

BUSINESS PARKS Q REPORT

HALIFAX

1st QUARTER - FISCAL 2018 - 2019

HALIFAX REGIONAL MUNICIPALITY

July 2018

Quarterly report Market view

Courtesy of:

CBRE
CB RICHARD ELLIS

- The Burnside Industrial Park currently has 147,577 sq. ft. of industrial space under construction. As 57,871 sq. ft. of new supply came online this quarter, 82,577 sq. ft. of new industrial space began construction.
- The industrial market saw total availability fall 100 bps quarter-over-quarter down to 8.7%. Direct vacancy saw an equal decline as it dropped 100 bps down to 7.4% quarter-over-quarter.
- Owner occupied properties compose a substantial portion of the Halifax industrial market representing 29.1% of total inventory. Of the total owner occupied inventory, the Burnside Industrial Park is home to 59.5% of owner occupied assets.
- Overall average asking net rents increased quarter-over-quarter, jumping \$0.08 psf up to \$7.91 psf.
- The Conference Board of Canada forecasts a positive year for Halifax in 2018, with real GDP expected to grow by 1.9%. The manufacturing sector will be a key contributor to the local economy, where the construction on Arctic patrol vessels is taking place at the Halifax Shipyard.

Quick Stats

INDUSTRIAL MARKET	CHANGE FROM LAST	
	CURRENT	QTR. YR.
AVAILABILITY RATE (%)	8.7%	▼ ▼
NET RENT (PSF)	\$7.91	▲ ▼
NET ABSORPTION* (SF)	179,901	▲ ▲
CONSTRUCTION (SF)	147,577	▲ ▲

* The arrows are trend indicators over the specified time period and do not represent a positive or negative value. (eg. absorption could be negative, but still represent a positive trend over a specified period.)

Recent Development

Two of Eastport Properties' potential of four to five warehousing units with ancillary offices (The Wilkinson Project) are now

Lot 12-5-02-A



complete at 355 and 495 Wilkinson Avenue in Burnside Park.

The ladder already home to Canpar Courier, ICS Courier and Loomis Express, subsidiaries of TFI International.

Venture Run



Construction continues on the soon-to-be new home for Princess Auto, located on Venture Run, in the Wright and Burnside Business Campus.

Grand opening of the 24,000 sq. ft. store is planned for early 2019.

Lot 1265



Nova Cold Logistics ULC purchased this 123,900 sq. ft. lot at 381 Higney Avenue in Burnside, to consolidate with and expand upon its existing operation which is located directly behind, at 635 Wilkinson Avenue.

Recent Development Cont'd.

Lot 1152-A



Advanced Hotels N.S. Inc. broke ground on its 146,413 sq. ft. lot at 335 John Savage Avenue in City of Lakes park. The 70,000 + sq. ft., four-storey facility will feature 125 rooms, full service restaurant, pool and fitness facilities.

Lot 1295



This 139,213 sq. ft. lot was purchased by 1295 Higney GP Inc., and is located at civic 110 Higney Avenue in Burnside park. They are building a multi-tenancy, warehousing and distribution facility.

Lot 1223



Construction is about complete for this office building located at 941 Wilkinson Avenue in Burnside park, a subdivision of what was Lot 1223, and is situated just up from the intersection of Wright Avenue.

Block TD



North Ridge Holdings Limited quickly broke ground on its recent purchase of this 510,003 sq. ft. lot at 96 Trider Crescent in Burnside park. They are developing an 82,500 sq. ft multi-tenant warehousing facility.

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1st Quarter Sales

Block TD Trider Crescent (Civic 96) ↑

Lot 1271 Cutler Avenue - Wolseley Industrial Canada Inc., a wholesale storage and distributor of Waterworks equipment, products, fixtures, parts and supplies, purchased this 79,077 sq. ft. lot to consolidate with and expand operations with its recent acquisition of the neighbouring property - Lot 1270.