

BUSINESS PARKS Q REPORT

HALIFAX

2nd QUARTER - FISCAL 2020 - 2021

HALIFAX REGIONAL MUNICIPALITY

October 2020

Quarterly report Market view

Courtesy of:

CBRE
CB RICHARD ELLIS

- Although the industrial market experienced a slow quarter in terms of leasing activity, market fundamentals remain incredibly strong with limited availability, increasing rental rates, and a healthy construction pipeline...the highest total we have tracked since year-end 2012.
- Although COVID-19 has slowed leasing activity in the short-term, the increasing importance of ecommerce-related space, warehouses, distribution centres, and manufacturing spaces are expected to continue to generate demand. Along with the recent uptick in activity to meet these demands, there has also been an increase in demand from occupiers in the market for more space to handle more inventory to minimize the effects of potential future supply chain disruptions.
- Although there was no new supply introduced to the industrial market this quarter, new industrial developments remain in high demand, as 208,600 sf of owner-occupied space is currently under construction...and continues to grow at an impressive rate, totalling 460,086 sf of new supply over the past eight quarters, averaging 57,511 sf per quarter.
- Although the Halifax industrial market was slow, the Canadian industrial market as a whole has been extremely resilient against COVID-19, with only three of the ten major cities' industrial markets recording an increase in availability.

Quick Stats

	CHANGE FROM LAST	
INDUSTRIAL MARKET	CURRENT	QTR. YR.
AVAILABILITY RATE (%)	6.8%	▲ ▲
NET RENT (PSF)	\$8.16	▼ ►
NET ABSORPTION* (SF)	-37,985	▼ ▼
CONSTRUCTION (SF)	208,600	▲ ▲

* 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 1283



Student Transportation Canada is complete and operational at its new 15,920 sq. ft. facility for the head office, maintenance garage and parking of school buses located at 285 Higney Avenue in Burnside Park.

Lot 1292-A



Progress continues for Leon's Furniture on its 164,000 sq. ft. warehouse / distribution centre which is located at 159 Higney Avenue in Burnside Park.

Lot 1278-A



Holding Soprema is making great progress on its new development at 305 Cutler Avenue in Burnside. This 25,000 sq. ft. building will be the new home for its roofing supply warehouse operations.

Recent Development Cont'd

Lot 1298-A



Techno Hard Surfaces is complete and now calls this home.

The new warehouse / showroom facility for the operation of its commercial concrete laying business is located at 18 Higney Avenue in Burnside Park.

Lot 12-5-03



Construction nears completion for Somerled ECI GP Management Inc. on its transport trucking sales, service and repair facility, and cardlock fueling station.

They are located at 376 Wilkinson Avenue in Burnside Park.

Lot 1269



O'tech Canada Oilfield Services & Chemicals Limited have broke ground on this 78,205 sq. ft. lot at 450 Higney Avenue in Burnside Park.

They are building a 16,000 sq. ft. facility to produce / formulate chemical additives used in oil and gas well drilling.

2nd Quarter Sales

Lot 1137 Garland Avenue in City of Lakes Park was purchased by PSAC Holdings Ltd. (Public Service Alliance of Canada). On this one acre lot, they will construct a 9,200 sq. ft. office building.



A couple of Burnside's static billboards have been updated and replaced with new digital screens. The two signs are located at key entry points - the foot of Magazine Hill and Victoria Road extension.



Oh deer! Caught on camera! These creatures are known to have been spotted locally in a variety of places, including the Burnside area where they are no stranger.

HRM BUSINESS PARKS TEAM

Robin Boudreau
Sales & Marketing
Coordinator
902.943.8366

John MacPherson
Sr. Real Estate
Officer
902.220.8605

Shawn Woodard
Sr. Real Estate
Officer
902.233.3815

Michael Wile
Manager, Acquisitions,
Disposals & Industrial Lands
902.476.9162

Peter Stickings
Manager
Corporate
Real Estate
902.476.8237

HALIFAX

Corporate Real Estate
Finance & Asset Management
PO Box 1749
Halifax, NS
B3J 3A5

TEL: (902) 490.6025
FAX: (902) 490.6030

For Business Park land lease inquiries, please contact one of our Real Estate Officers.