

266 Cutler Avenue

Burnside Industrial Park | Dartmouth, NS

Now Pre-Leasing
Available Fall 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

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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.

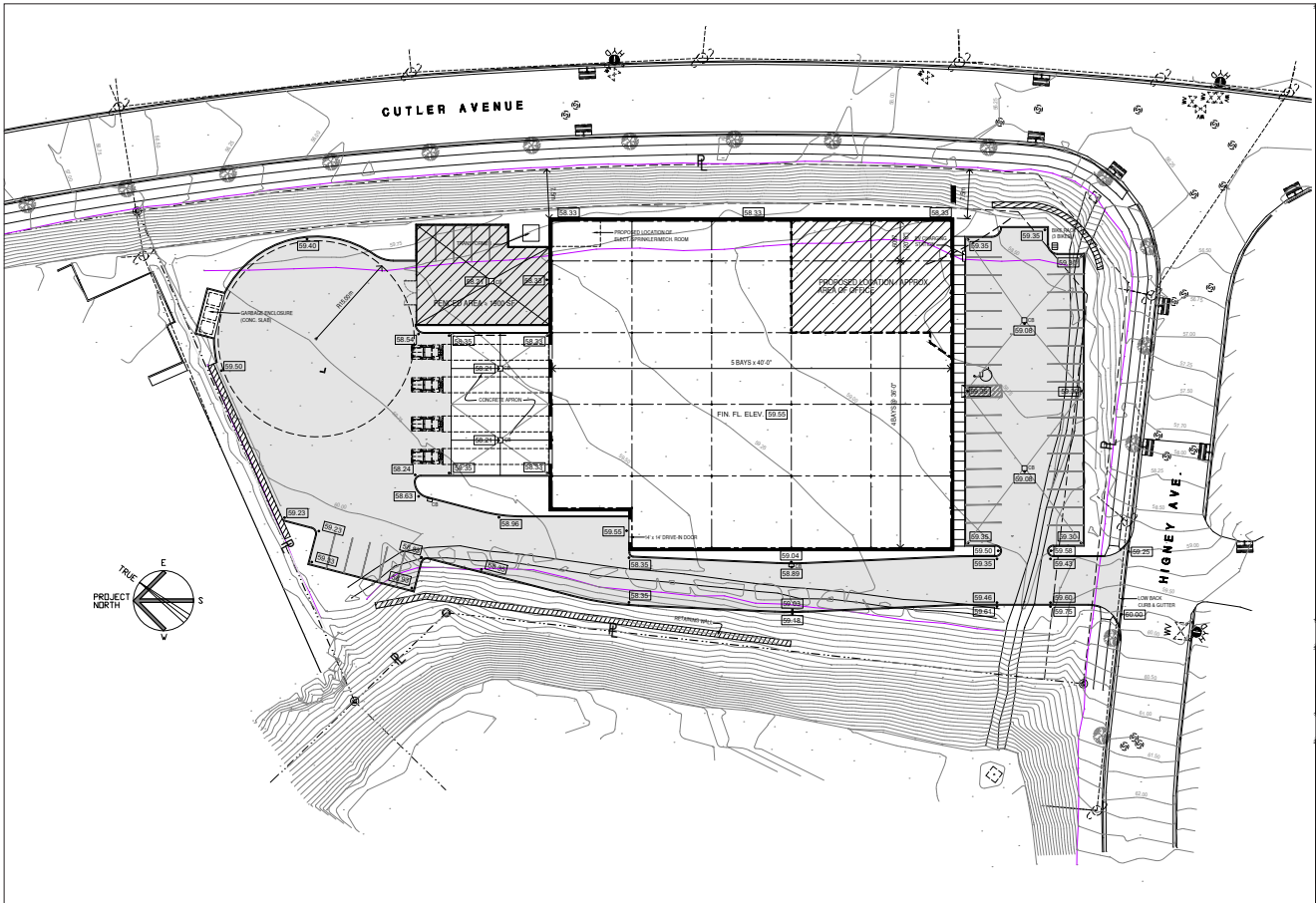
Nearby Amenities: The property is conveniently located near Dartmouth Crossing, home to a variety of large multinational retailers. This proximity provides easy access to a wide range of services and amenities.

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

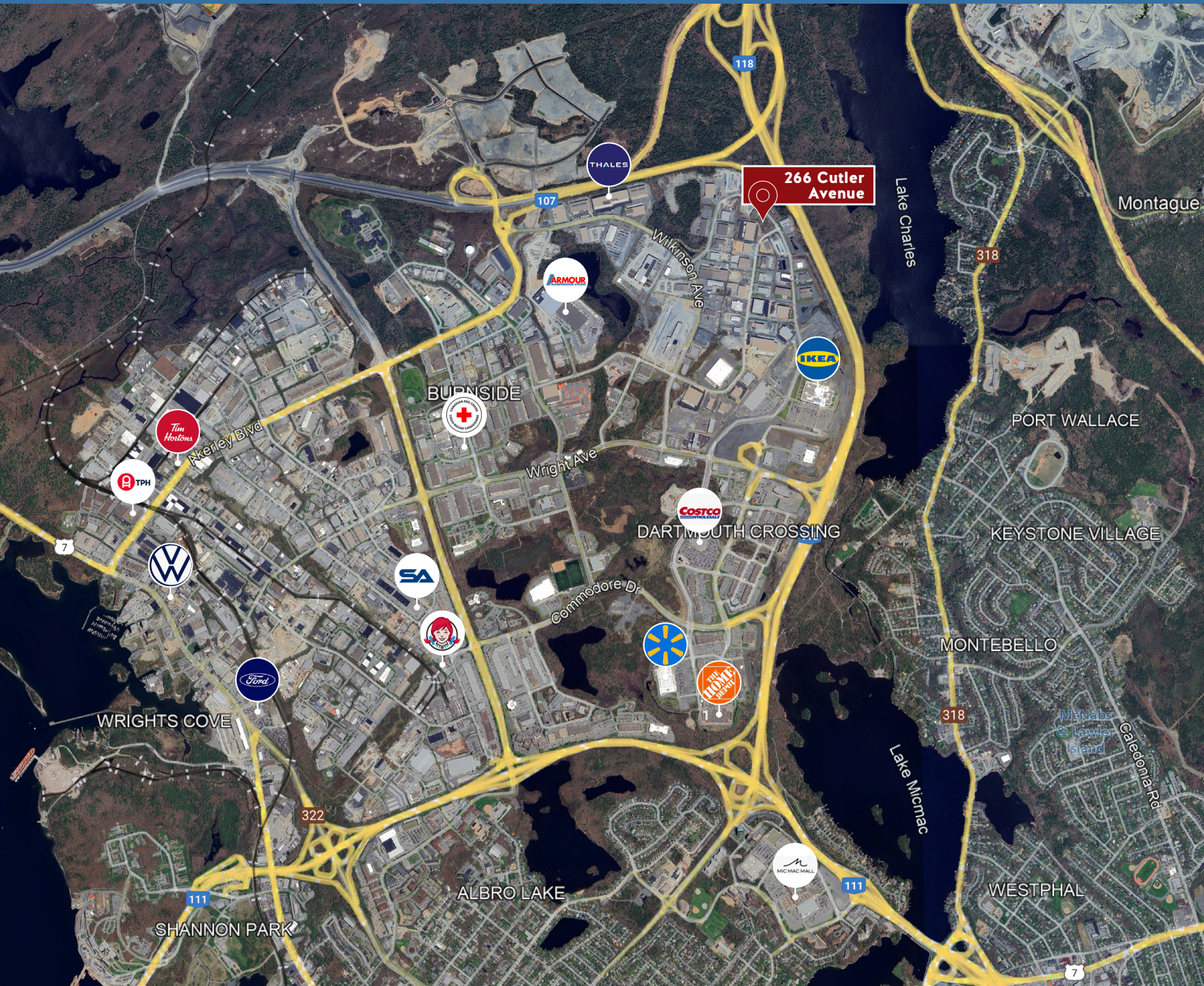
Address	266 Cutler Avenue, Dartmouth NS	Yard Space	Fenced Compound +/-2,000-3,000 SF
Industrial Park	Burnside Business Park	Parking	+/-40 stalls
Property Type	Light Industrial	Major Highways	102,107,118
Building Type	Precast Warehouse	Public Transit	Yes
Lease Type	Full Service	Sprinkler	ESFR
Land Area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

Site Plan



266 Cutler Avenue | Dartmouth, NS

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



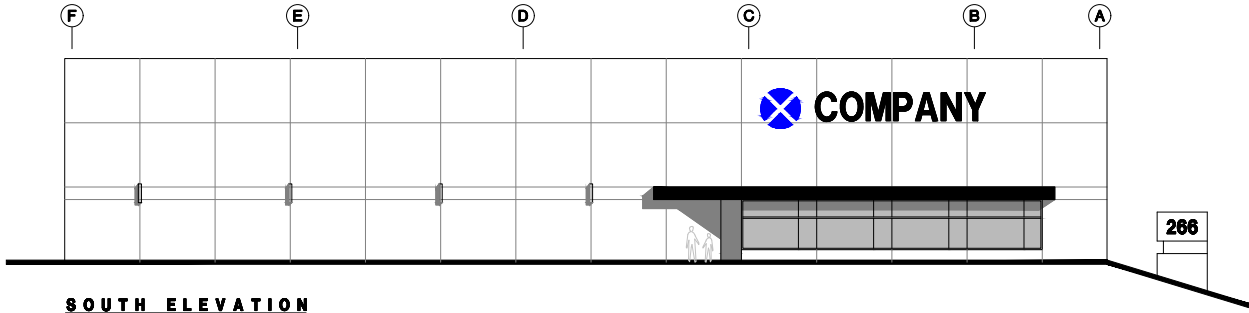
Largest industrial park
north of Boston and
east of Montreal



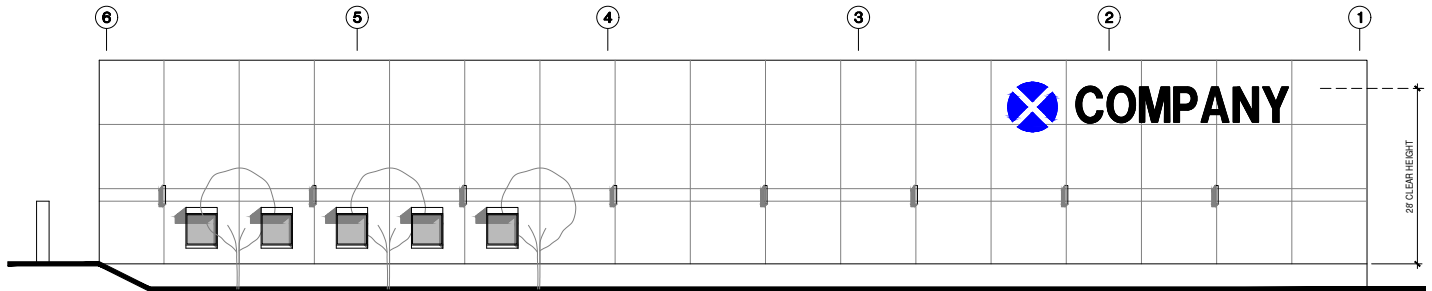
Rare opportunity to
lease NEW space in
competitive market

Site Elevations

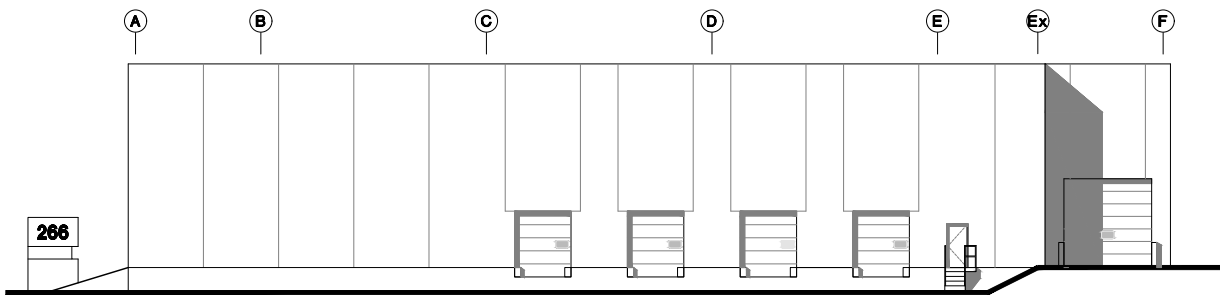
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SOUTH ELEVATION



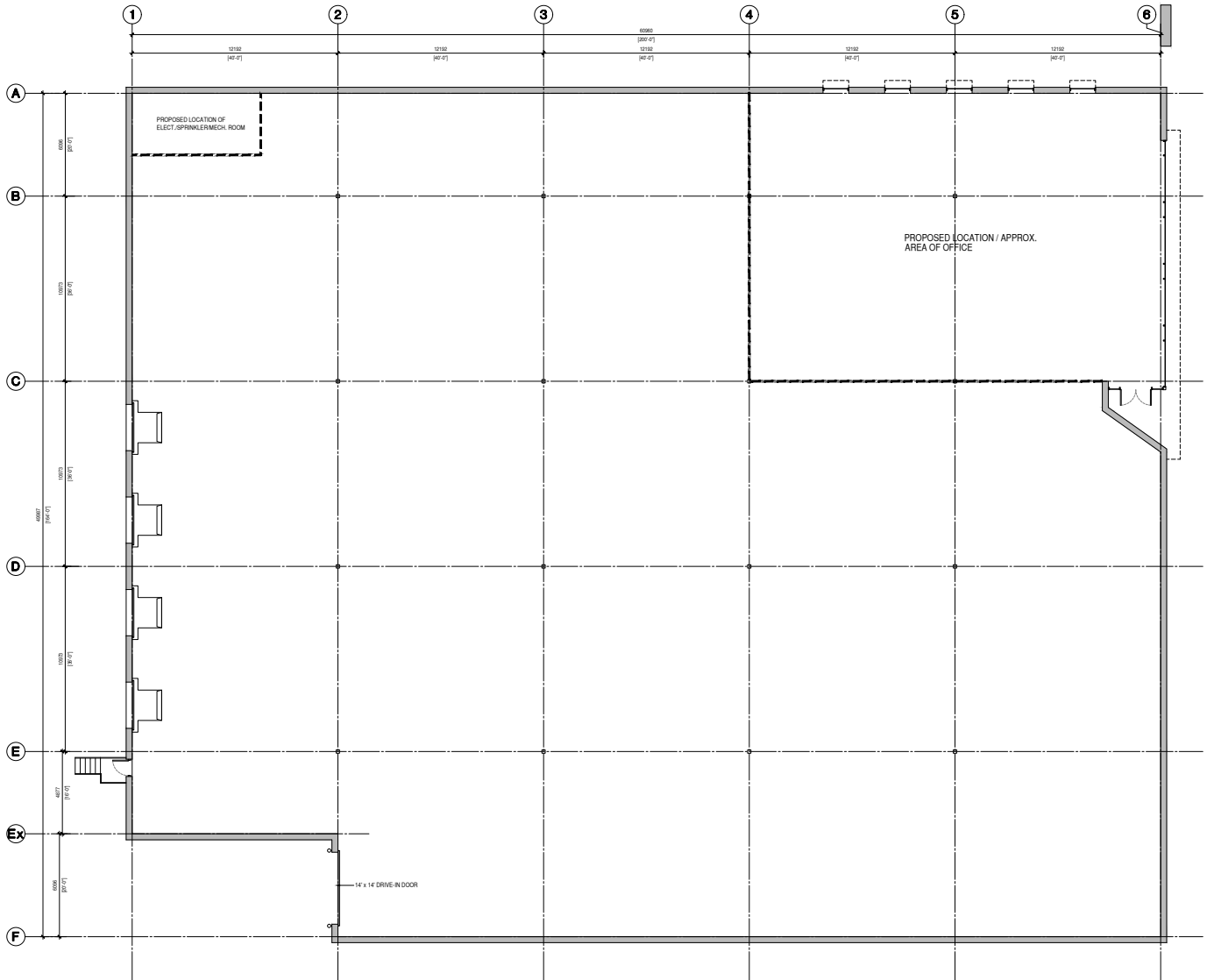
EAST ELEVATION



NORTH ELEVATION

Floor Plan

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