

FOR LEASE

# 18 & 20 ROSEDALE DRIVE

## DARTMOUTH, NOVA SCOTIA

B3A 1L8



### FOR LEASE

#### AFFORDABLE INDUSTRIAL / COMMERCIAL SPACE

Ideally located close to downtown Dartmouth, 18 & 20 Rosedale is quick to highway 118 and the McDonald Bridge.

18 Rosedale offers units with +/- 12' of clear ceiling height and grade loading, while 20 Rosedale comprises units for office tenants – a perfect location for a small businesses with proximity to the core Dartmouth and Halifax markets.



### CONTACT US

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**CBRE**

# FOR LEASE 18 ROSEDALE DRIVE

INDUSTRIAL SPACE

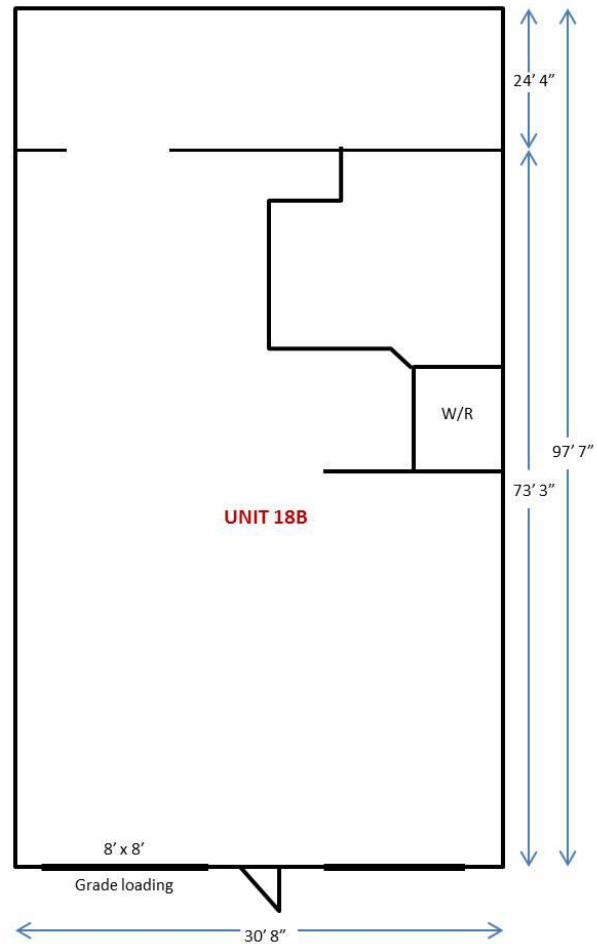
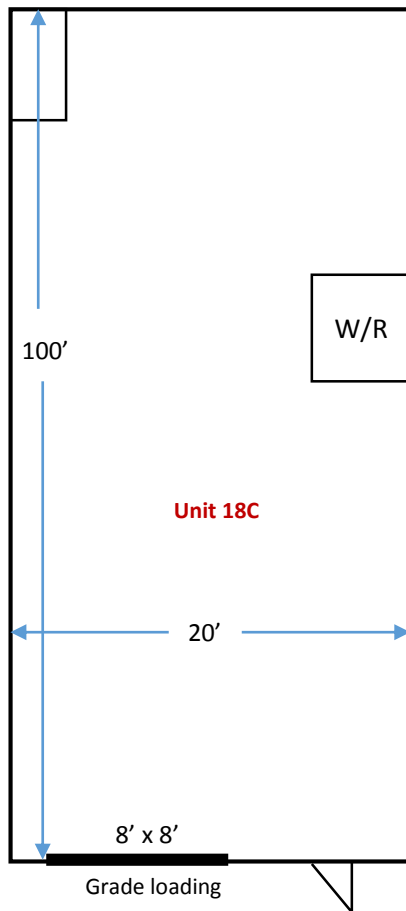


## SPACE FEATURES

- :: Quick access to the McDonald Bridge, Hwy 118 and the Circumferential Hwy (111).
- :: Grade loading
- :: Clear ceiling height 11' 7"
- :: Tenant-controlled heating
- :: Semi-gross with tenant paying power

UNIT	SIZE* (sq. ft.)	RENT (per sq. ft.)
18B	3,000	Market
18C	2,000	Market
Units can be combined to 5,000 sq. ft.		

\*To be verified



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# FOR LEASE 20 ROSEDALE DRIVE

COMMERCIAL SPACE

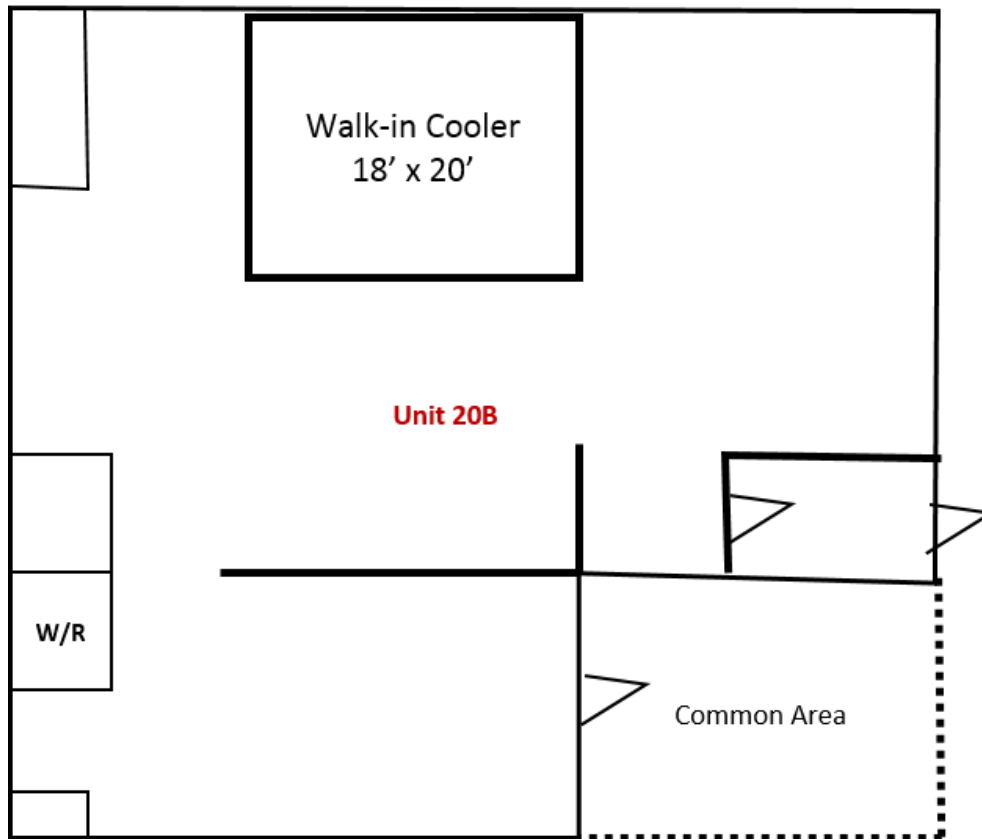


## SPACE FEATURES

- :: Quick access to the McDonald Bridge, Hwy 118 and the Circumferential Hwy (111).
- :: Potential double-man door loading
- :: In-suite walk-in cooler
- :: Tenant-controlled HVAC
- :: Semi-gross with tenant paying power

UNIT	SIZE* (sq. ft.)	RENT (per sq. ft.)
20B	1,700	Market

\*To be verified



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