

RESTAURANT & BREWERY OPPORTUNITY FOR LEASE

612 *Windmill Road*

Dartmouth



CBRE

Burnside

612 Windmill Road offers bright ground floor restaurant and brewery space and second floor mezzanine on Burnside's main street, Windmill Road. The high-demand Burnside business and industrial park consists of over 2,000 businesses and is home to \pm 30,000 employees and continues to grow. Burnside is the largest industrial park north of Boston and East of Montreal and is easily accessed by Highway 111 and 118. This rare opportunity is located in close proximity to the Harbour Bridges, Downtown Halifax and Bedford.

Burnside Park is:

- Directly accessible from Highways 111 and 118
- 10 km from Downtown Halifax
- 5 km from Ceres Container Terminal
- 11 km from Halterm Container Terminal
- 21 km from Halifax International Airport



Demographics

\$86,735

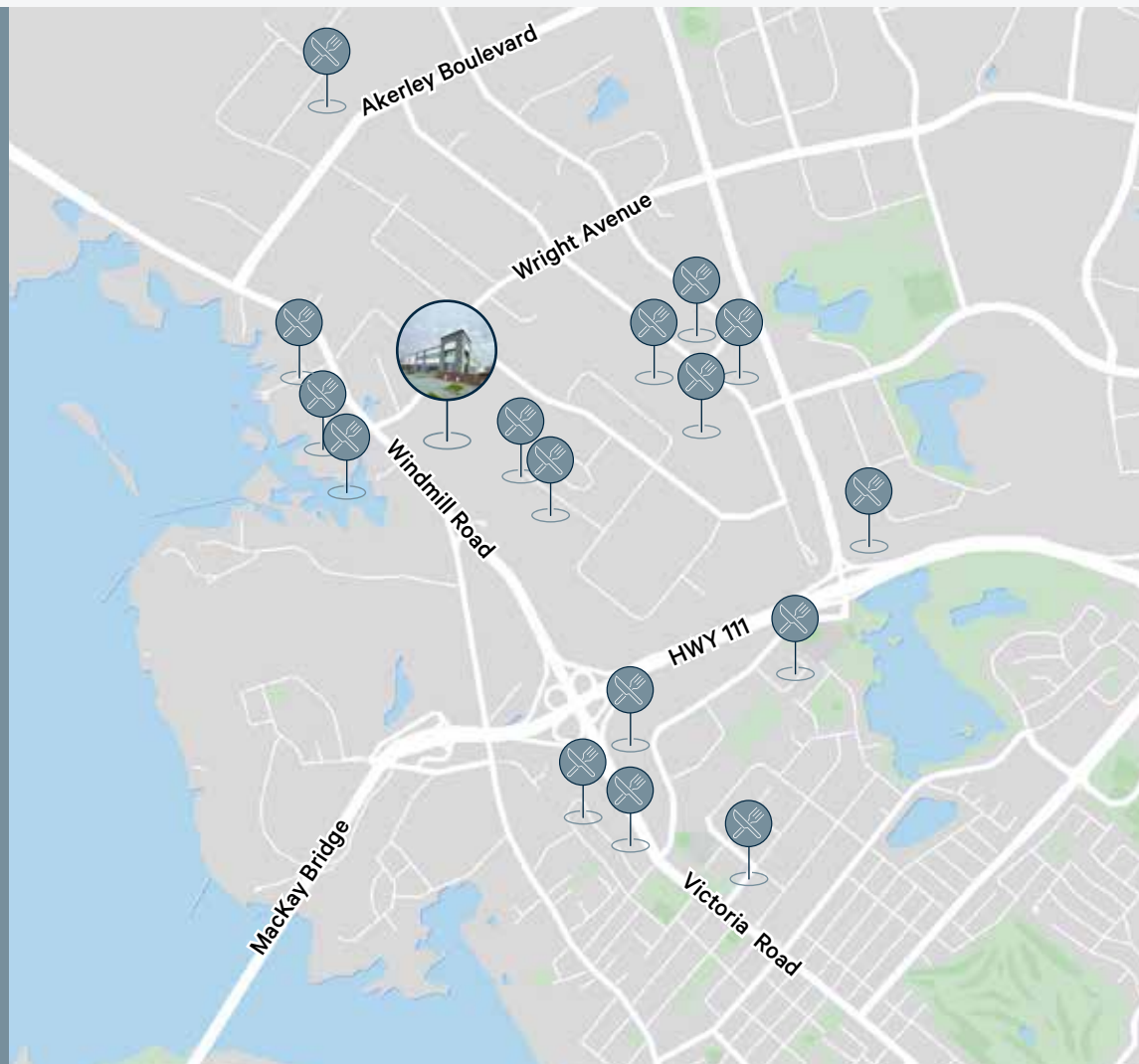
Average Household
Income (1km)

41,868

Daytime Population (3km)

29.8%

% Population Change (1km)
(2023-2028 estimate)



The Opportunity

Civic Address: 612 Windmill Road, Dartmouth, NS

Property Type: Mixed-use commercial building

Space Available: 8,000 SF main level
3,000 SF mezzanine
11,000 SF total

Net Rent: Please contact

Additional Rent: \$7.44 PSF

Utilities: Tenant's responsibility

Parking: Free on-site parking

Signage: Available on building

Loading: Double doors and garage door at grade

Ideal Tenant: Restaurant & brewery use



Photos

Ample Natural Light



Full Brewery



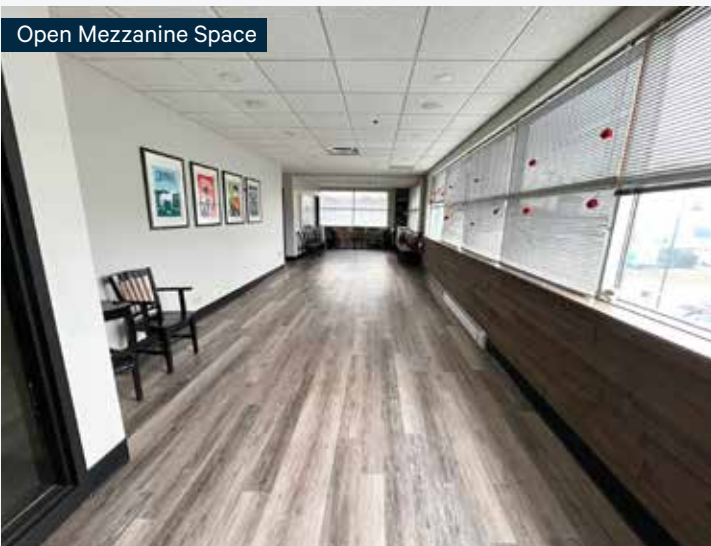
Individual Booths



Fenced In Patio



Open Mezzanine Space



Large Boardrooms



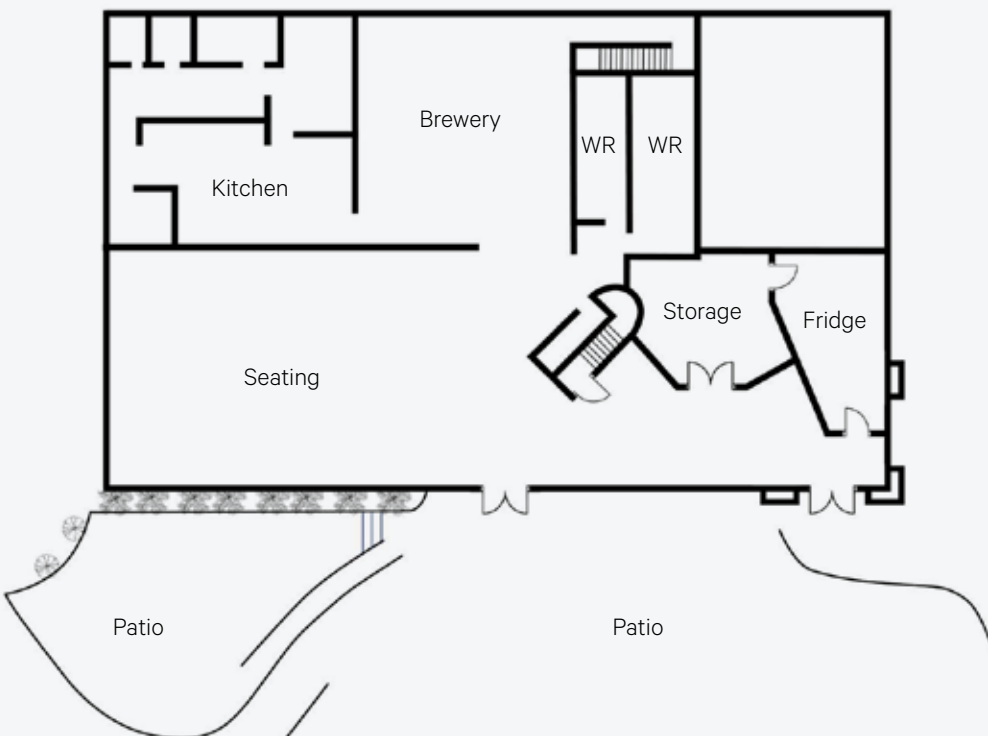
Floor Plans

Highlights

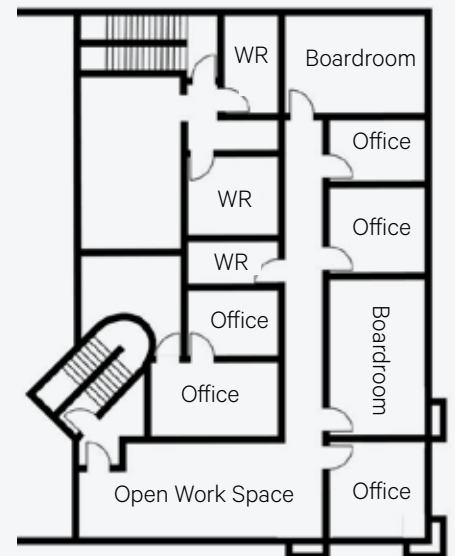
- Open restaurant & brewery
- Large fenced patio space
- Two large boardrooms
- Multiple medium sized offices
- Ample natural light
- On-site customer parking
- Walk-in fridge/freezer
- Side loading doors



Main Level - 8,000 SF



Mezzanine - 3,000 SF



FOR LEASE

612 WINDMILL ROAD, DARTMOUTH



612 *Windmill Road*

Dartmouth

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