

QUARTERLY REPORT MARKET VIEW

Courtesy of:



CB RICHARD ELLIS

- The availability rate in the Halifax industrial market has remained relatively unchanged year-over-year, demonstrating the continued strength of the local industrial market.
- At 4.9%, the availability rate in the Halifax industrial market is well below the national average of 8.1%.
- A total of 268,800 SF of new supply has been added to the Halifax industrial market in 2009. This represents a 2.7% growth in the industrial universe. In the fourth quarter, 85,000 SF of owner-occupied space was introduced to the industrial market.
- Construction activity and new supply in the Halifax industrial market has not been slowed by the economic downturn over the past year. A total of 268,800 SF of new product was delivered in 2009. Some owner-occupied buildings have been completed this quarter totalling 86,000 SF.

Construction activity and growth highlights the health of the industrial market. Despite rising construction costs, tenants see value in property ownership as a viable long term strategy.

Quick Stats

Change from last

Current Yr. Qtr.

Availability Rate	4.9%	↓	↓
Lease Rates	\$7.12	↑	↑
Net Absorption (SF)*	104,756	↑	↑
Construction (SF)	21,000	↓	↓

* 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.)

BURNSIDE'S LATEST DEVELOPMENTS



DORA CONSTRUCTION LTD. HAS A NEW ADDRESS

Construction of DORA Construction Limited's new home, located at 60 Dorey Avenue in Burnside, has recently been completed. Built with environmentally friendly products and practices, DORA is aiming for LEED certification for this flagship project.

Medavie EMC Inc. assigned the purchase of Lot 1241 to Parsons Investments Limited, containing 102,508 square feet (2.35 acres) on Wilkinson Avenue in Burnside Business Park. Medavie EMC Inc. plan to move into a 21,000 square foot Medical Care, Central Administration/Support Centre in spring 2010.



LATEST LAND SALES

Burnside Business Park

Dartmouth Adult Service Centre (DASC Industries) purchased Lot 1115 which consists of 85,732 square feet (1.97 acres) on Dorey Avenue in Burnside Business Park.

DASC Industries are planning to construct a 25,000 square foot building to provide meaningful work and activities aimed at teaching work skills, habits, attitudes and life skills.

DASC is one of only a few agencies in Nova Scotia that provide for all levels of programming for Persons with Intellectual Disabilities including: Prevocational, Vocational, Community Based Employment, Broadening Day Options Programs, and Individualized Support.

Rendan Fabricators, a division of Cherubini Group of Companies purchased Lot 1246, comprised of 156,437 square feet (3.59 acres) on Wilkinson Avenue, Burnside Business Park.

Rendan Fabricators Ltd. specializes in the supply and installation of concrete reinforcing bar and welded wire mesh.

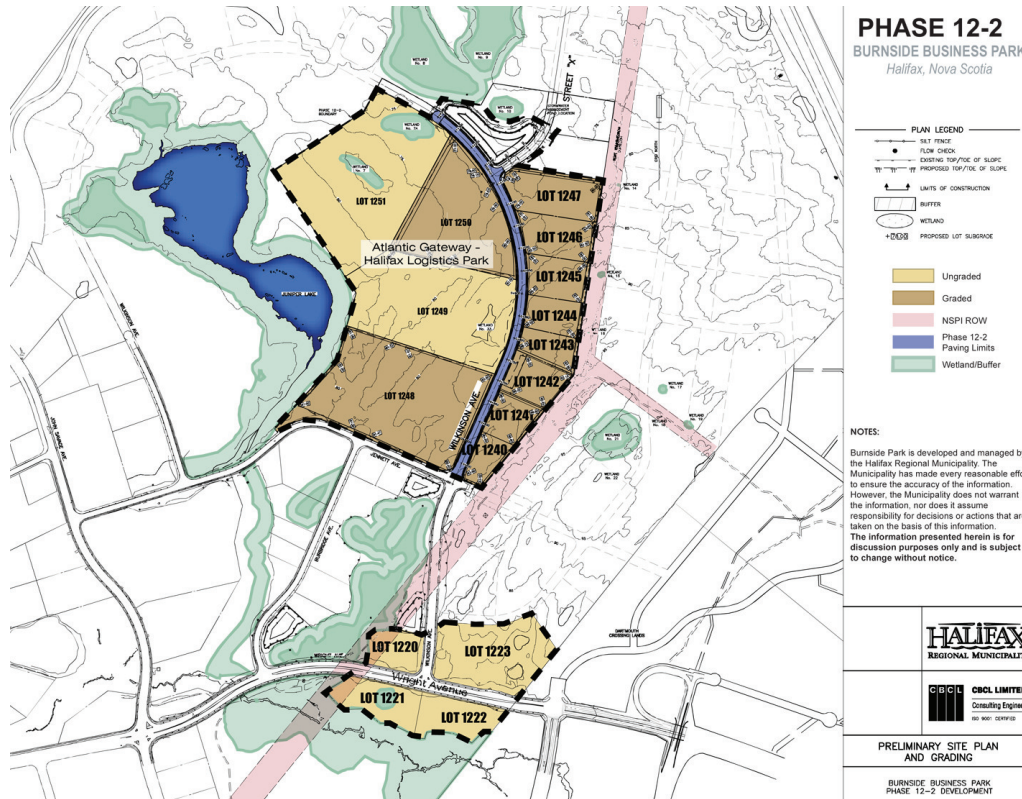
Scouts Canada - Nova Scotia Council purchased Lot EE-2A comprising 22,809 square feet on Royles Avenue in Burnside Business Park. Scouts Canada - Nova Scotia Council plan to build a 2,300 square foot Administrative Head Office building.

City of Lakes Business Park

Canadian Blood Services has selected the City of Lakes Business Park as the future home of its regional centre in the national blood system. The new public health facility to be constructed at Lot 1140 John Savage Avenue (4.87 acres) will contain more than 61,000 square feet of floor area and accommodate:

- a regional administrative centre for blood distribution
- offices to support all areas of the facility
- production and distribution of blood and blood components
- collection centre for donors in the community

Wilkinson Avenue - Phase 12-2 Burnside Officially Opened



HRM has formally accepted the infrastructure of Burnside's newest street, an auxiliary phase of Wilkinson Avenue.

This phase of Wilkinson Avenue is directly accessible from Wright Avenue and Jennett Avenue and will service the recently expanded lands of Burnside Phase 12-2 as well as the Atlantic Gateway - Halifax Logistics Park.

HRM HOLDS PUBLIC MEETINGS ON FUTURE LAND USE IN BURNSIDE - BUSINESS PARK STAKEHOLDERS ENCOURAGED TO PARTICIPATE

On January 27, 2010, HRM Planning Services hosted the first public meeting for considering changes to current land use policies and by-laws that pertain to the Greater Burnside Area. Using the land use related recommendations of the Business Parks Development Functional Plan (BPDFP) as a frame-work to guide potential amendments to the applicable planning documents involves a comprehensive process that will apply to the entire Business Park.

As the first step in the consultation process, the first meeting focussed only on potential land uses for the HRM-owned lands located southeast of the powerline corridor that is built along a ridge of land between Wilkinson Avenue in Burnside and Dartmouth Crossing.

The BPDFP recommends this area for light industrial uses. Dartmouth Crossing recently received rezoning approval for 35 hectares of land abutting this area which permits future consideration of a mixed-use development, including medium and high density residential uses.

Further opportunities to discuss this item as well as the other land use related recommendations of the Functional Plan for the Greater Burnside Area will be identified in the near future. Enquiries pertaining to the planning consultation process should be directed to Joseph Driscoll, HRM Senior Planner, 490-3991 or by email at driscoll@halifax.ca .

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