

## QUARTERLY REPORT MARKET VIEW

Courtesy of:



- An influx of new supply keeps availability stable at 7.7%.
- Five buildings in Burnside, totalling 132,000 sq. ft., came on-line this quarter.
- Industrial asking net rents increased \$0.10 quarter over quarter reaching \$7.61 per sq. ft...the majority of the net rent increases this quarter were the result of \$0.25 to \$0.50 changes in one of the larger industrial property portfolio's net asking rents.
- The first two quarters of 2014 saw negative net absorption numbers that were balanced by a positive upswing in the second half of the year. This positive trend is expected to continue into 2015 due to an increase in industrial activity as the commencement of the Shipbuilding contract edges closer.

## Burnside Park's Sign Facelift Well Underway



The Burnside Park sign refurbishing project nears completion with the majority of the 100+ street way-finding portion complete.

The formerly yellow sign boxes have been refaced and now feature the municipality's new branding design and colour scheme.

Next, Mattatall Signs, the contracted sign company doing the project, will begin installation of the larger, park entrance pilon signs.



## Recent Development

Lot 66A-2



European Natural Stone & Marble have started the development of their 15,000 sq. ft., one-storey sales and service facility at 130 Chain Lake Drive in Bayers Lake Business Park.



Lot 39E



Construction is well underway on this 10,000 sq. ft. building at 39 Oland Crescent in Bayers Lake Park. This will soon be the new home for Independent Security Services Atlantic Inc., and will include head office and training space.

Lot 1252



Construction is progressing well on this 30,000 sq. ft. building, soon to be home to MacFarlands commercial equipment rental and sales at 34 Cutler Avenue in Burnside Industrial Park.

### Quick Stats

- Industrial Market -	Change from last		
	Current	Qtr.	Yr.
Availability Rate (%)	7.7%	→	↑
Net Rent (psf)	\$7.61	↑	↑
Net Absorption (SF)*	123,733	↑	↑
Construction (SF)	37,000	↓	↓

\* 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.)

## Development Cont'd

Sancton Group Inc. now calls this home for their scaffolding business and other construction-related equipment sales and service facility.

The 16,000 sq. ft. building resides at 220 Cutler Avenue, Burnside Industrial Park.



Lot 1261A



Lot 1270

Seagate Construction completes construction and moves into its 8,000 sq. ft. facility at 306 Cutler Avenue in Burnside Industrial Park. They will occupy 50% with the remaining available for lease.



Lot 1268

Development is moving along at 420 Higney Avenue in Burnside Industrial Park. This 13,454 sq. ft., two-storey building will be the future home of Overhead Doors and Cooke Sales (store fixtures).

It will feature a sales and service facility with showrooms, warehouse and offices.

## Community Mailboxes Debut in Burnside

As part of Canada Post's overall roll-out of the conversion from door-to-door mail delivery to community boxes, Burnside too will see more of these installed throughout the park. For additional information, please contact Canada Post.



## 3rd Quarter Sales

**Lot 1135 John Savage Avenue - CAA**  
Atlantic Limited purchased this 143,407 sq. ft. lot in City of Lakes Business Park, where they will develop a new head office.

The proposed 21,000 sq. ft., two-storey facility will accommodate general office and membership service.

**Lot 1275 Cutler Avenue - Taylor Levy**  
Investments Ltd. (Sunsel Systems) purchased this 159,993 sq. ft. lot at what will be civic 433 Cutler Avenue in Burnside Industrial Park.

They will develop a 37,400 sq. ft. manufacturing facility for their electronic manufacturing services and supporting offices.

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