

ZERO CARBON CERTIFIED



BAYERS LAKE

— INDUSTRIAL CENTRE —

INDUSTRIAL FACILITIES FOR LEASE WITH SIZES
RANGING FROM 7,980 – 230,000 SQ. FT.



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ZERO CARBON
BUILDING STANDARD
Canada Green Building Council®

CBRE



CBRE is proud to offer the latest first class Industrial Development in Halifax, Nova Scotia.

Targeting a Zero Carbon Building Design Standard (ZCB-Design)

The **Bayers Lake Industrial Centre** is centrally located in one of the largest business parks in Atlantic Canada and immediately next door to the fastest growing communities in Halifax. An urban park with superb transportation links (the terminus of four highways), it is strategically positioned 5 kilometers from the PSA Fairview Terminal and PSA Atlantic Hub Terminal.

Focusing on a zero carbon energy building design, the **Bayers Lake Industrial Centre** consists of 400,000 square feet of efficient, sustainable, first class construction over two buildings that can accomodate a wide variety of sizes and uses.





Zero Carbon – Performance Upgrade



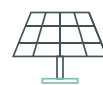
CERTIFICATION

- Zero Carbon Building Design certification



ROOF

- Reinforce 70% of roof area to accommodate solar panel system



SOLAR ARRAY

- Supply and install solar panel system (at min. 5% of anticipated annual total energy load, gas + hydro)
- *Note: These systems are modular and maybe adjusted to accommodate Tenant's objectives and energy consumption*



BUILDING ENVELOPE

- Upgrade exterior wall thermal performance from R-28 to R-30
- Upgrade roof thermal performance from R-30 to R-40
- Upgrade overhead door insulation thermal performance to R-40
- Upgrade windows thermal performance to max U-0.24, SHGC-0.35 and VT-0.44



NET ZERO HVAC

- Replace warehouse HVAC system with heat pump ERV system and provide natural gas infrared heaters for supplemental heat (min. 80 efficiency)



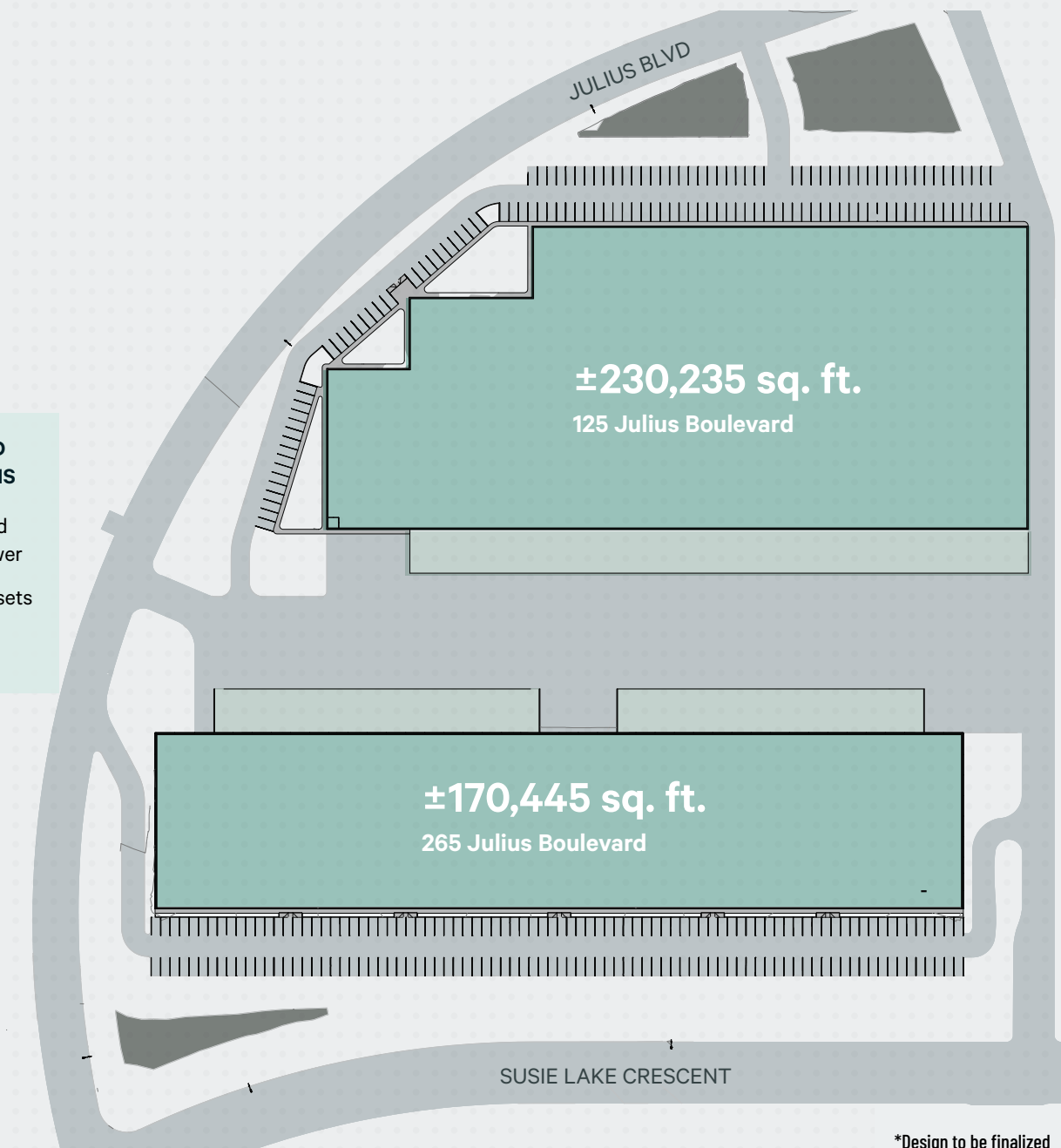
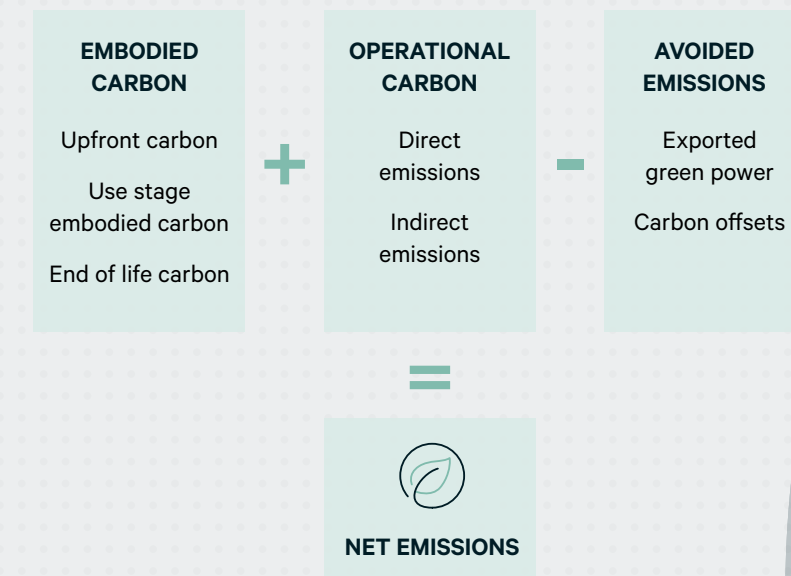
EV CHARGING

- Car and Truck charging infrastructure with expansion capabilities

Site Plan

WHAT IS A ZERO CARBON BUILDING?

A Zero Carbon Building is a highly energy-efficient building that produces onsite, or procures, carbon-free renewable energy or high-quality carbon offsets in an amount sufficient to offset the annual carbon emissions associated with the building materials and operations.



*Design to be finalized



Zero Carbon Industrial

PLEASE CONTACT CBRE FOR RENTAL RATES.

125 JULIUS BOULEVARD

Lease Options	230,235 SF	Occupancy	September 2024
Bay Size	45 ft x 39 ft bays & 60 ft marshalling bay	Office	Ability to finish to suit. State of the art construction
Zoning	I-3 - Industrial 3 Zone	Parking Stalls	131 stalls, 8 barrier free
Shipping	29 Docks, 2 Grade	Bicycle Racks	17 Class A, 6 Class B
Clear Height	40 ft.		

265 JULIUS BOULEVARD

Lease Options	170,445 sq. ft.	Occupancy	July 2024
Bay Size	By design 60 ft marshalling bay	Office	Ability to finish to suit. State of the art construction
Zoning	I-3 - Industrial 3 Zone	Parking Stalls	172 stalls, 10 barrier free
Shipping	17 Docks, 4 Grade	Bicycle Racks	13 Class A, 5 Class B
Clear Height	32 ft.		

Floor Plans

125 JULIUS BOULEVARD

18 TL

SHIPPING

60'

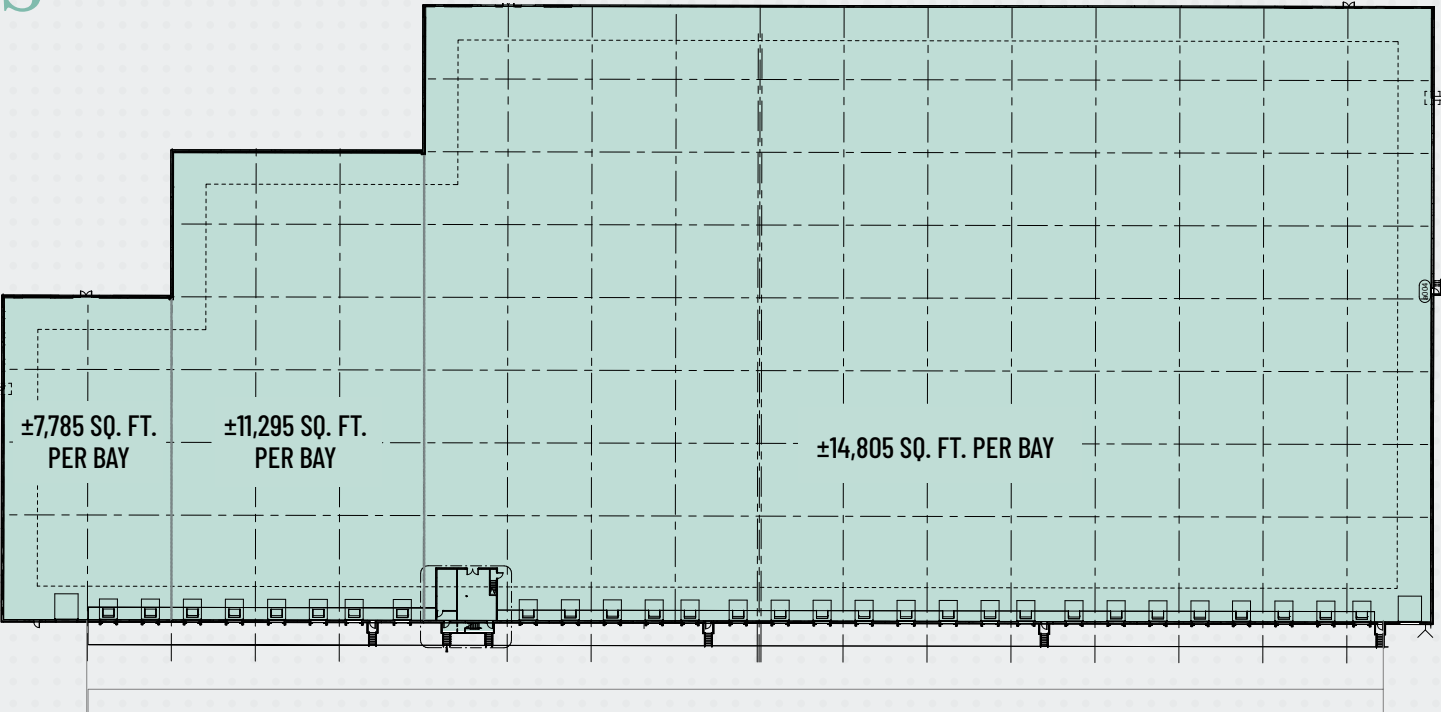
MARSHALLING BAY

131

CAR PARKING (8 BARRIER FREE)

40'

CLEAR HEIGHT



265 JULIUS BOULEVARD

17 TL, 4 DI

SHIPPING

60'

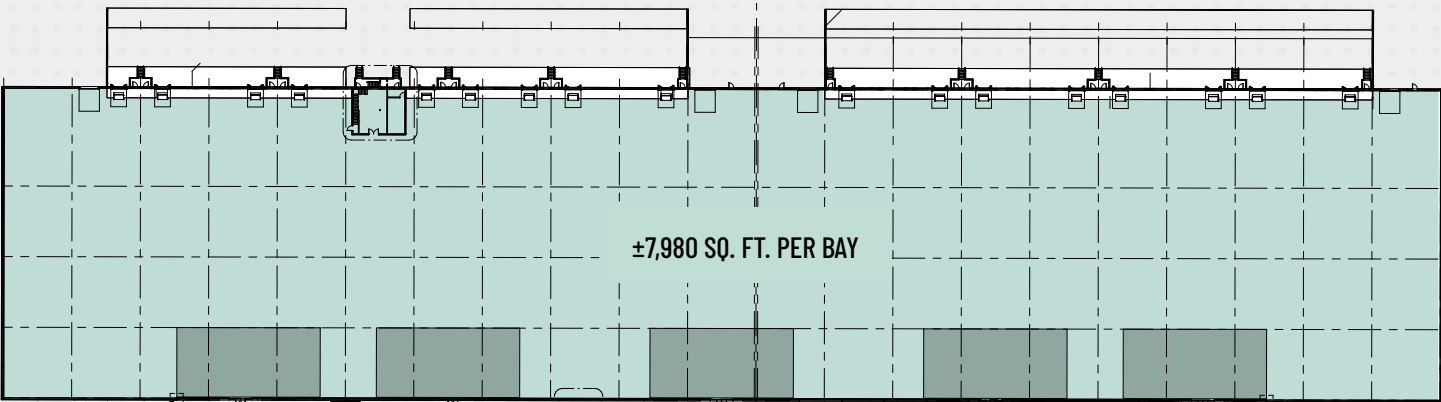
MARSHALLING BAY

172

CAR PARKING (10 BARRIER FREE)

32'

CLEAR HEIGHT





About the Project Team



NICOLA BLACKWOOD ADVISORS – DEVELOPER

Nicola Blackwood Advisors provides real estate investment advisory services, asset management services and transaction management services to Canadian pension funds, foreign investors and both public and private sector companies to assist them in achieving their investment and corporate real estate objectives.

Nicola Blackwood Advisors have assembled an exceptional team of professionals combining specialized transaction capabilities and extensive commercial real knowledge acting for both owners and users of commercial real estate.



LINDSAY CONSTRUCTION – BUILDER

A leader in Atlantic Canadian construction, Lindsay Construction has been building structures, relationships, and communities

for more than six decades. Our dynamic team of 500+ construction professionals operate with a global perspective while creating long-term value in local communities by investing in people and properties. Using innovative construction methods and cutting-edge building technologies, we've transformed the blueprint of construction to deliver the next generation of future-ready buildings.



CBRE – LEASING

CBRE Limited is the world's most recognized commercial real estate services brand, we represent 90 of the Fortune 100. Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.



SKYLINE

Skyline Industrial REIT (the "REIT") is a privately owned and managed portfolio of industrial properties, focused on acquiring warehousing, distribution, and logistics-centred properties along major highway corridors and transportation routes in Canada.



SECURE CAPITAL

Secure Capital is a Toronto based boutique real estate investment manager, advisor and developer founded in 2001. The cycle-tested management team has extensive experience in a wide range of asset classes across North America. The principals have transacted and managed over \$10 billion of industrial, retail, office and residential assets.



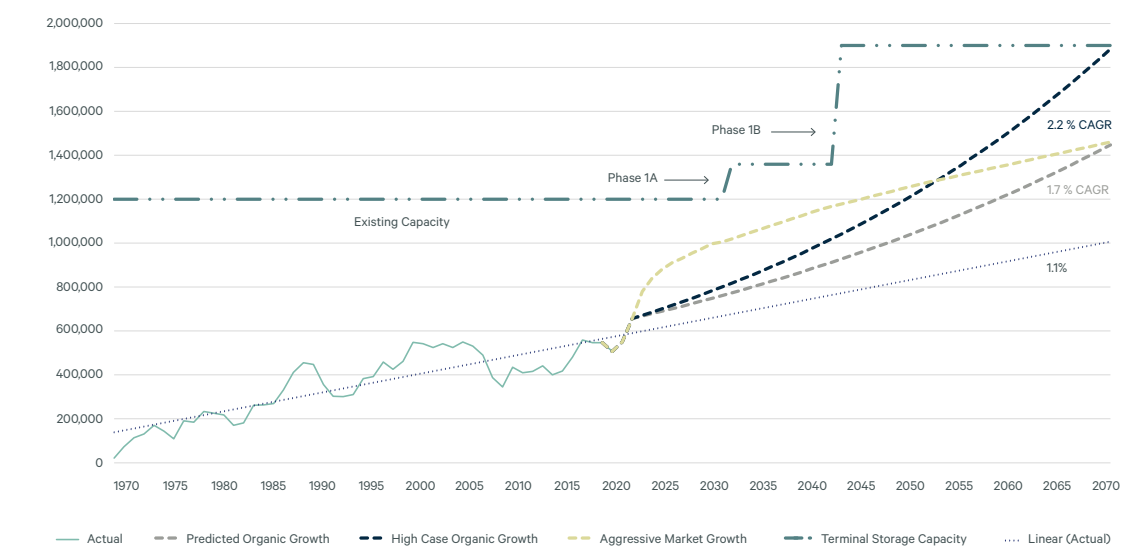


Port of Halifax Growth

As world supply chains have shifted post Covid-19 and China +1 has emerged, the most economical shipping route is moving to utilize the Suez Canal, which will drastically increase the share of Canada's imports through the Port of Halifax and Canada's East Coast.

The pandemic has raised the need for companies to increase inventories "safety stock" from anywhere from 5% to 10%. With continued additional growth in e-commerce sales, industrial buildings are seeing unprecedented demand.

Environmental, Social, Governance (ESG), is moving from concept to reality. These factors are becoming increasingly important as businesses plan to meet the 2050 goal of a net zero world. The Bayers Lake Industrial Centre has been conceived and designed with this at the forefront. Without the need to utilize the Halifax Harbour Bridges, port freight can avoid unnecessary delays and keep goods moving on schedule. The central location within Halifax's fastest growing housing node, allows for e-commerce opportunities and the superior highway transportation links creates an ideal hub to serve the entire Atlantic Canadian region.



Port of Halifax, 50 year plan



Connected to the World

As Canada's Ultra Atlantic Gateway, Halifax is essential for Canada's global trade. Offering a natural, deep harbor and big ship infrastructure, Halifax can accommodate large volumes of containerized cargo, bulk cargo and project cargo of any size.



Ultra Atlantic Gateway

The first port of call from across the Atlantic and the last outbound port leaving North America, the Port of Halifax is a mainstay in global trade, connecting both importers and exporters to more than 150 countries. Via CN, the port is just two days transit from hubs like Toronto, giving cargo ready access to major markets in Canada and the U.S. Midwest within 3 days.

PSA International's recent acquisition of the Ceres terminal, consolidating it with Halterm will help drive operational efficiencies while more than doubling its capacity. Their continued investment in Super Post-Panamax ship-to-shore cranes (2023) is pushing Halifax to a world leader. The highest ranked port in North America and 25th worldwide in 2022 (The World Bank 2021).



North American Rail Connectivity

CN Rail allows for direct rail network of approximately 20,000 route miles spanning Canada and mid-America. Halifax provides a significant opportunity for imports to be sent to final mile destinations expeditiously.

In mid-2020 CN Rail expanded its integrated solutions within Atlantic Canada with an intermodal ramp in Moncton, NB.



Atlantic Canada Highway Links

Atlantic Canada Highway links include over 3,213 kms of core highways, 1,475 kms of feeder highways and 1,145 kms of remote highways throughout the four Atlantic Provinces. All goods (raw materials and finished products) travel by truck at some point, making the Atlantic Canada Highway crucial in the supply chain.

Thanks to a steady influx of internal migration and immigration in recent years, the trucking industry has never been more important for retailers and companies to reach their target customers.



5KM

POPULATION
71,390

LABOUR FORCE
55,199

MEDIAN AGE
38.2

10KM

POPULATION
224,827

LABOUR FORCE
173,038

MEDIAN AGE
37.4

20KM

POPULATION
411,681

LABOUR FORCE
315,738

MEDIAN AGE
39.5

Access to highly skilled & professional workforce



Halifax

Atlantic Canada's Focal Point

150+

COUNTRY CONNECTIONS THROUGH THE PORT OF HALIFAX

1,100+

FINANCIAL SERVICE FIRMS

300+

OCEAN TECHNOLOGY COMPANIES

80%

LABOUR FORCE WITH POST SECONDARY EDUCATION

3rd

LOWEST OPERATING COSTS FOR A RESEARCH CENTRE (OUT OF 50 LARGEST CITIES IN NA)

TOP EMPLOYMENT INDUSTRIES



Wholesale & retail trade



Health care & social assistance



Scientific & technical services



Educational services



Construction



Public administration

480,582

TOTAL POPULATION OF HALIFAX (2022)

47%

OF THE NOVA SCOTIA POPULATION RESIDES IN HALIFAX

3.3%

2022 GDP GROWTH RATE

281,700

LABOUR FORCE (2022)

HALIFAX IS HOME TO...

- Canada's largest military infrastructure cluster
- The Port of Halifax is a major North American harbour for container and cruise ship traffic. Halifax's port container volume has consistently been over 500,000 twenty-foot equivalent units ("TEUs") for each of the past four years.
- 16,100 jobs. 58% total tech growth over the last 5yrs. Its 9th out of Canadian Cities
- The post secondary hub of the region home to 7 institutions totalling 32,526 students
- Regional base for most major finance, insurance and real estate companies
- Highest concentration of health care facilities in Atlantic Canada
- Canada's premier location for ocean technologies
- The world-class ice-free harbor that attracts some of the world's largest ships, including the CMA CGM Marco Polo, the largest container ship to ever visit North America.
- 69.4% of Halifax's population is of working age, the second highest across Canada



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