

QUARTERLY REPORT MARKET VIEW

Courtesy of:



- After five straight quarters of declining vacancy, the vacancy rate increased in Halifax's industrial market.
- The Halifax Industrial Market continued to show strong levels of activity this quarter, which certainly contributed to Halifax's overall position as one of the top performing markets in the country.
- Halifax is considered to have a very stable industrial market with a small concentration of institutional owners. There has been very disciplined development, with little to no overbuilding.
- Dartmouth continues to dominate the Halifax industrial market, comprising 78.0% of the total industrial universe, with the majority of space located in the Burnside Business Park. In contrast, Halifax only makes up 14.8% of the market, with Bedford and Sackville making up only 6.4% and 0.9% respectively. The Burnside Business Park is the largest business park in all of Atlantic Canada, attracting over 1,500 enterprises and 15,000 employees. In addition, the business park is home to the largest concentration of truck transportation in Atlantic Canada.

MORE ACCESS FOR BAYER'S LAKE



Phase 2 of the Washmill Lake Drive Extension / Highway #102 underpass is moving along quickly with the section of Highway 102 now having been removed in preparation of the bridge overpass structure installation. Once connected to the adjoining developments across Highway 102, Washmill Lake Drive

will extend all the way from Chain Lake Drive in Bayers Lake Business Park to Main Avenue / Dunbrack Street in Fairview. This new infrastructure is part of the Federal Infrastructure Stimulus program and will provide a much awaited third entrance / exit to the Bayers Lake Business Park.

Quick Stats

	Current	Change from last	
		Yr.	Qtr.
Availability Rate	5.0%	↓	↓
Lease Rates	\$7.20	↑	↑
Net Absorption (SF)*	29,482	↑	↑
Construction (SF)	121,314	↑	↑

* 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.)

MEASURING SUCCESS

HRM Business Parks Team has recently completed an Economic Impact Assessment of the Burnside and City of Lakes Business Parks. Led by locally-based economics consultant Canmac Economics Limited, the Assessment quantifies the tremendous economic contribution the Parks make to the local, regional and provincial economies. Such knowledge is key as it helps inform decision making around HRM's business park development strategy and economic development policies and can serve to raise the overall profile of the Parks as important economic generators. An Executive Summary which outlines the study's background, methodology and economic highlights is now available online at www.businessparks.com.

CONNECTING BURNSIDE



The long planned extension of the Dartmouth Trunk Sewer to service portions of Burnside Business Park and Dartmouth Crossing is now well underway with anticipated substantial completion in Fall 2010.

This project was part of the Federal Infrastructure Stimulus program and will help ensure the continued economic development generated by Burnside Business.

LATEST LAND SALES (Burnside)

1220 Wilkinson Ave.

John C. Chamberlaine Holdings Inc. purchased Lot 1220, comprised of 107,664 square feet (2.47 acres) at the corner of Wright Avenue and Wilkinson Avenue. This property will become a new home for Action Truck Caps & Accessories retail outlet.

1222 Wilkinson Ave.

Premier Self Storage purchased Lot 1222 Wilkinson Avenue consisting of 138,328 square feet (3.17 acres) and is planning to construct three buildings with a total footprint of 61,615 square feet. Premier Self Storage will have over 105,000 square feet available for both commercial and public self storage.



1231 Wilkinson Ave.

Guildfords (2005) Inc. purchased Lot 1231 Wilkinson Avenue consisting of 102,480 square feet (2.35 acres). Guildfords constructed a 12,000 square foot warehouse with office space and a showroom.

1202-03 Burbridge Ave.

Hull Transportation Ltd. purchased Lots 1202 & 1203 consisting of 65,340 square feet (1.3 acres) that were consolidated on Burbridge Avenue. Hull Transport Ltd. will construct a 6,534 square foot Corporate Head Office and warehouse facility at this location.

EE-5A1 Thorne Ave.

Killeen & Sons Welding Ltd. purchased Lot EE-5A1 Thorne Avenue to accommodate growth of their existing operations. The lot comprised of 18,541 square feet (.43 acres) has been consolidated with their existing lot for construction of an addition to the company's existing office and metal's fabrication facilities.



RECENT DEVELOPMENTS

Rendan Fabricators Ltd., a division of Cherubini Group of Companies has recently completed construction of a new metals fabrication warehouse at 673 Wilkinson Avenue. Rendan Fabricators Ltd. specializes in the supply and installation of concrete reinforcing bar and welded wire mesh.

Canadian Blood Services recently "broke ground" in the City of Lakes Business Park at the site of the future home of it's regional centre in the national blood system. The new public health facility to be constructed at 270 John Savage Avenue will offer more than 61, 000 square feet of floor area.



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