



Unit 5B, 170 Joseph Zatzman Drive , Dartmouth, NS

1,727 SF of Highly Visible Retail Space **for Lease**

Ideal opportunity to lease move-in ready retail space in the core of Burnside Business Park. This property offers tenants easy accessibility, excellent visibility, open concept layout, and ample surface parking.

Aaron Ferguson, SIOR
Vice President, Sales & Leasing
+1 902 442 8707 (Direct)
aaron.ferguson@colliers.com

Matt Graham
Senior Sales & Leasing Representative
+1 902 334 2191 (Direct)
matthew.graham@colliers.com



Property Overview



Pylon signage available



Easy access to major Hwys 107, 111, & 118



14'
Ceiling Height



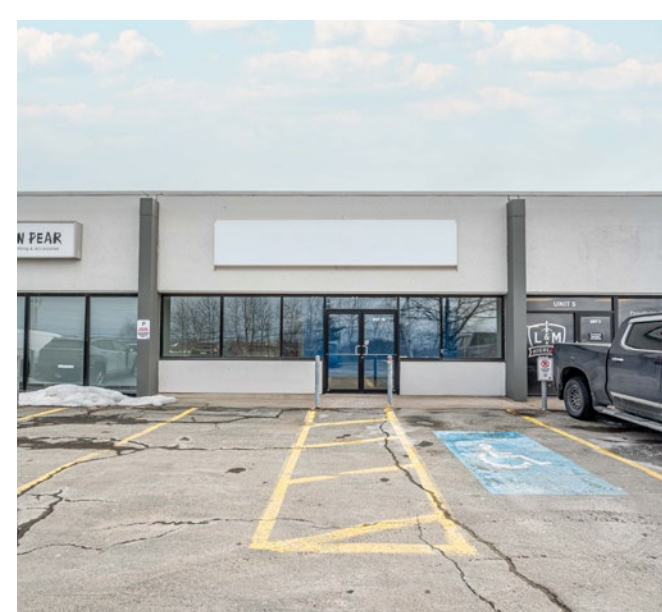
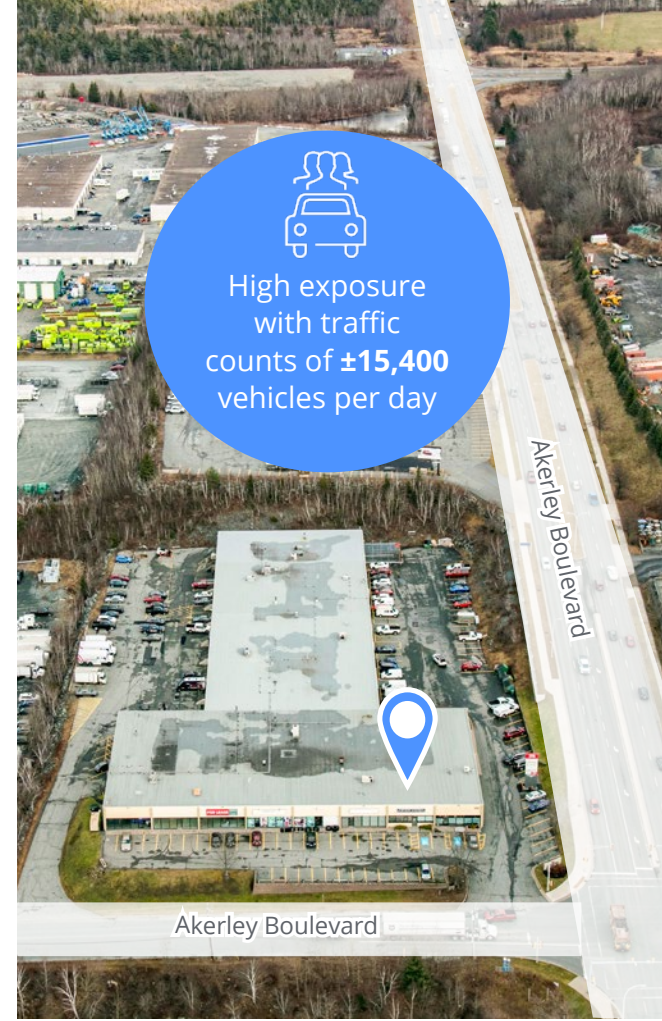
Large bright windows

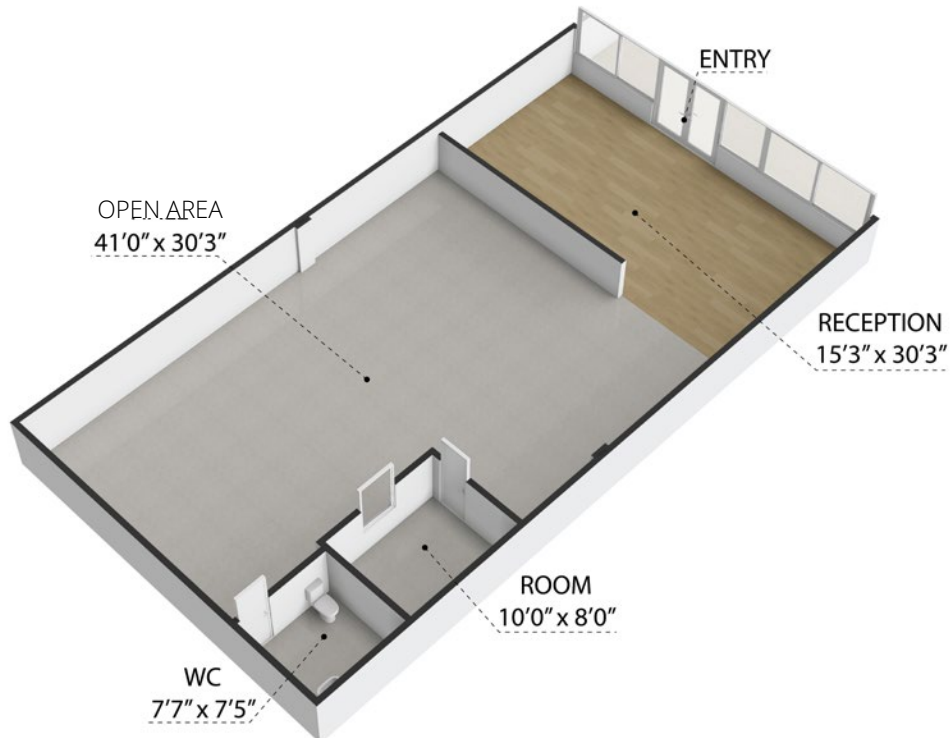
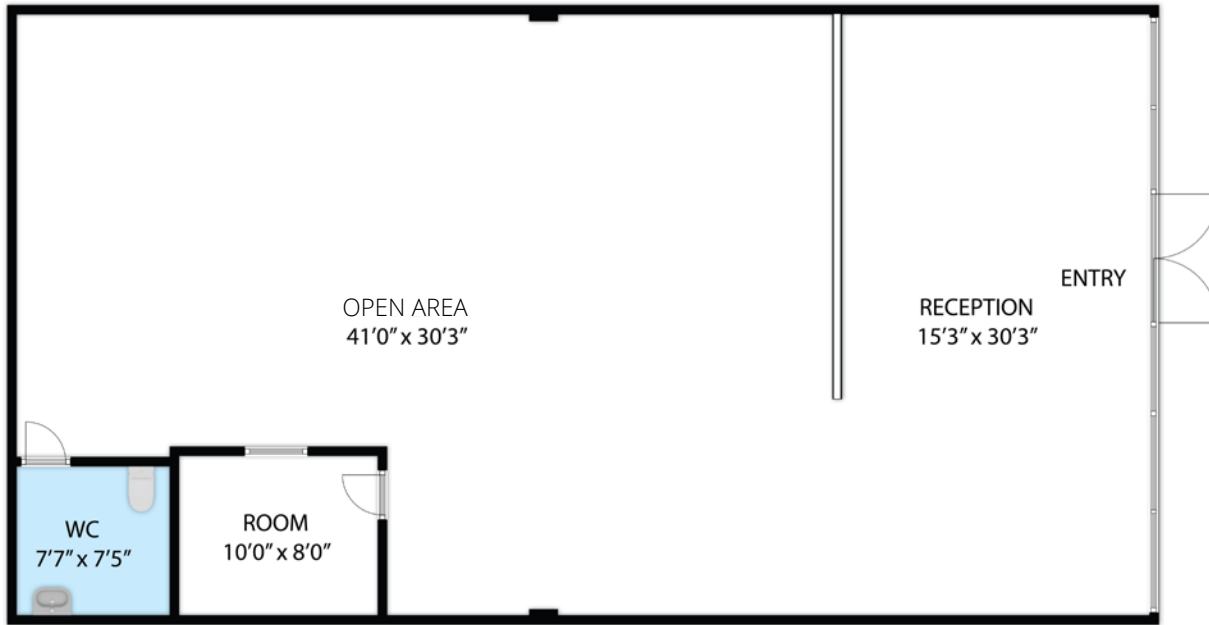


Situated in the core of Burnside

Establish your business in the core of Burnside with 1,727 square feet of versatile retail space, well suited for a variety of businesses. The unit features a bright open concept retail area at the front with a clean open area at the rear with 14-foot clear ceiling height. This move-in ready space offers large windows allowing for an abundance of natural light, recently renovated interior, and prominent exposure at the corner of Akerley Boulevard and Joseph Zatzman Boulevard.

Unit	5B
Available Area	1,727 square feet
Unit Layout	<ul style="list-style-type: none">• Open Concept• Recently renovated• Black spray painted ceiling, LED lighting, and LVP flooring
Ceiling Height	14' ceiling height
Parking	On-site paved surface parking
Availability	Immediately
Net Rent	\$14.00
Additional Rent	\$ 11.90 PSF (2026 est.)
Property Features	<ul style="list-style-type: none">• Large store front windows and dedicated entrance• Direct exposure on the corner of Akerley Boulevard and Joseph Zatzman Boulevard• Pylon and on-building signage available• Quick access to main traffic thoroughways including Hwy 107 and the new Burnside Connector

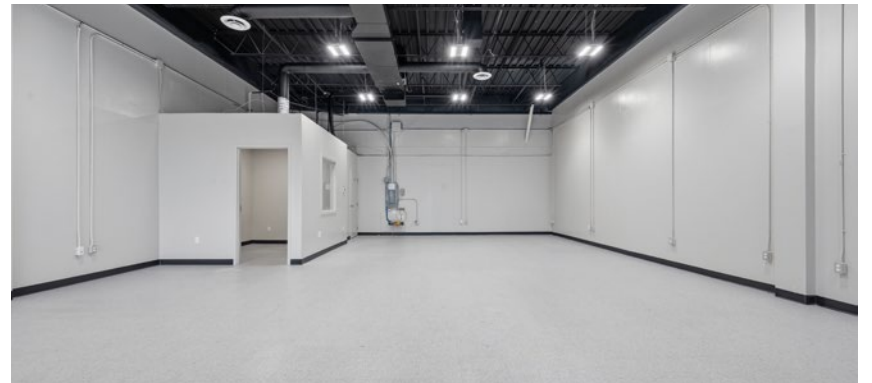




Floor Plan

Unit 5B

1,727
square feet
available



The Location

Burnside Industrial Park is home to approximately 2,000 businesses, providing employment for about 30,000 people. The park is well-equipped with various amenities, and it benefits from its close proximity to the major retail area, Dartmouth Crossing. The recently completed Burnside Connector is a 9 km, 4-lane freeway that links Burnside to Sackville and Bedford, accessible through two connectors on Akerley Boulevard.



Downtown Halifax (CBD)
15 KM



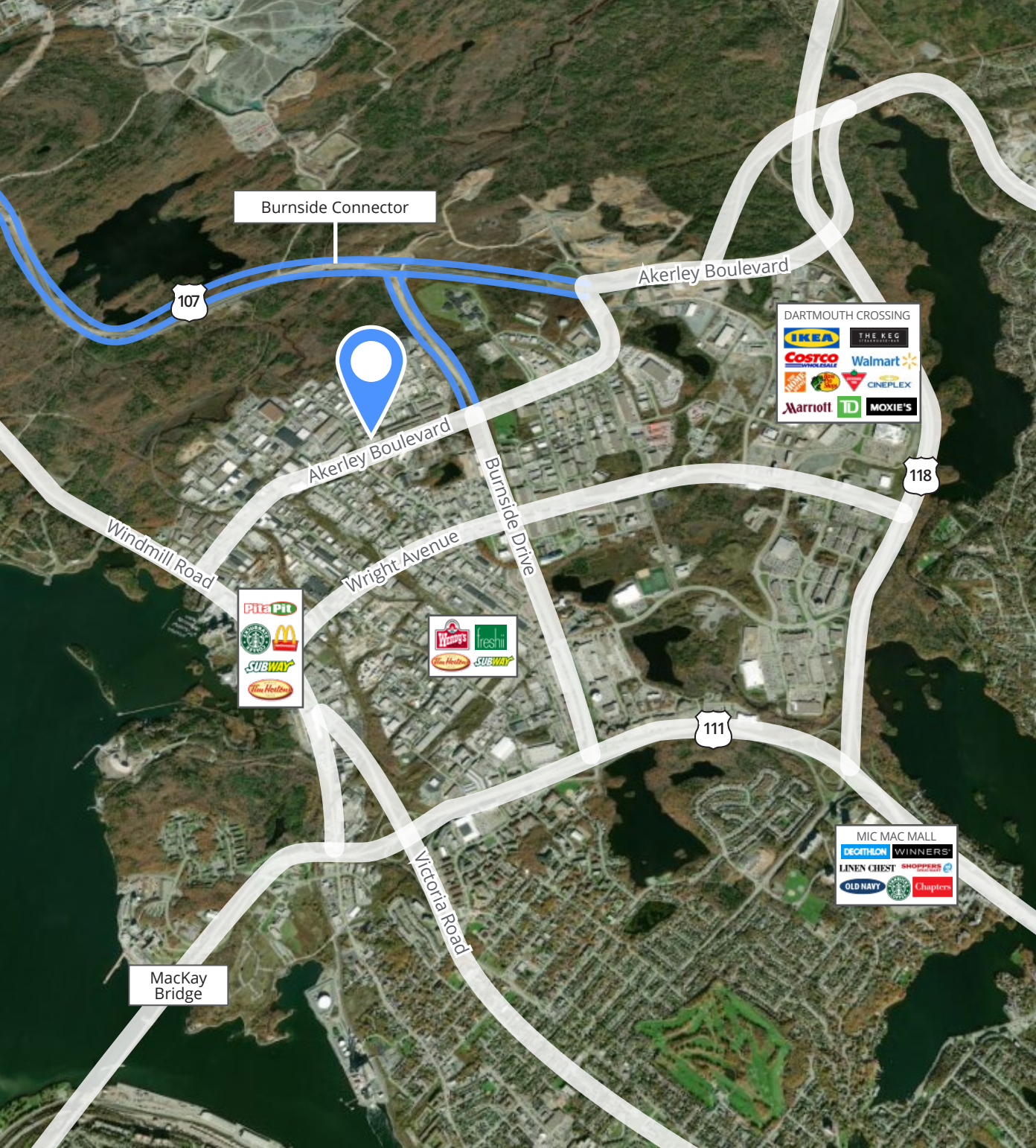
Halifax Stanfield International Airport
25 KM



South End Container Terminal
15 KM



Fairview Cove Container Terminal
9 KM





Unit 5B 170 Joseph Zatzman Drive | Dartmouth, NS

Aaron Ferguson, SIOR

Vice President, Sales & Leasing
+1 902 442 8707 (Direct)
aaron.ferguson@colliers.com

Matt Graham

Senior Sales & Leasing Representative
+1 902 334 2191 (Direct)
matthew.graham@colliers.com

Colliers Nova Scotia

220 - 238 Brownlow Avenue
Dartmouth, NS B3B 1Y2
+1 902 422 1422

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s). Copyright © 2026 Colliers International (Nova Scotia) Inc.



collierscanada.com