

# 266

## Cutler Avenue

Burnside Industrial Park | Dartmouth, NS

Now Pre-Leasing  
**Available May 2025**

**Situated near the new expansion area of the Burnside Business Park. This rare corner lot will host +/- 33,000 SF of high-ceiling, high-efficiency, warehouse space**

### **Steve Morrison**

Senior Advisor  
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## Property Highlights

BASE RENT  
PLEASE CONTACT

**Building Highlights:** This state-of-the-art industrial property, available in 2025, is a newly constructed building spanning 33,000 sq. ft. on a 2.40-acre lot. It boasts 28' clear height ceilings, ample parking, and a secure, fenced yard, making it an ideal space for your operations.

**Location Advantages:** The property is strategically located with direct access to the highway leading to New Brunswick and is in close proximity to the bridge to Halifax. This prime location ensures minimal travel time to the airport and downtown, offering excellent connectivity for your customers and staff.

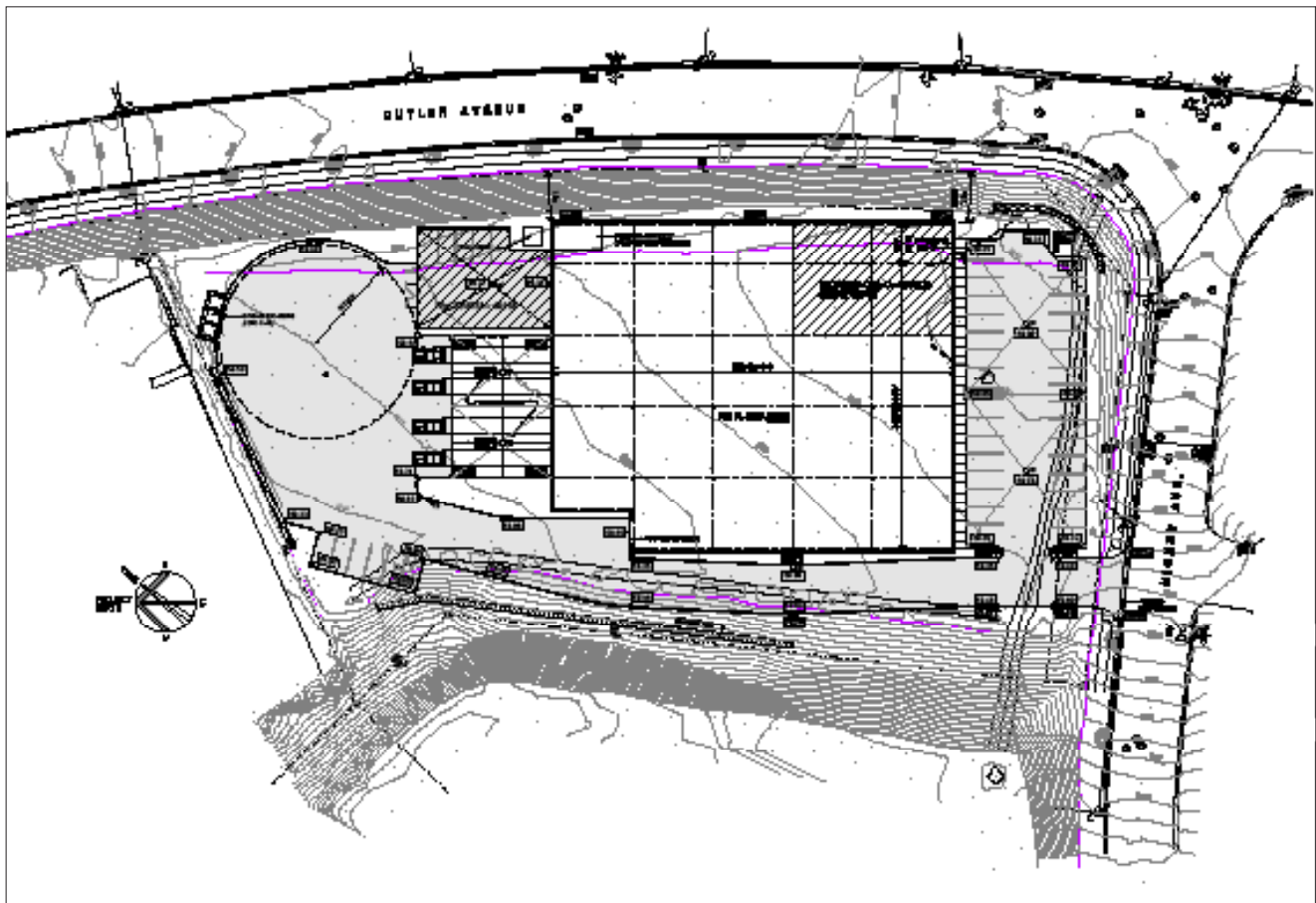
**Nearby Amenities:** The property is conveniently located near Dartmouth Crossing, home to a variety of large multinational retailers. This proximity provides easy access to a wide range of services and amenities.

**Net Zero Carbon:** The building will have a solar photovoltaic roof mounted system to offset energy consumption from the electrical utility. This system will be used for heating of the building and in situations where the electrical generation is more than the heating demand, provide electricity for general electrical needs. The Landlord will participate in the Zero Carbon Building Standard set out by the Canada Green Building Council pilot project and seek to achieve a Zero Carbon Building Certification for the base building (core and shell).

## Property Details

<b>Address</b>	266 Cutler Avenue, Dartmouth NS	<b>Yard Space</b>	Fenced Compound +/-2,000-3,000 SF
<b>Industrial Park</b>	Burnside Business Park	<b>Parking</b>	+/-40 stalls
<b>Property Type</b>	Light Industrial	<b>Major Highways</b>	102,107,118
<b>Building Type</b>	Precast Warehouse	<b>Public Transit</b>	Yes
<b>Lease Type</b>	Full Service	<b>Sprinkler</b>	ESFR
<b>Land Area</b>	+/-2.40 Acres	<b>Power</b>	3-Phase, 600V, 600 AMP
<b>Lot Type</b>	Corner	<b>Energy Type</b>	Grid & PV supplemental panels
<b>Total Building</b>	+/-33,000 SF	<b>Floors</b>	1
<b>Ceiling Height</b>	28' Clear	<b>Max Contiguous</b>	33,110 SF
<b>Loading Doors</b>	Dock (4), Grade (1)	<b>Entire Building</b>	Yes

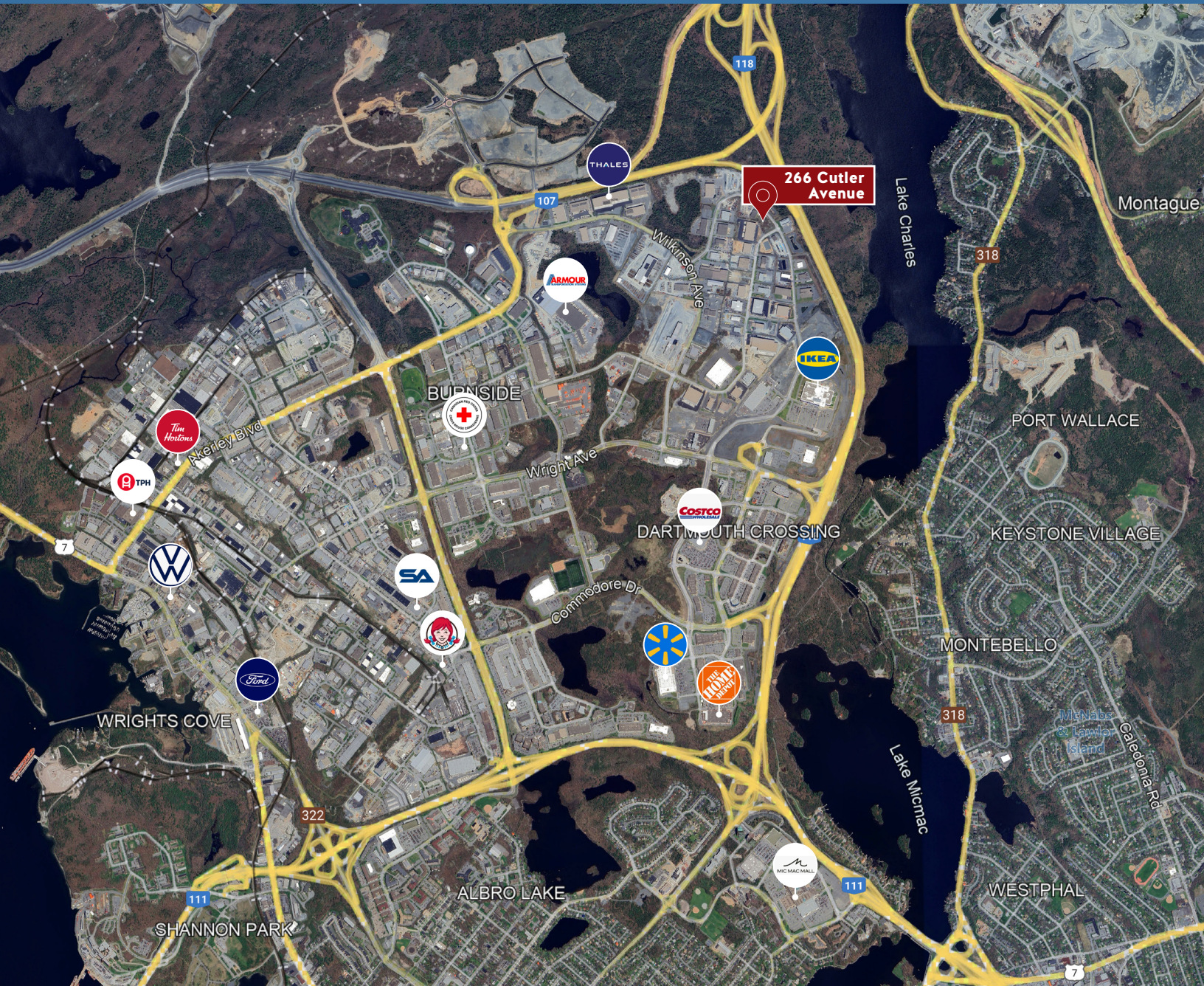
## Site Plan





# 266 Cutler Avenue | Dartmouth, NS

## Steve Morrison



3,400 acres  
2,000 enterprises  
30,000 employed

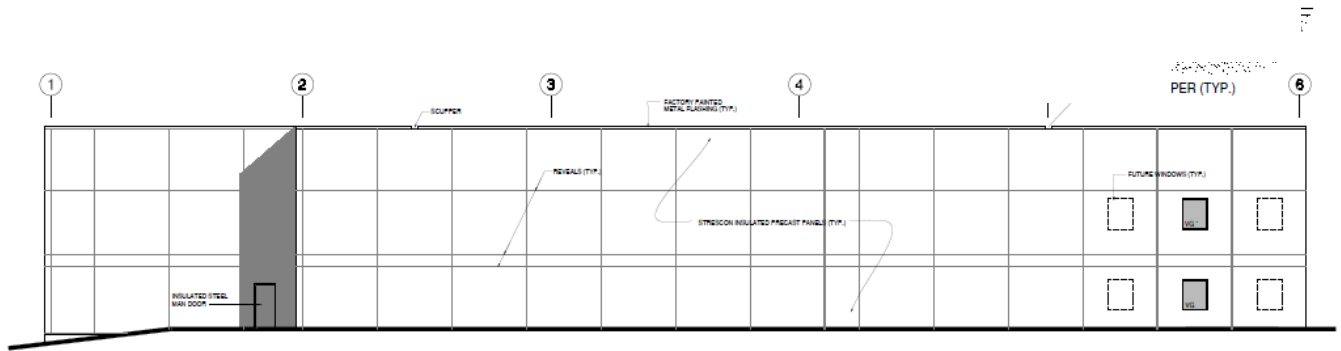


Largest industrial park  
north of Boston and  
east of Montreal



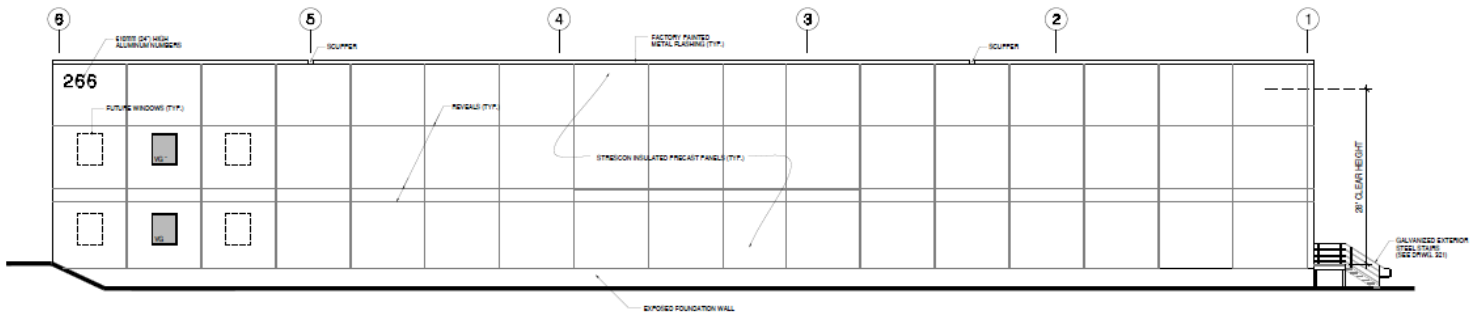
Rare opportunity to  
lease NEW space in  
competitive market





**WEST ELEVATION**

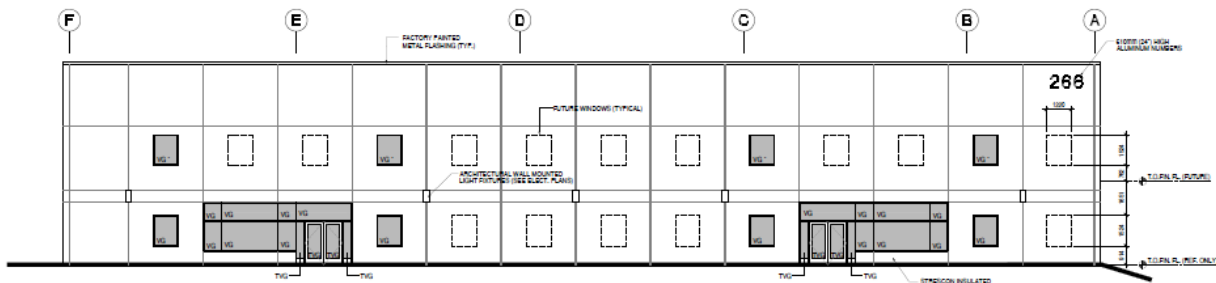
SCALE 1:100



**EAST ELEVATION**

SCALE 1:100

NOTE: SEE ELECTRICAL PLANS FOR LIGHTING WALL PACKS ON ALL EXTERIOR WALLS (HEIGHT & HORIZ. LOCATION)

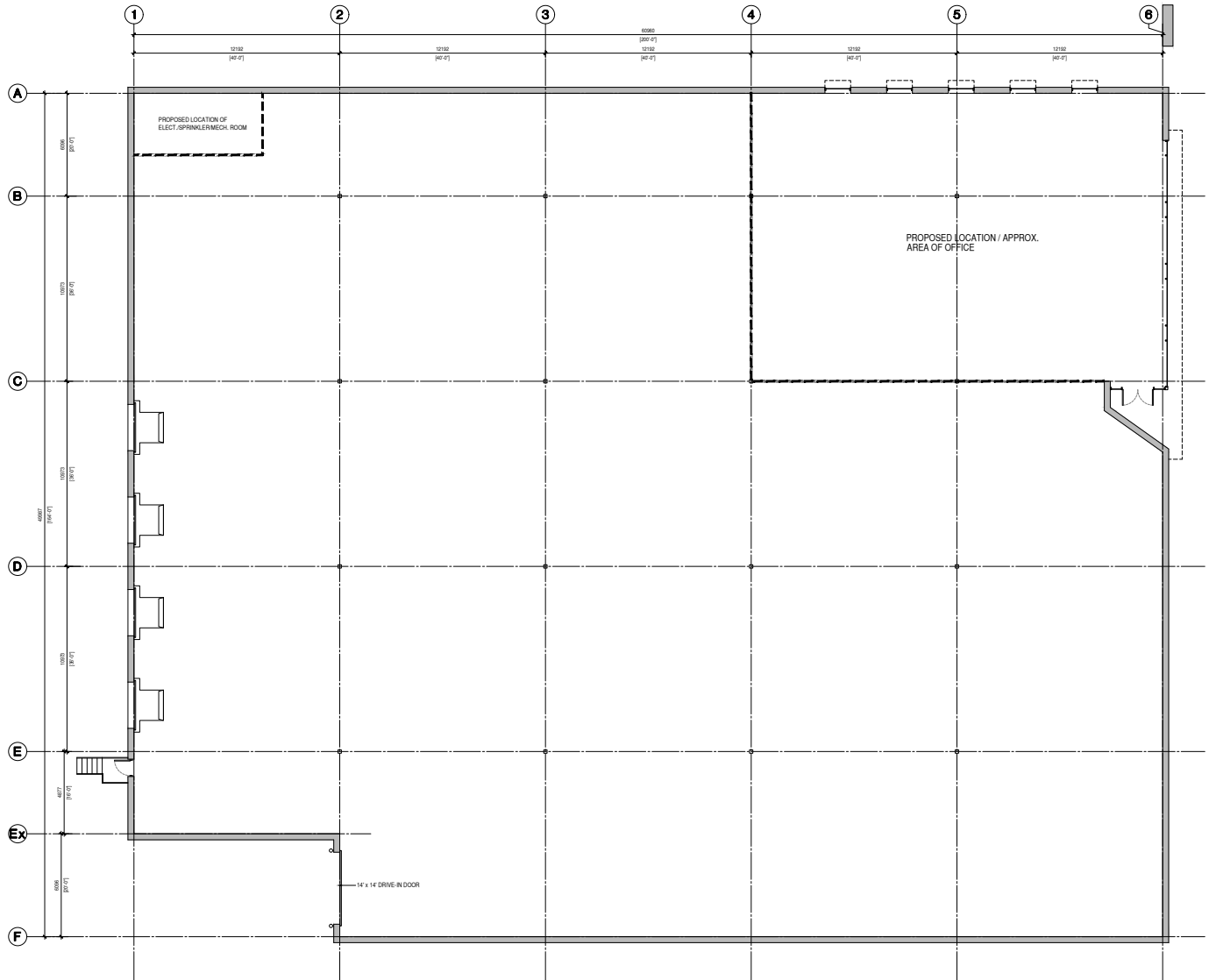


**SOUTH ELEVATION**

SCALE 1:100

# Floor Plan

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