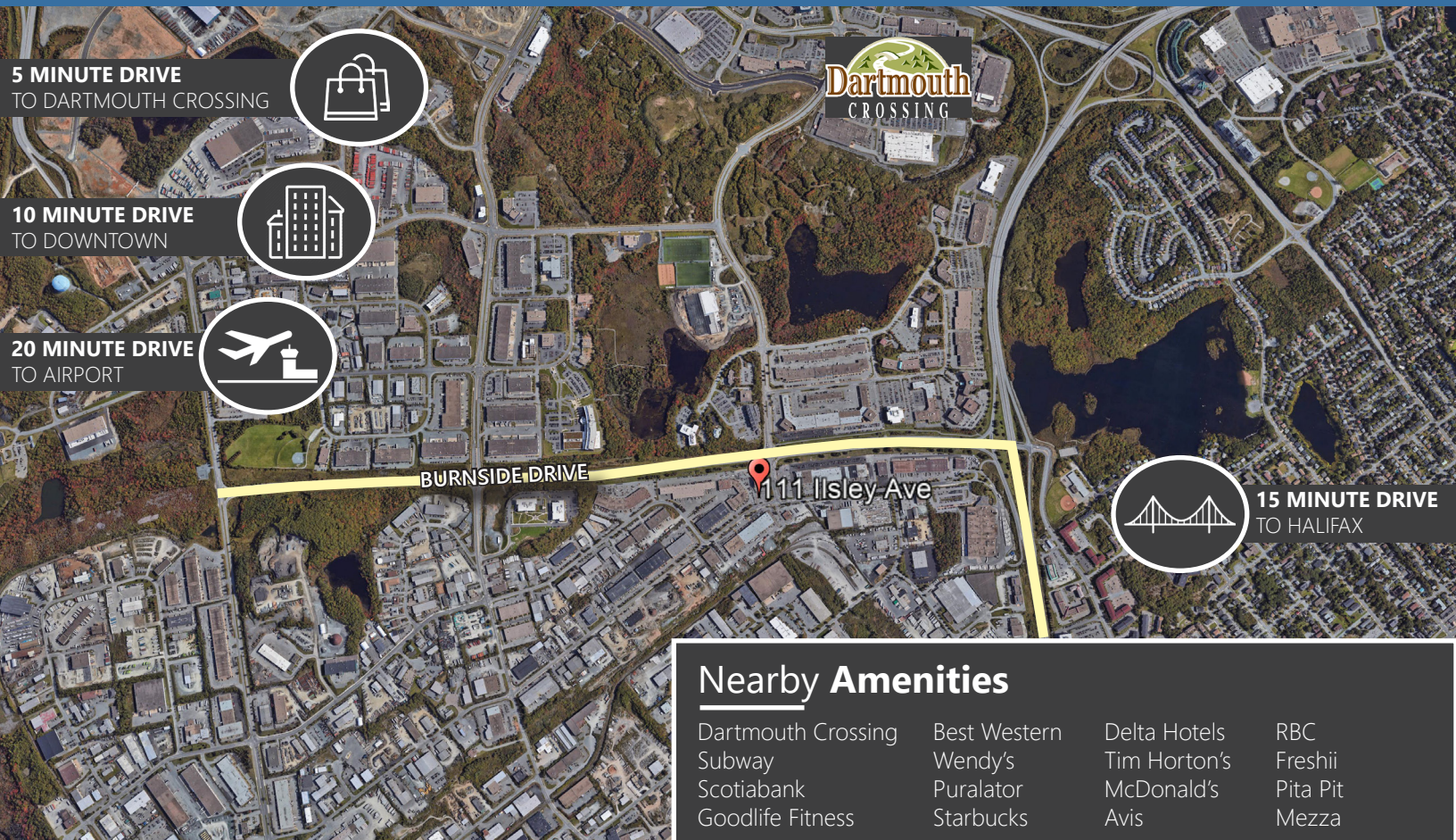


Property Details

AVAILABLE
January 1, 2025

LOCATION	Burnside Industrial Park
BUILDING SIZE	30,000 sf
YEAR RENOVATED	2018
NUMBER OF FLOORS	3
BASE RENT	Negotiable
ADDITIONAL RENT	\$16.28 psf (CAM + OpEx)
SUITES AVAILABLE	Suite 100 - 3,879 sf
PARKING	125 surface spaces
SPRINKLERS	Sprinklered throughout

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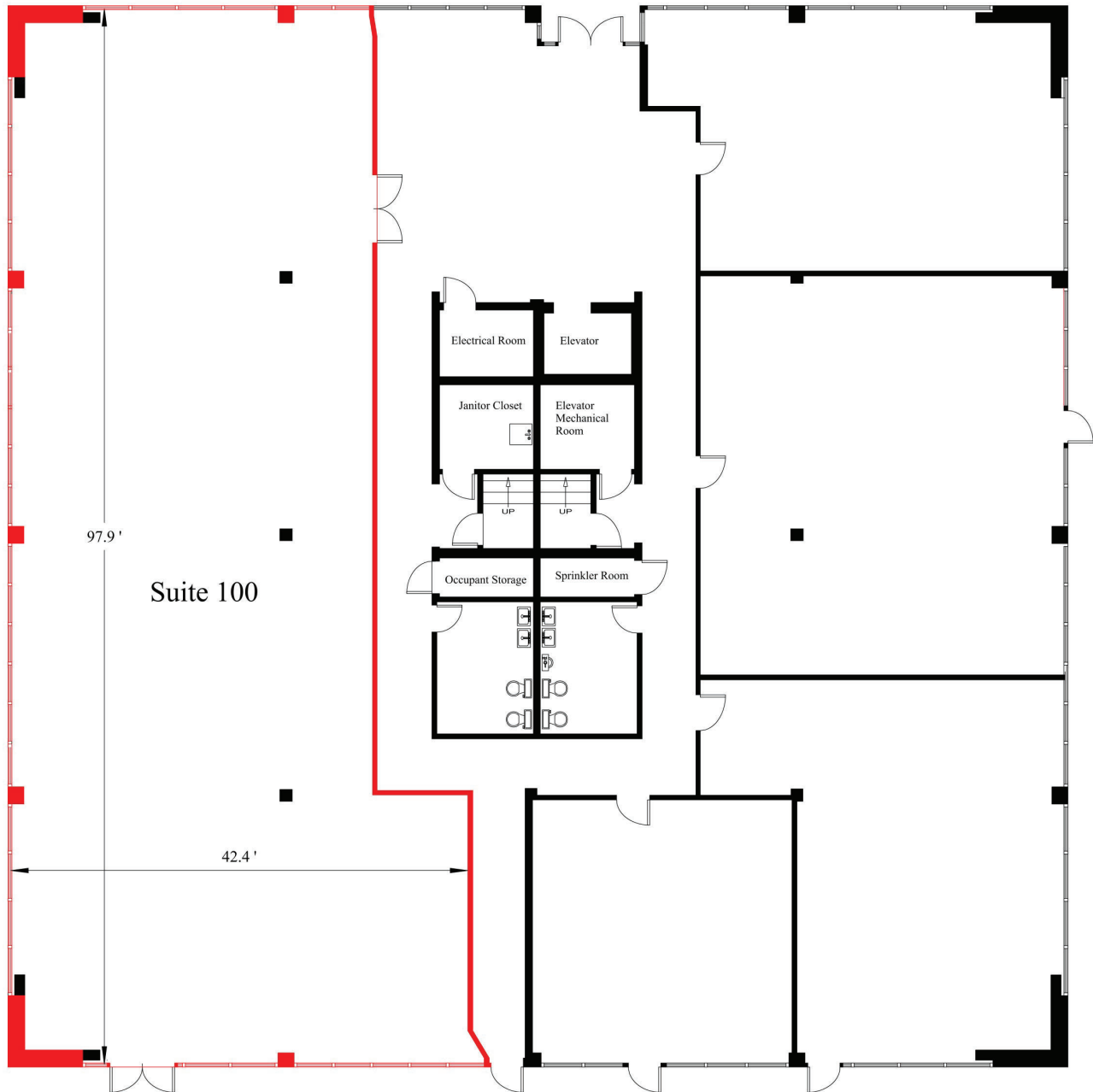
Halifax

2024 POPULATION	530,981 persons
POPULATION CHANGE (2020 - 2024)	12%
MEDIAN AGE	40.4 years old
AVERAGE HOUSEHOLD INCOME	\$86,753

Floor Plan

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Suite 100



Property Photos

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Signage Opportunities



Common Area & Suite





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