



29 Ramona Court, Dartmouth, NS

# Exceptional Warehouse Space **for Lease**

Fantastic column spacing, high ceilings, and multiple loading doors makes this space optimal for countless industrial uses.

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# Property Overview

<b>Available Area</b>	Unit 103   21,025 SF
<b>Ceiling Height</b>	24' clear ceiling height
<b>Loading</b>	7 Dock loading doors (8.6' x 9') - 2 with levelers 1 Grade loading door (14' x 16') Concrete dock loading apron
<b>Column Spacing</b>	36' x 36' (144' deep bays)
<b>Power</b>	3 Phase, 600V
<b>HVAC</b>	Natural gas, forced air unit heaters
<b>Sprinkler System</b>	ESFR
<b>Parking</b>	On-site surface parking
<b>Net Rent</b>	Contact listing agents for pricing
<b>Additional Rent</b>	\$6.50 (2024) est.

- Comments**
- Concrete tilt-up construction
  - Great column spacing allows for optimal warehouse layout
  - Ample room for truck turn-around
  - Easy access to main traffic thoroughways including Hwy 107 and the soon-to-be completed Burnside Connector - a new 4 lane freeway joining Sackville and Bedford to Burnside



Newer construction



Direct access to major hways 107, 111, & 118



Broad 36' x 36' column spacing

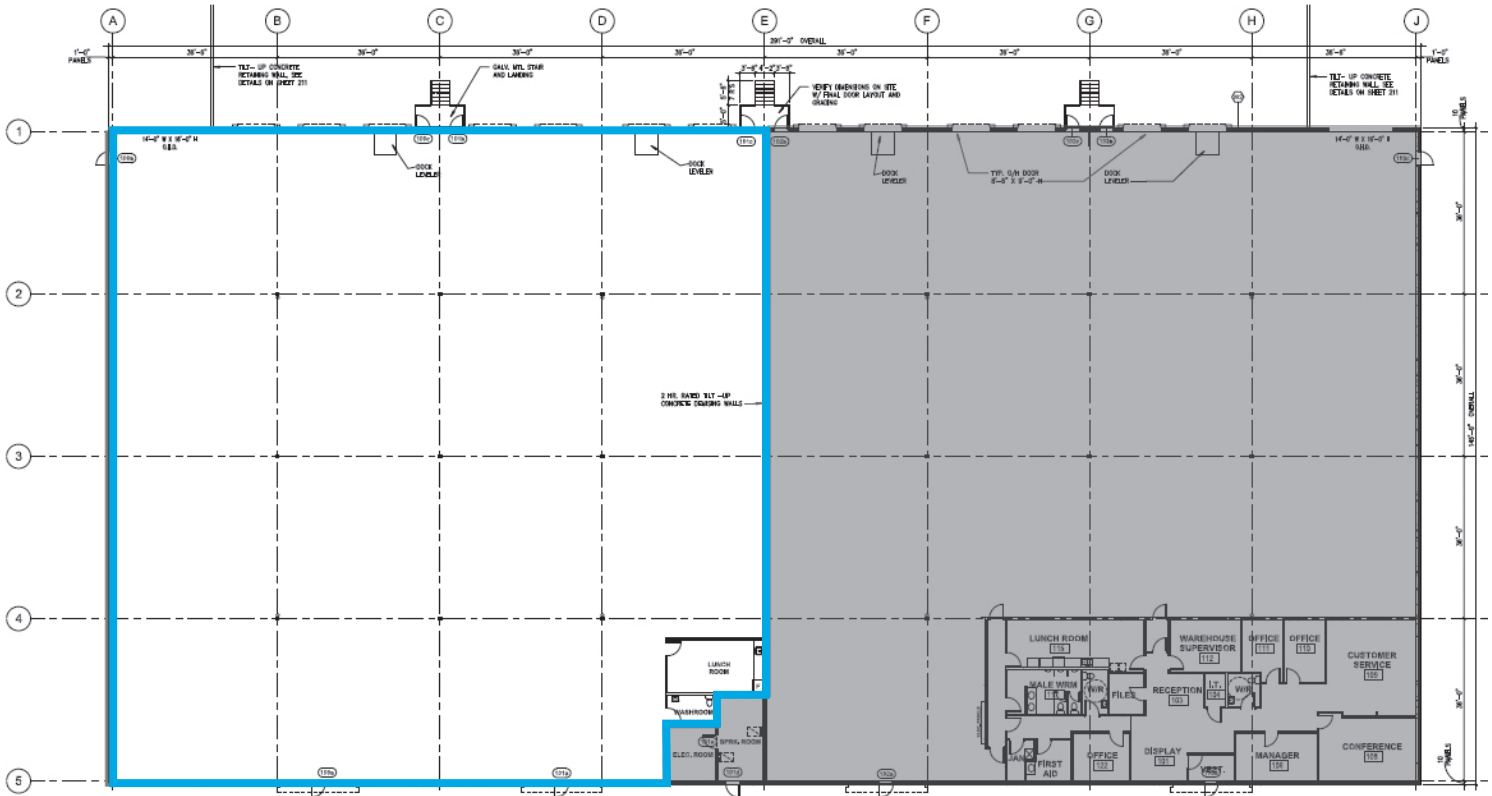


Multiple loading doors (dock & grade)



Ample room for truck turn-around

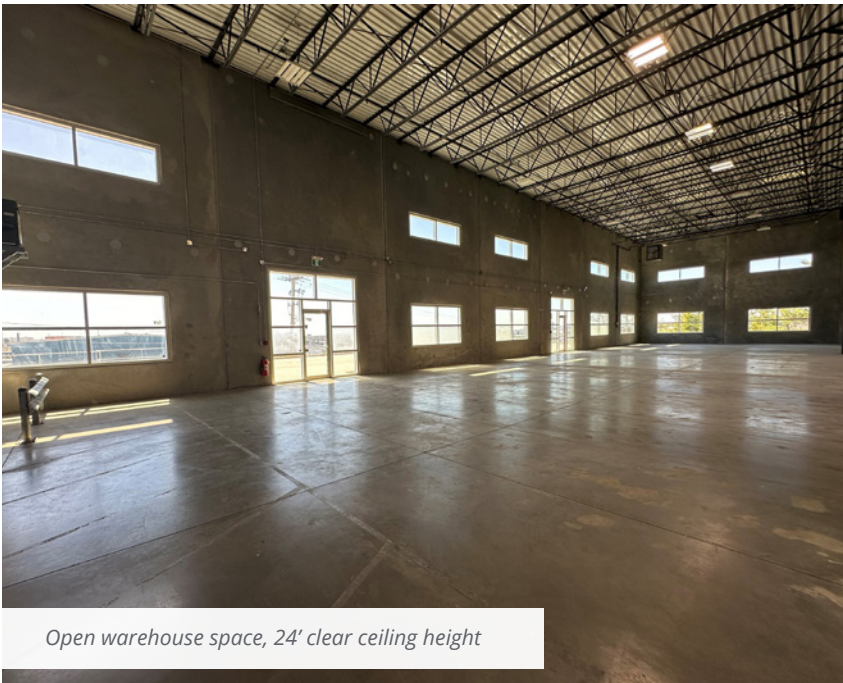
# Floor Plan



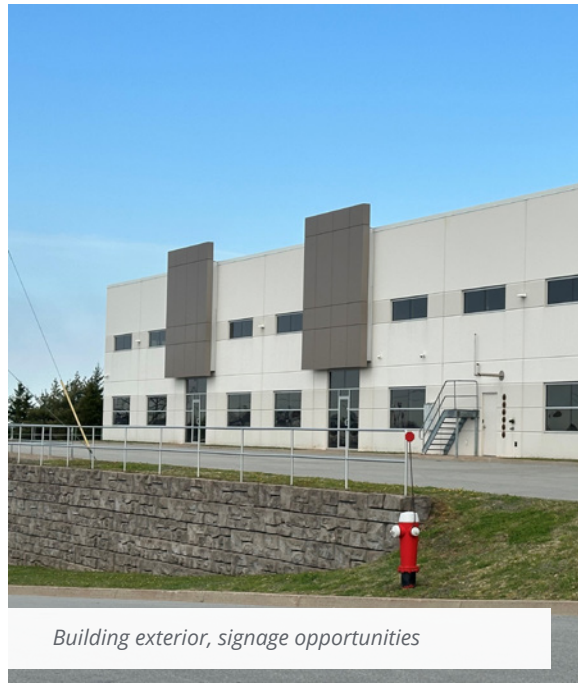
## Space Features

**21,025 SF available**

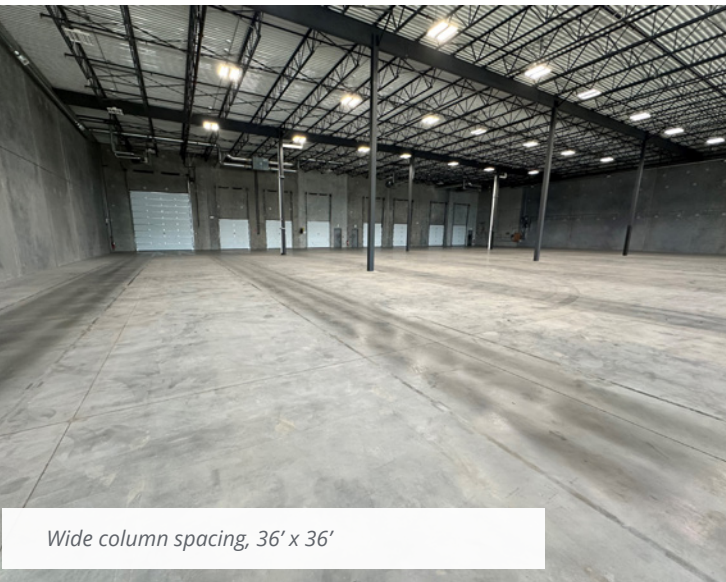
- Open warehouse with large lunch room, washroom
- Concrete tilt-up construction
- Dock loading (7), grade loading (1)
- Concrete dock loading apron and ample room for truck turn-around
- 24' clear ceiling height
- ESFR sprinkler system
- Natural gas, forced air unit heaters
- Paved on-site surface parking
- 36' x 36' column spacing
- Contact listing agents for net rent



*Open warehouse space, 24' clear ceiling height*



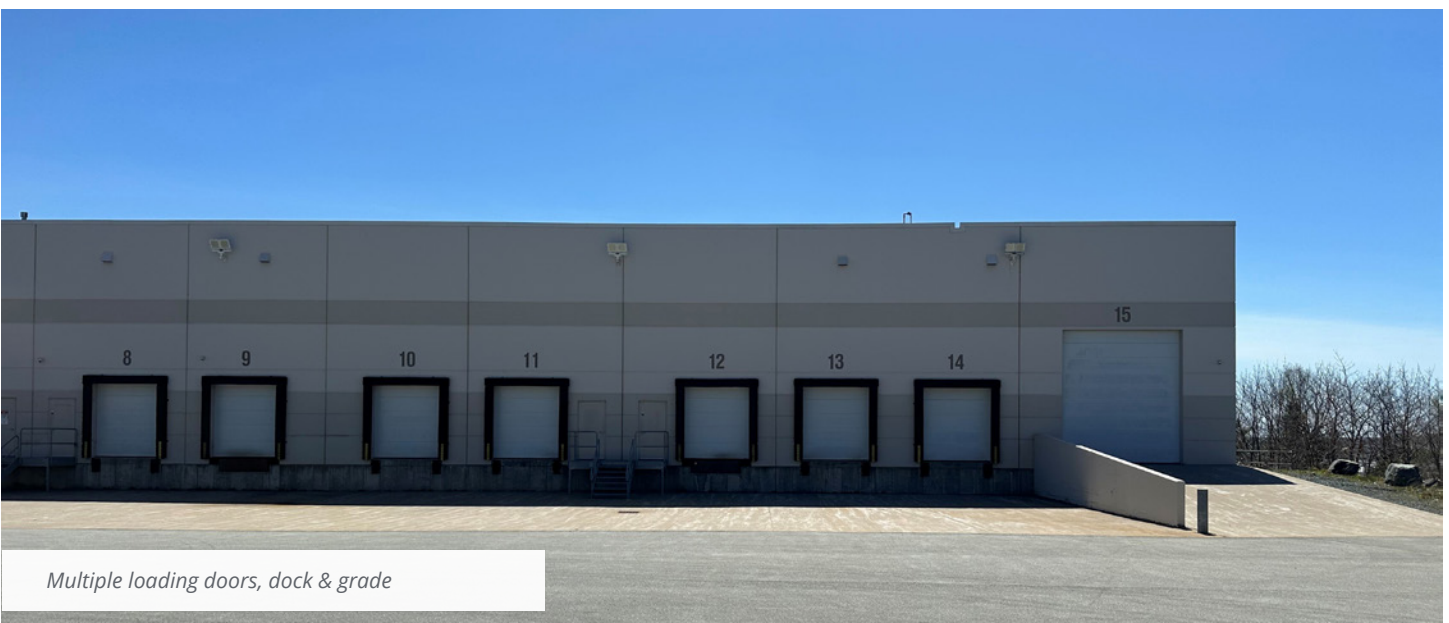
*Building exterior, signage opportunities*



*Wide column spacing, 36' x 36'*



*Ample room truck turn-around & loading*



*Multiple loading doors, dock & grade*

# The Location



Burnside Business Park is home to nearly 2,000 businesses, employing approximately 30,000 people. A multitude of amenities are throughout the park and in the adjacent major retail node, Dartmouth Crossing.

The soon-to-be completed (Q3-2024) Burnside Connector - a 9 km 4-lane freeway connecting Burnside with Sackville and Bedford - is accessible via 2 connectors on Akerley Boulevard.



Downtown  
Halifax (CBD)  
**15 KM**



Halifax Stanfield  
International Airport  
**25 KM**



South End  
Container Terminal  
**15 KM**



Fairview Cove  
Container Terminal  
**9 KM**



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