

QUARTERLY REPORT MARKET VIEW

Courtesy of:



- The decrease in availability seen this quarter was due to three major leasing deals in the quarter.
- According to the Conference Board of Canada, the GDP growth forecast for 2014 in Halifax is 2.7%; driven by a strong goods sector and growth in the primary utilities sector due to increased levels of offshore oil production.
- An increase in construction in the Burnside Industrial Park as well as growth in the local shipbuilding and oil exploration activity will continue to support minor increases in net rents.
- The unemployment rate in Halifax as of September 2014 was 6.0%, an increase of 20 bps from August 2014 and last quarter. Halifax's labour force has decreased by 1.6% since August 2013, with employment also decreasing during this period by 1.5%
- A Halifax regional close-up published in September 2014 by the Bank of Montreal identifies that as shipbuilding activity ramps up, Halifax's employment growth should strengthen in 2016 with the addition of approximately 6,000 jobs, bringing the unemployment rate down to roughly 5.0%.

Quick Stats	Change from last	
	Current	Qtr. Yr.
Availability Rate (%)	7.7%	↓ ↑
Net Rent (psf)	\$7.51	↓ ↑
Net Absorption (SF)*	61,230	↑ ↑
Construction (SF)	135,000	↑ ↑

* 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.)

Recent Development



Lot 1167B

South Willow Developments Ltd. has completed construction of their 42,000 sq. ft. office building at civic # 48 Mellor Avenue in the City of Lakes Business Park where HR & Skills Development Canada now calls home.

Jetco Holdings Inc.'s development offers 44,000 sq. ft. of warehouse condominium units located at civic # 89 Cutler Avenue in Burnside Industrial Park.



Lot 1256



Lot 1146A

Hours Investments Ltd. nears completion of its retail electrical lighting display showroom, warehouse and distribution facility at civic # 211 John Savage Avenue in Burnside Industrial Park.

DGI Commercial Realty Inc. nears completion of its 25,000 sq. ft. development at civic # 171 John Savage Avenue in Burnside Industrial Park. The soon-to-be home of Big Eric's offices, commercial showroom, warehouse and distribution centre, will also feature additional commercial condominium units.



Lot 1154A-1



Lot 1270

Seagate Holdings Ltd. nears completion of their multi-tenancy development at civic # 306 Cutler Avenue in Burnside Industrial Park. They will occupy 50% for their construction management office and interior equipment storage and the remaining will be available for tenants.

Development Cont'd

Sancton Group Inc. is well under construction on the future home of their sales and service facility, including warehouse and storage for scaffolding and other construction-related equipment. They are relocating from within the park (MacDonald Avenue) to this 16,000 sq. ft. building at 220 Cutler Avenue in Burnside Industrial Park.



Lot 1261A

Construction has begun at this location purchased by GAL Real Estate Holdings Ltd. where they are building a 30,000 sq. ft. building to house MacFarlands commercial equipment rental and sales. They will be relocating from within the park (90 Wright Avenue), to this new address of 34 Cutler Avenue, Burnside Industrial Park.



Lot 1252

Darnoc Investments Inc. have broke ground for the development of a new 10,000 sq. ft. security services head office and training space for their security / armoured vehicle company which will be located at 39 Oland Crescent in Bayers Lake Business Park.



Lot 39E

2nd Quarter Sales

Lot 1274 Cutler Avenue, consisting of 135,120 sq. ft., was purchased by Conglom Realty Holdings Inc., where they plan to build a 36,000 sq. ft. warehousing distribution facility for dry good products. This will be located at civic # 346 Cutler Avenue in Burnside Industrial Park.

Dawen Holdings Limited bought and broke ground at what will be civic # 420 Higney Avenue in Burnside Industrial Park. On this 100,103 sq. ft. lot they are developing a 13,454 sq. ft., two-storey sales and service facility with showrooms, warehouse and offices in support of overhead doors and store fixtures.



Lot 1268

Lot 66A-2



European Natural Stone & Marble Products Ltd. purchased this lot at civic #130 Chain Lake Drive in Bayers Lake Business Park. It consists of 63,466 sq. ft. on which they have begun to build a 15,000 sq. ft., one-storey, multi-tenancy sales and service facility for Marble, Onyx, Granites, various decorative stones, fabrications, and tiles.

Burnside Lot Sets Stage for Music Video



Halifax musician Rich Aucoin used a vacant lot in Burnside as a location set in the filming of his music video "Want to Believe". Find it on You Tube, or learn about him at richaucoin.com.



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