



PARTNERS GLOBAL
CORPORATE REAL ESTATE

For LEASE
(902) 444-3006

121 Thornhill Drive

Dartmouth | Nova Scotia

- ❖ **Office** **± 3,072 sq. ft.**
(1st floor ± 1,920 sq. ft.)
(2nd floor (mezzanine) ± 1,152 sq. ft.)
- ❖ **Warehouse** **± 13,000 sq. ft.**
(Area 1 ± 5,000 sq. ft.)
(Area 2 ± 8,000 sq. ft.)





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prime opportunity

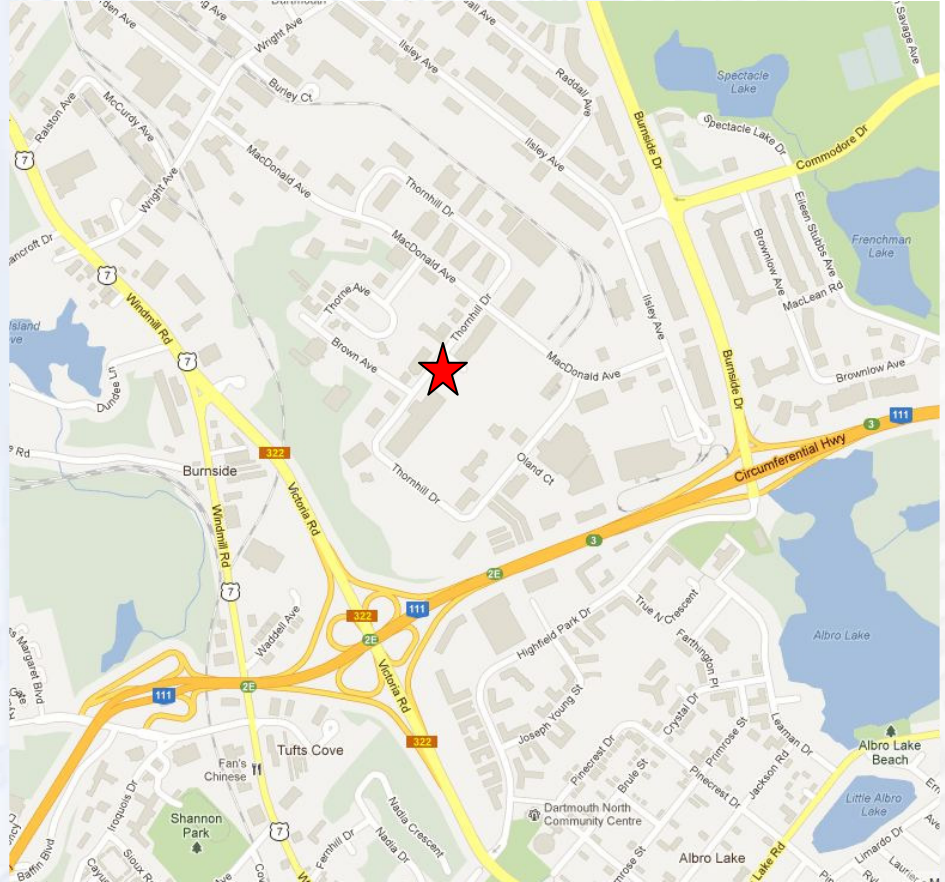
- 1st floor + 1,920 sq. ft.
- 2nd floor (mezz.) + 1,152 sq. ft.
- ✓ **Office** ± 3,072 sq. ft.
- ✓ Office space comprised of seven offices, staff / services room, IT room, boardroom, general open area and kitchen
- ✓ Washroom with lockers
- ✓ **Warehouse** ± 13,000 sq. ft.
- ✓ Warehouse is able to be downsized to suit smaller tenants of 5,000 - 8,000 sq. ft.
- ✓ 22' ceilings in warehouse
- ✓ Power 400 Amp, 600 Volt, 3-phase
- ✓ In-floor oil / water separator
- ✓ Compressed air and welding available
- ✓ Air conditioning and air exchange in office area
- ✓ Fenced yard on 1.9 acre lot
- ✓ Grade loading – 3 large overhead doors and 2 small
- ✓ Overhead cranes available
- ✓ Building signage available

Please call for asking rates
For additional information or to
arrange a viewing please contact:

Geof Ralph

(902) 444-3006 – Tel
 (902) 877-9324 – Cell
 Email: geof@partnersglobal.com

Location Map:



 **121 Thornhill Avenue, Dartmouth**





Floor plan

