

CONSTRUCTION UNDERWAY

CBRE

320 Higney Avenue

52,602 sq.ft. Speculative Industrial
Q4 2022 Completion



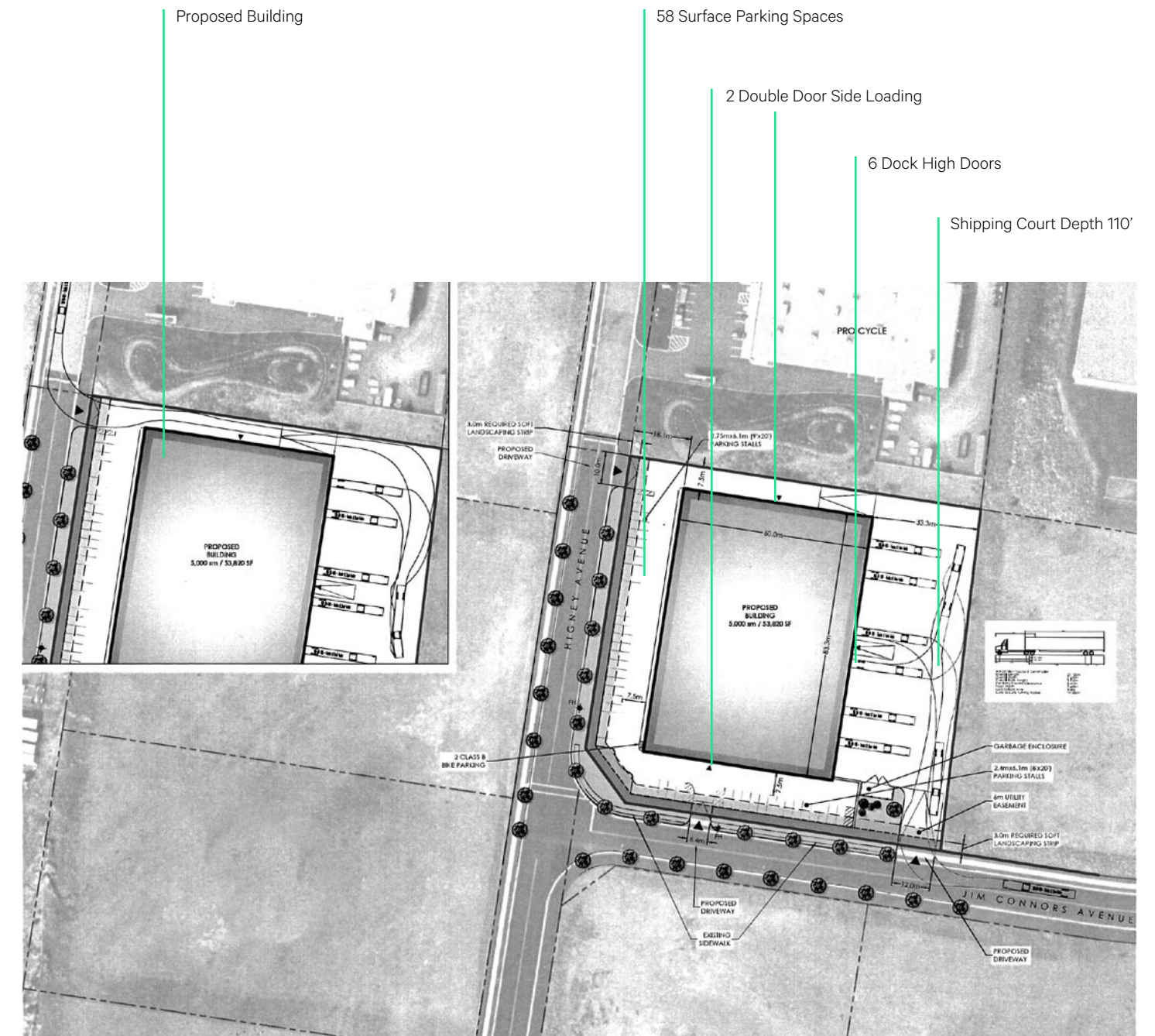


CBRE Limited is pleased to present 320 Higney Avenue to the industrial market in Dartmouth. 320 Higney is a modern, state-of-the-art distribution facility boasting 39-foot clear height and limited structural columns maximizing warehouse layout. The building is easily divided into three units, each offering a span less warehouse. The ability to efficiently mezzanine office, maximizes either the floor storage area below or is ideal for a welcoming showroom. 320 Higney Avenue is designed provide its tenants with the ideal premise and location to grow and operate their business enterprises in 2022.

Building Size	52,602 sq.ft.
Lot Size	2.97 acres
Clear Height	39 ft.
Shipping	Dock
Shipping Court Depth	110'
Bay Size	Unit 1: 17,545 sq. ft. Unit 2: 17,512 sq. ft. Unit 3: 17,545 sq. ft.
Office Area	Mezzanine: 1,290 sq.ft. Unit 1: 1,810 sq.ft. Unit 2: 1,810 sq.ft.
Floor Load	1,025 lbs / sq. ft.
Power	600 volt, 800 amp, 3 phase
Lighting	LED to open plan
Sprinklers	EFSR (warehouse)
Parking	58 Surface

Site / Floor Plan

320 Higney Avenue, Dartmouth



Amenities / Transit

Situated at the northeast corner of Higney Avenue and Higney Avenue, 320 Higney boasts a prominent corner lot location in the Burnside Business Park – the largest industrial park east of Montreal and north of Boston. 320 Higney is ideally located for transportation, distribution and logistics uses being only 2.5 KMs from the future Highway 107 extension and 3.0 KMs from Highway 104. With two points of ingress and egress to the site, and strategically designed and located traffic lanes, the property offers efficient traffic control for tractor-trailer access and Marshalling.

Burnside Business Park

MAJOR COMPANIES LOCATED IN BURNSIDE:

- AMEC
- Atlantic Lottery Corporation
- Canada Post
- Emergency Health Services
- Fedex
- Halifax Chronicle Herald
- Honda
- Hyundai
- Irving Oil
- Leons
- Medavie Blue Cross
- Metro Transit
- NS Power
- Scotia Bank
- Staples Business Depot
- Toyota

Dartmouth Crossing

MAJOR COMPANIES LOCATED IN DARTMOUTH CROSSING

- CBIC
- Hampton Inn
- Kent Building
- Marshalls
- Walmart
- Best Buy
- Canadian Tire
- Cineplex
- Costco
- Home Depot
- Dollarama
- IKEA
- Staples
- TD

Transit Routes

ROUTES GOING THROUGH BURNSIDE

- Route 3
- Route 51
- Route 64
- Route 84
- Route 87





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