

BUSINESS PARKS Q REPORT

HALIFAX

1st QUARTER - FISCAL 2020 - 2021

HALIFAX REGIONAL MUNICIPALITY

July 2020

Quarterly report Market view

Courtesy of:



- The Halifax market continued to perform at a historic level, recording positive net absorption for thirteen of the last fourteen quarters. The availability rate reached 6.5% in Q2 2020, 10 basis points (bps) shy of an all-time low, and is down 590 bps from the 12.4% market high recorded in Q2 2016. As the economy begins to reopen, demand for industrial space is expected to continue; however, the lack of available land remains a challenge in the Burnside Industrial Park.
- As the Halifax industrial market endured its first full quarter under the shelter-in-place restrictions brought on by COVID-19, the industrial market stalled and the velocity of real estate transactions slowed. Logistics and manufacturing sectors remain strong, meanwhile increased stress on supply chains brought on by COVID-19 has resulted in an increased demand for warehouse space.
- Leasing activity in the Halifax industrial market slowed in 2020 as a result of COVID-19, with the number of transactions within the market decreasing significantly.

Quick Stats

	CHANGE FROM LAST	
INDUSTRIAL MARKET	CURRENT	QTR. YR.
AVAILABILITY RATE (%)	6.5%	▼ ►
NET RENT (PSF)	\$8.18	▲ ▲
NET ABSORPTION* (SF)	88,278	▲ ▼
CONSTRUCTION (SF)	13,600	▼ ▼

* 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

Lot 1282



Construction nears completion for this 36,000 sq. ft. soon-to-be new home for Maaco Auto Body, which is located at 315 Higney Avenue in Burnside Park.

Lot 1292-A



Great progress is being made on this 164,000 sq. ft. building, located at 159 Higney Avenue in Burnside Park, which will house a warehouse/distribution centre for home furnishings/appliances/electronics.

Lot 1258-A



Eastern Fence has completed and now occupies its new facility located at 145 Cutler Avenue in Burnside Park. Sitting on a consolidation of two lots totaling 580,319 sq. ft., their development features office space, warehouse, welding shop, maintenance and inventory storage.

Recent Development Cont'd

Lot 1298-A



J & J Ferguson Holdings Limited is making great progress on its warehouse/showroom facility for the operation of its commercial concrete laying business at 18 Higney Avenue in Burnside Park.

Lot 1278-A



Ground has broke at this lot at 305 Cutler Avenue in Burnside. Holding Soprema Canada Inc. purchased this 103,049 sq. ft. lot and is building a 25,000 sq. roofing supply warehouse facility.

Lot 12-5-03



Somerled ECI GP Management has begun construction on its transport trucking sales, service and repair facility at 376 Wilkinson Avenue in Burnside. This is a consolidation of two lots, which will also incorporate a cardlock refueling station.

Lot 1283



Construction is well under way for Student Transportation Canada Limited on its new 15,920 sq. ft. facility that will house its head office, maintenance garage and the parking of school buses located at 285 Higney Avenue in Burnside.

1st Quarter Sales

Halifax Water purchased Lot 1248B Jennett Avenue in Burnside. Their new facility will be for office, training, stores, mechanical and general bays and storage. The lot size is 613,650 sq. ft.

Lot 1248B



Burnside Drive / Sackville Expressway



Preliminary work has begun on the future Burnside Drive Extension, as part of the Highway 107 Sackville-Bedford-Burnside Connector project with the Province, with Fall 2023 as the anticipated completion date.

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