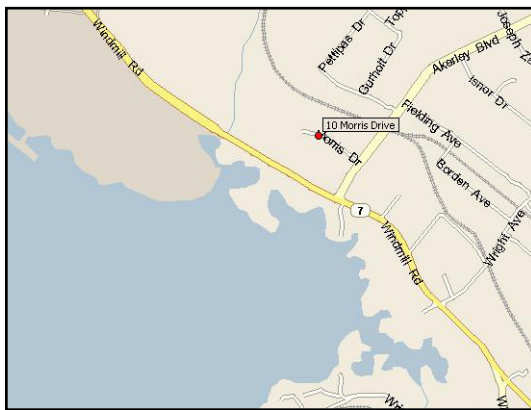


Burnside Business Park OFFICE / WAREHOUSE

10 MORRIS DRIVE • DARTMOUTH • NS



GREG BREWSTER
902.423.3911
greg.brewster@colliers.com

Colliers International (Atlantic) Inc.
Suite 1304, Cogswell Tower
2000 Barrington Street
Halifax, NS B3J 3K1
Phone: 902.422.1422
Fax: 902.429.9866
www.colliers.com/halifax

THE BUILDING

- Easy access to highways
- On quiet cul-de-sac
- Plenty of surface parking
- Well landscaped

THE SUITE

- +/- 12,700 square feet office/warehouse space which can be subdivided
- Approximately 6,000 square feet of air conditioned office
- Three separate warehouse areas
- Three dock loading doors
- One ramped grade loading door
- 18' clear height ceilings in warehouse
- Current lease expires October 31, 2010 (longer term available)

LEASE RATE

\$5.50 per square foot with CAM & Taxes \$4.01 per square foot (est. '08)
(Negotiable)

COLLIERS
INTERNATIONAL

Burnside Business Park OFFICE / WAREHOUSE

10 MORRIS DRIVE • DARTMOUTH • NOVA SCOTIA



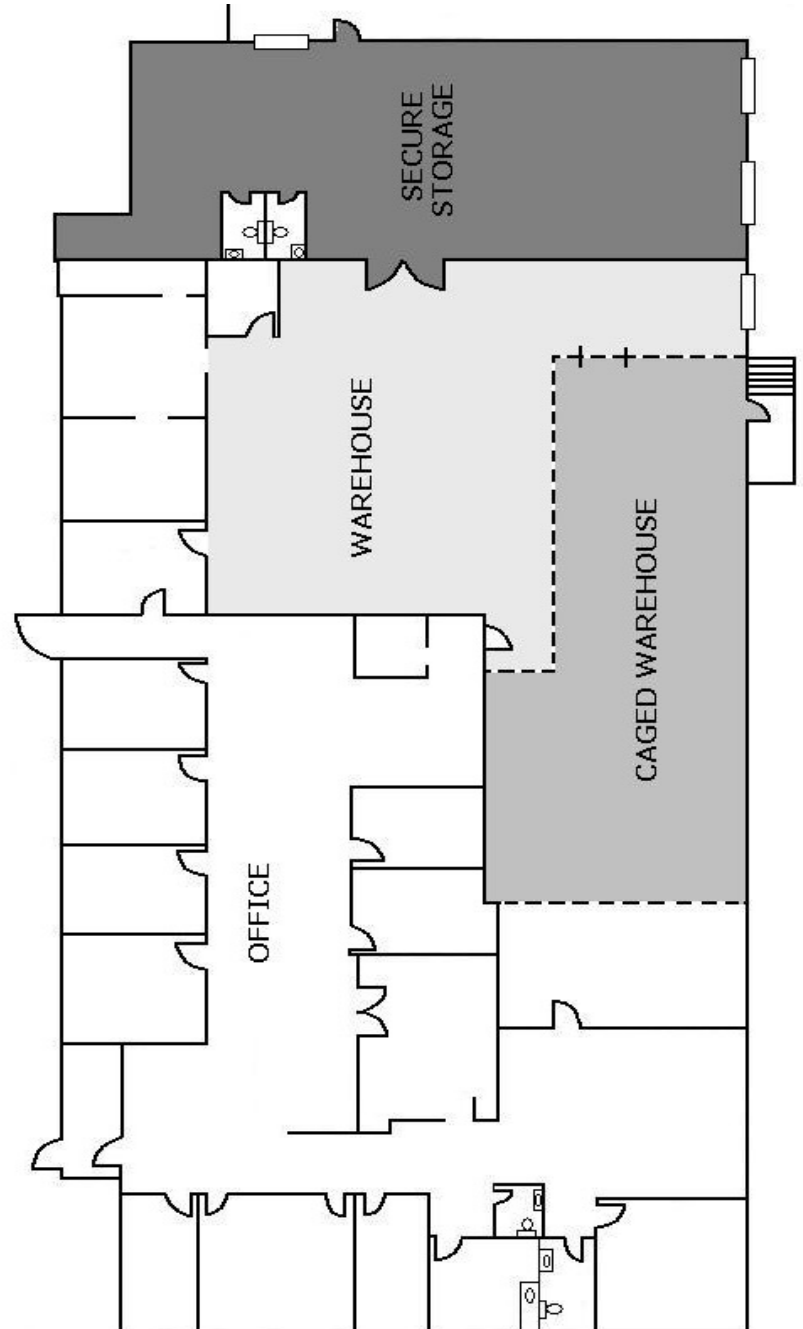
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“This is a self contained end-cap unit at the end of a cul-de-sac. The property is well landscaped and provides free parking in the adjacent lot. A unique and rare find for the right tenant.”

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**SITE VISITS CAN BE
ARRANGED WITH REASONABLE NOTICE.
CALL GREG BREWSTER AT
423-3911 FOR DETAILS.**

**COLLIERS
INTERNATIONAL**

Our Knowledge is your Property