

266

Cutler Avenue

Burnside Industrial Park | Dartmouth, NS

Now Pre-Leasing
Available December 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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BRUNSWICK
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COMMERCIAL REAL ESTATE



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.

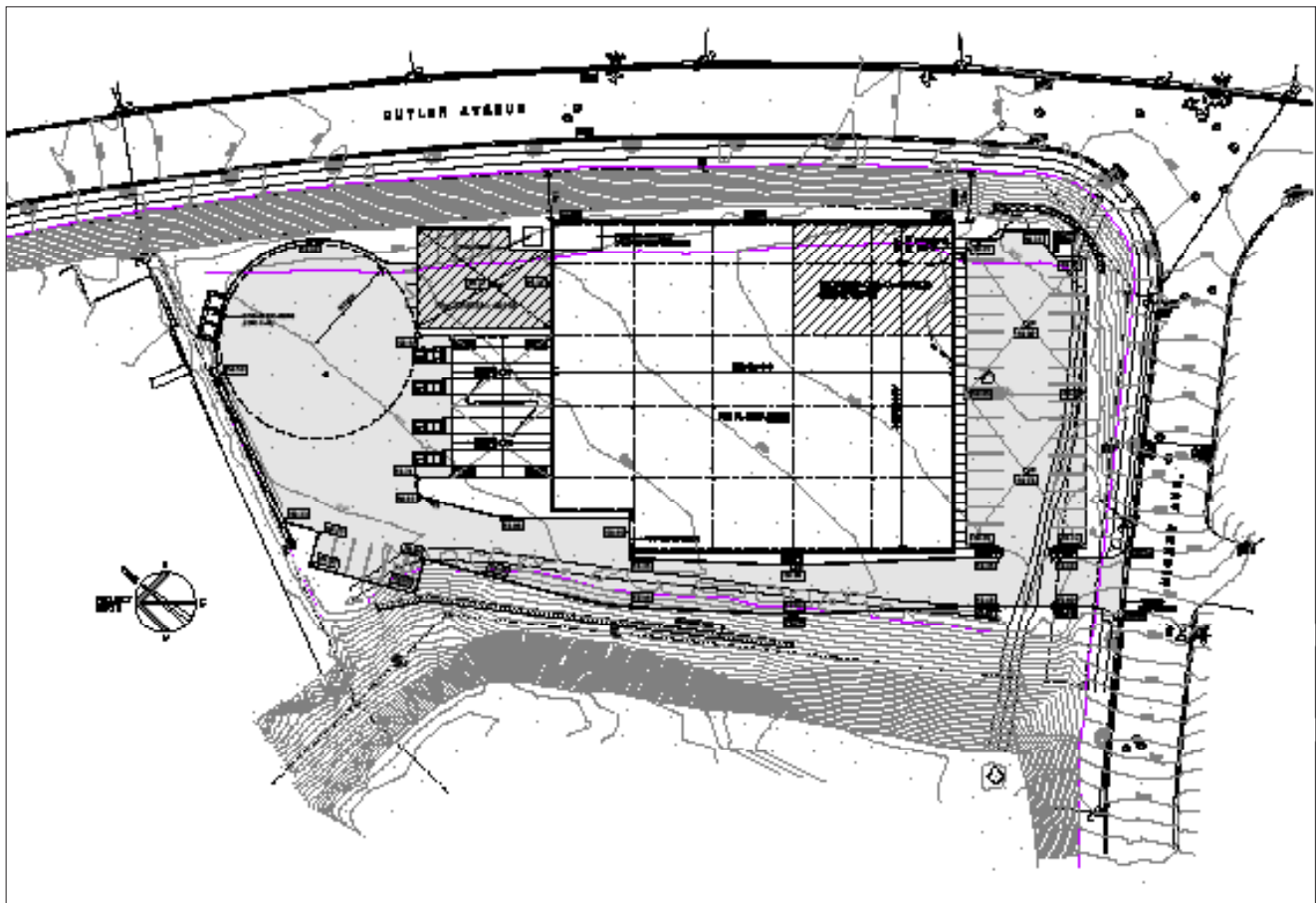
Nearby Amenities: The property is conveniently located near Dartmouth Crossing, home to a variety of large multinational retailers. This proximity provides easy access to a wide range of services and amenities.

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

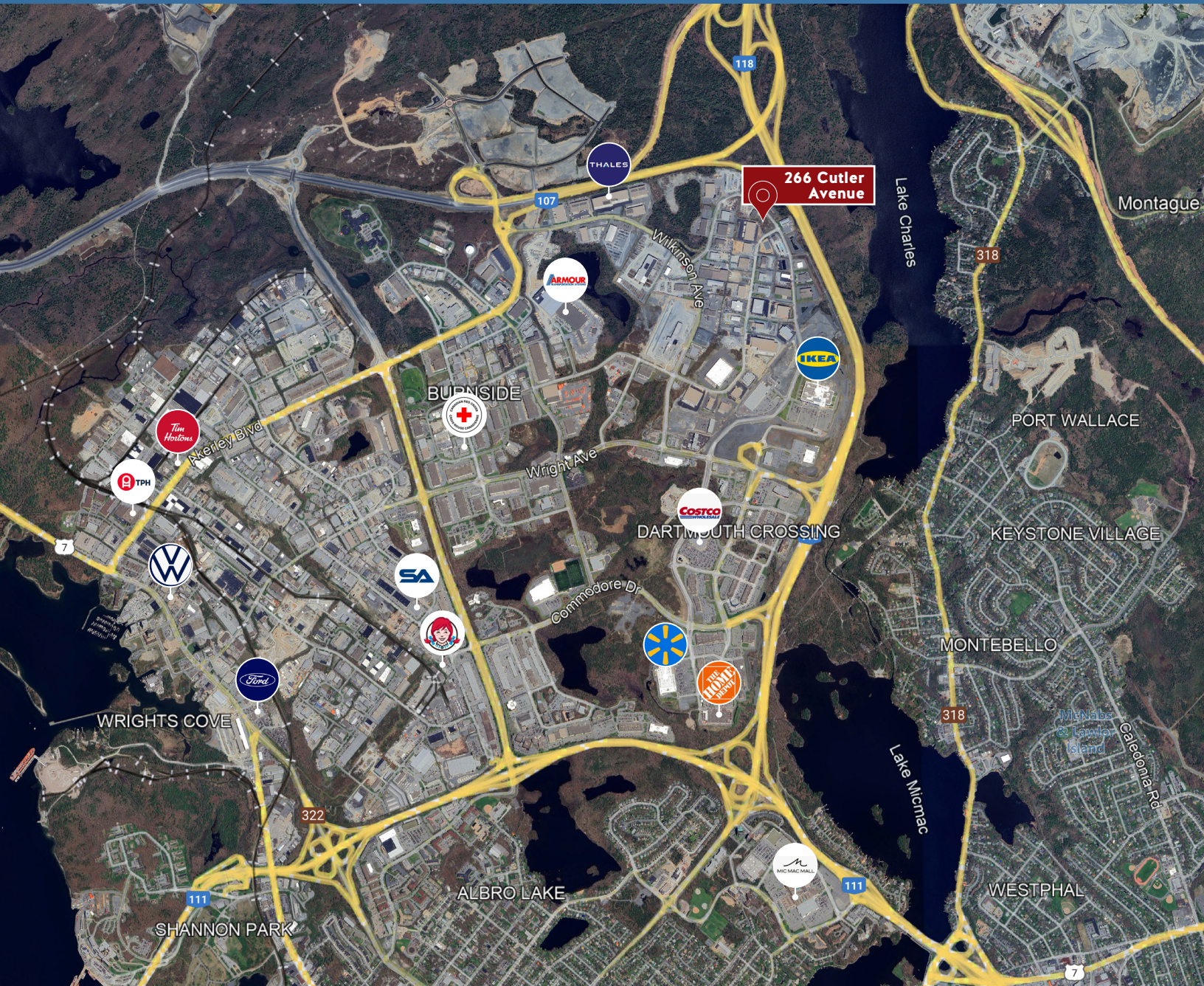
Address	266 Cutler Avenue, Dartmouth NS	Ceiling Height	28' Clear
Industrial Park	Burnside Business Park	Loading Doors	Dock (4), Grade (1)
Property Type	Light Industrial	Yard Space	Fenced Compound +/-2,000-3,000 SF
Building Type	Precast Warehouse	Parking	+/-40 stalls
Lease Type	Full Service	Major Highways	102,107,118
Land Area	+/-2.40 Acres	Public Transit	Yes
Lot Type	Corner	Sprinkler	ESFR
Total Building	+/-33,000 SF	Power	3-Phase, 600V, 600 AMP
Suites	Unit 1: +/- 18,586 SF Unit 2: +/- 14,110 SF	Energy Type	Grid & PV supplemental panels
		Floors	1
		Max Contiguous	33,110 SF
		Entire Building	No

Site Plan



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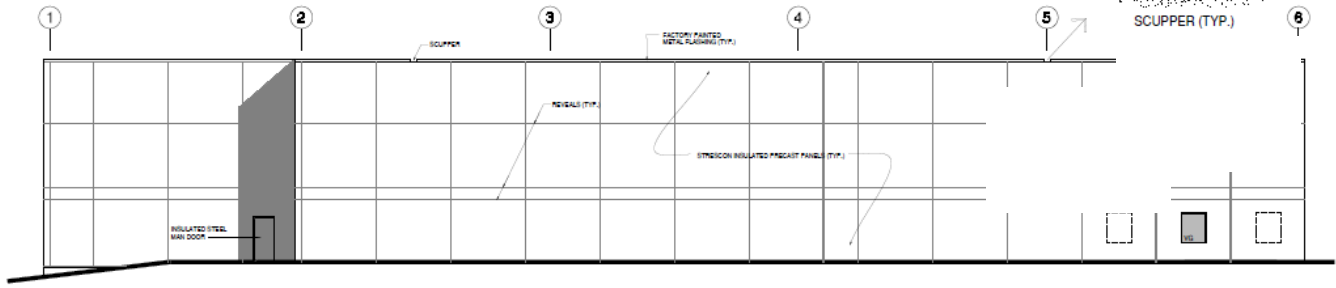
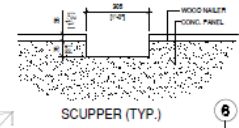
3,400 acres
2,000 enterprises
30,000 employed



Largest industrial park
north of Boston and
east of Montreal

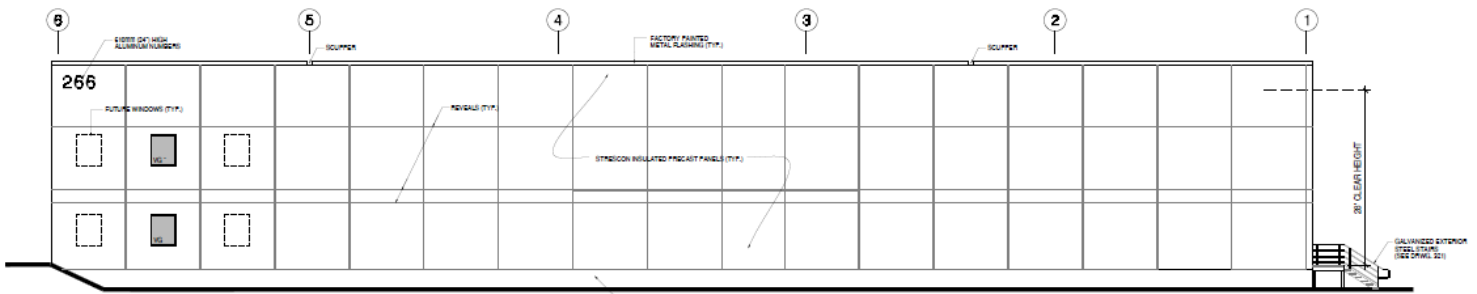


Rare opportunity to
lease NEW space in
competitive market



WEST ELEVATION

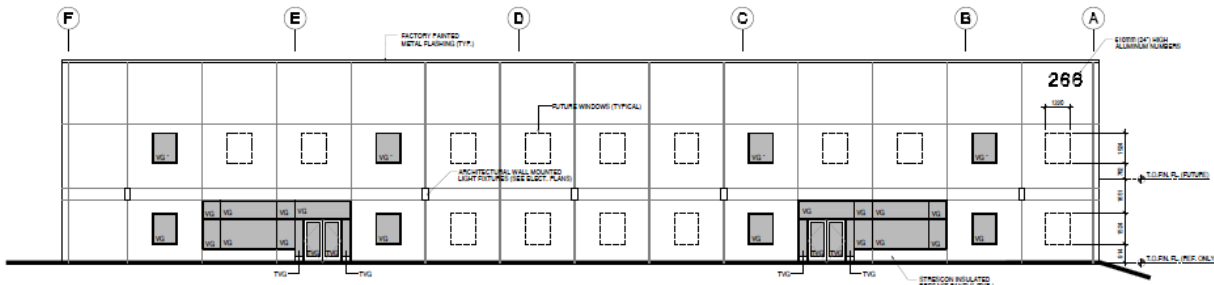
SCALE 1/100



EAST ELEVATION

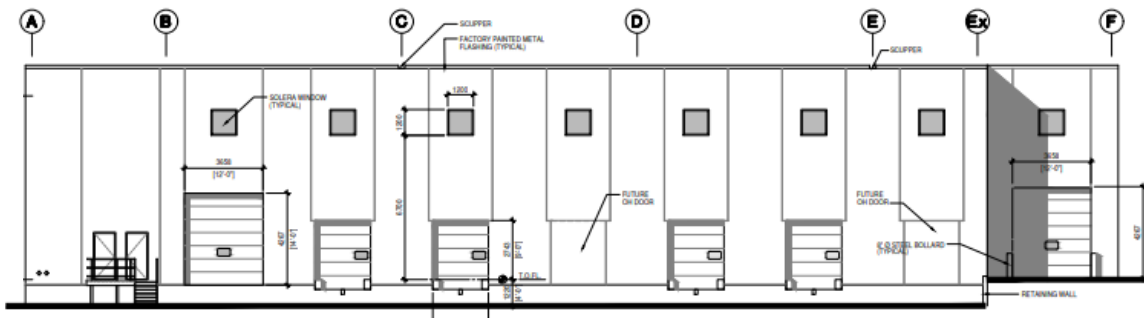
SCALE 1/100

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



SOUTH ELEVATION

SCALE 1/100

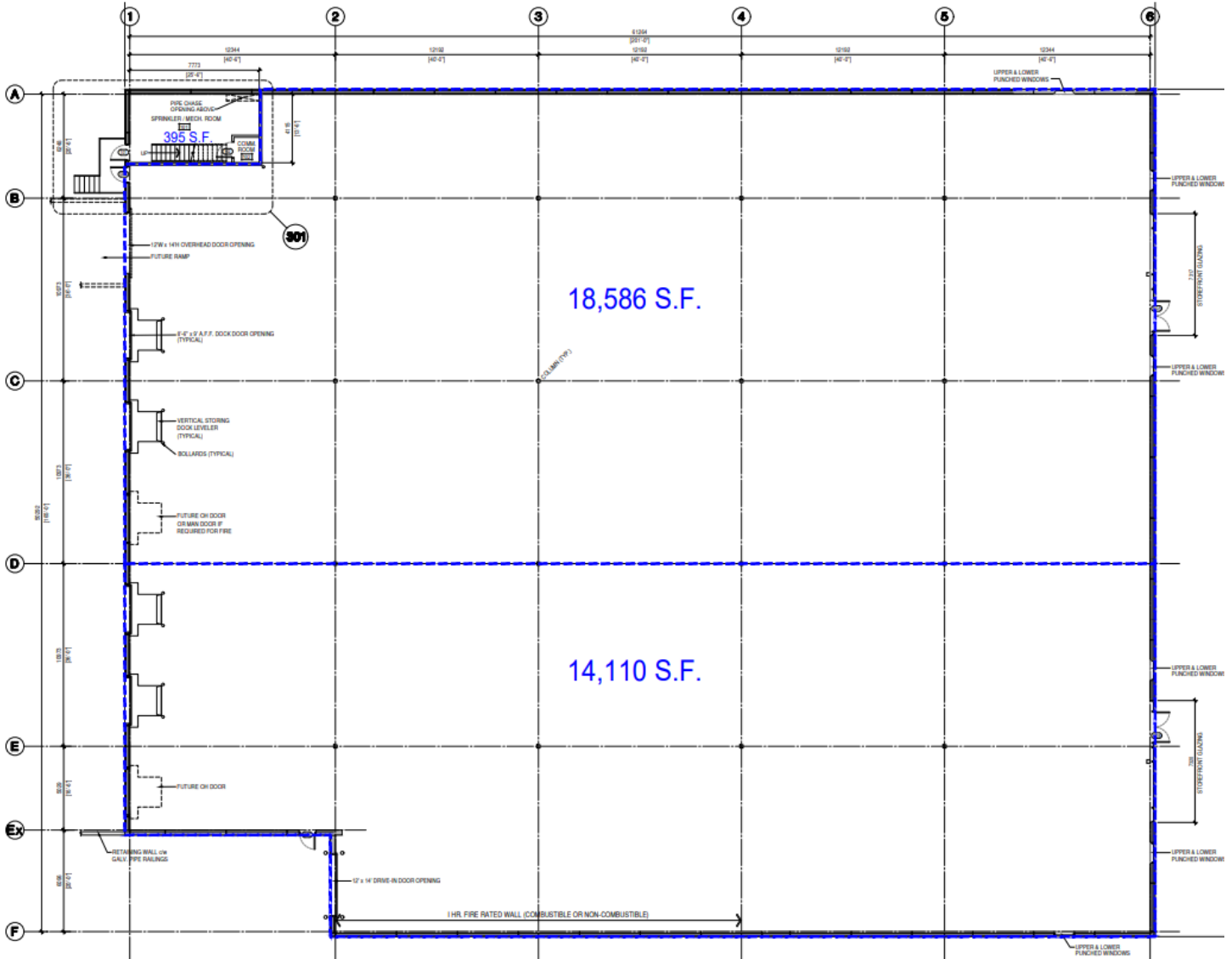


NORTH ELEVATION

SCALE 1/100

Floor Plan

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