

QUARTERLY REPORT MARKET VIEW

Courtesy of:



- Construction levels remain high, and most new construction is design build for owner-occupiers.
- 1.7 million sq. ft. changed hands this quarter, with Dundee acquiring KingSett's Burnside portfolio, comprised of 24 buildings. This acquisition now makes them the largest single owner in the industrial park. Prior to the deal, Dundee owned 300,000 sq. ft. in Burnside.
- The Halifax industrial market showed strong signs of activity in the past quarter with a low availability rate and a significant amount of absorption.
- Industrial rental rates are expected to rise as major project activity, especially shipbuilding work, begins to ramp up in later 2013 and vacancy rates begin to fall.
- The Halifax unemployment rate rose to 6.3% this quarter from 5.7% last quarter.

Quick Stats

Change from last

Current Yr. Qtr.

Availability Rate (%)	6.7%	↑	↑
Lease Rates (psf)	\$7.44	↑	↑
Net Absorption (SF)*	-9,897	↓	↓
Construction (SF)	260,800	→	↑

* 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 DEVELOPMENTS

Burnside

Red Rock Properties are making great progress with their new location at 60 Cutler Avenue.

This 124,952 sq. ft. lot was just purchased last quarter and development is well underway on a 35,000 sq. ft. office, warehouse & fabrication shop.

It will be occupied by an integrated, multi-trade contractor providing electrical, mechanical, utility and maintenance services to government, industrial, commercial and institutional markets.



Lot 1253

Lot 1257



Halifax Glass Holdings Limited bought this 97,020 sq. ft lot at 117 Cutler Avenue last quarter and is well underway with construction of its new 9,702 sq. ft. office, showroom, and warehouse facility.

Halifax Glass specializes in the fabrication of aluminum entrances, windows, etc. for storage and installation of glass and mirror.

Eastern Turf will soon call this home at 580 Wright Avenue.

This 152,296 sq. ft. lot was purchased last year and now features a development that is soon to be a sales, parts and service facility for commercial and residential golf, turf maintenance and snow removal equipment.

It will accommodate a warehouse and retail showroom for garden equipment, tools and small tractor sales.



Lot 1221A

DEVELOPMENTS Burnside Cont'd

Alloy Concepts now calls this new facility home. Located at 825 Wilkinson Avenue this 7,200 sq. ft. building is equipped with a machine shop, supporting warehouse and office space.

Alloy Concepts provides precision machining services to sectors such as avionics and marine engineering.



Lot 1232A

HRM BUSINESS PARKS TEAM

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John MacPherson
Sr. Real Estate
Officer
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Shawn Woodard
Sr. Real Estate
Officer
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Michael Wile
Business Parks
Manager
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Peter Stickings
Manager
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Lot 1201X

Winchcombe Holdings Limited purchased this 47,677 sq. ft. lot at 77 Burbridge Avenue where they're constructing a 4,767 sq. ft. building to house manufacturing / office and showroom space for its business of printing signage, banners and various graphics.



Lot 1254

DC Commercial Centre purchased this 123,514 sq. ft. lot at 90 Cutler Avenue.

Construction has begun on this 12,350 sq. ft. multi-tenancy warehousing, distribution and showroom facility.

Inland Developments has begun construction on its 30,065 sq. ft. lot at 120 Thorne Avenue.

Lot EE-18A

This multi-tenancy development will be a warehouse, distribution, sales and service facility.



Lot 1256 - Jetco Contracting Inc. purchased this lot at 89 Cutler Avenue, consisting of 152,069 sq. ft. where it will develop a 15,000 sq. ft. warehouse condominium.

City of Lakes



Lot 1139B

CSBT Holdings Inc. purchased this 59,142 sq. ft. lot at 94 Garland Avenue, adjacent to their existing property and are constructing a 6,000 sq. ft. office facility with a child care centre on the ground level and a playground in the back.

Construction is well underway for NSGEU (Nova Scotia Government Employees Union) on its new 280,523 sq. ft. lot at 255 John Savage Avenue.

Relocating from within the park, this new, larger facility will include office space and a conference centre to better meet operational requirements. This is a two-phase development with phase one being a 40,650 sq. ft. building and the second phase an additional 28,705 sq. ft.



Lot 1147A-C

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