

NET ZERO READY



BAYERS LAKE

— INDUSTRIAL CENTRE —

INDUSTRIAL FACILITIES FOR LEASE WITH SIZES
RANGING FROM 10,000 – 230,000 SQ. FT.

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CBRE



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

The **Net Zero 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 Container Terminal and 15 kilometers to the PSA Southend Container Terminal.

The **Net Zero Bayers Lake Industrial Centre on Susie Lake** is zoned, serviced and ready for construction. Focusing on a low carbon energy building design, this outstanding development can accommodate up to 350,000 square feet of efficient, sustainable, first class construction. This impressive distribution focused project can accommodate a wide variety of flexible options.





Net Zero Industrial

PLEASE CONTACT CBRE FOR RENTAL RATES.

LEASE OPTIONS	SHIPPING	CLEAR HEIGHT
Building A: 230,235 sq. ft. Building B: 170,445 sq. ft.	Building A: up to 18 Docks Building B: 17 Dock, 7 Grade	Building A: 40 ft. Building B: 32 ft.
BAY SIZES	OFFICE	PARKING STALLS
Building A: 45 ft x 39 ft bays + 60 ft marshalling bay Building B: By Design 60 ft. Marshalling bay	Ability to finish to suit State of the art construction	Bicycle parking: 10 Class B Racks Ample employee parking
ZONING	OCCUPANCY	ESG / SUSTAINABILITY
I-3 - Industrial 3 Zone Wide variety of industrial uses including but not limited to: logistics, warehousing fulfillment and e-commerce	Late Q2 / Q3 2024 Construction commencing Spring 2023	Net zero ready, with upgraded Building Envelope, HVAC, and energy efficient lighting with opportunities for PV installation and solar walls.

PROPOSED BUILDING A

18 TL

SHIPPING

60'

MARSHALLING

TBD

CAR PARKING

40'

CLEAR HEIGHT

PROPOSED BUILDING B

17 TL, 4 DI

SHIPPING

60'

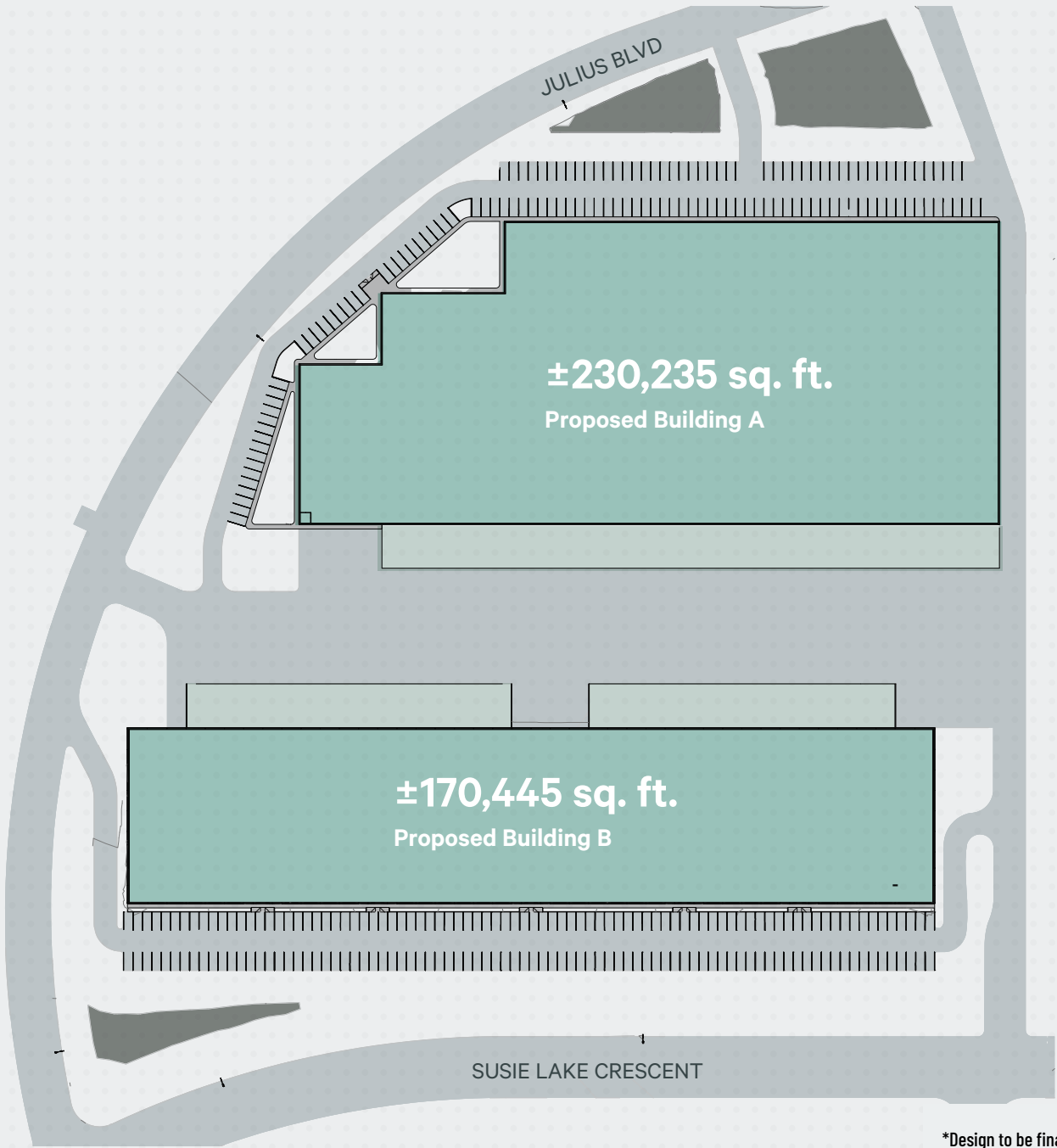
MARSHALLING BAY

TBD

CAR PARKING

32'

CLEAR HEIGHT



*Design to be finalized



About the Project Team

blackwood P A R T N E R S

BLACKWOOD PARTNERS – DEVELOPER

Blackwood Partners 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.

Blackwood Partners 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

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.



Environmentally Sustainable

- Building performance to target CAGBC's Zero Carbon Building Standard for building efficiency.
- Thermally efficient load bearing tilt-up building system with increased roof insulation and vertical loading docks.
- Solar PV system.
- Centralized in-floor heating system.
- Heat recovery ventilation.
- Provision for natural light into the warehouse space coupled with efficient sensor-controlled LED lighting.

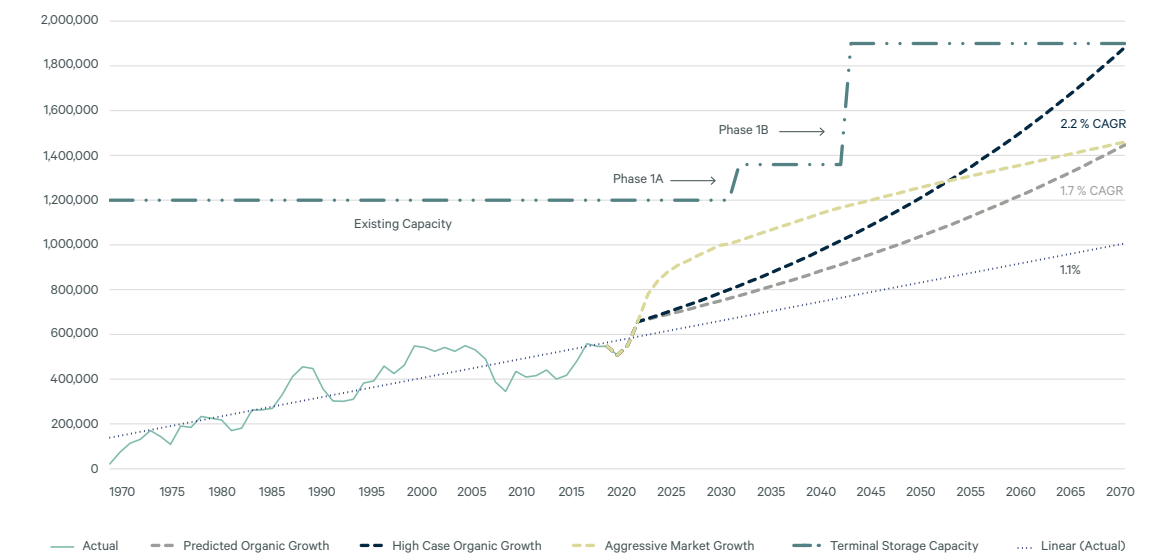


Port of Halifax Growth

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.

Environment, Social, Governance (ESG), are moving from concept to reality. These factors are becoming increasingly import as businesses plan to meet the 2050 goal of a net zero world. The Bayers Lake Industrial Centre on Susie Lake have been conceived and designed with this at the forefront. Include the location is ideal for port freight to avoid the Halifax Harbour Bridges, while being centrally located in Halifax's fastest growing housing node. Superior highway transportation links makes this an ideal warehouse 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

76,241

LABOUR FORCE

64,309

MEDIAN AGE

38.2

10KM

POPULATION

226,223

LABOUR FORCE

192,363

MEDIAN AGE

37.3

20KM

POPULATION

369,220

LABOUR FORCE

340,220

MEDIAN AGE

39.4

Access to highly skilled & professional workforce



Halifax

Atlantic Canada's Focal Point

150+

COUNTRY CONNECTIONS THROUGH THE PORT OF HALIFAX

1,000+

FINANCIAL SERVICE FIRMS

300+

OCEAN TECHNOLOGY COMPANIES

70%

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

460,274

TOTAL POPULATION OF HALIFAX

46%

OF THE NOVA SCOTIA POPULATION RESIDES IN HALIFAX

6%

2021 GDP GROWTH RATE

249,000

LABOUR FORCE

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.
- Canada's premier location for ocean technologies
- The post secondary hub of the region home to 7 institutions
- Regional base for most major finance, insurance and real estate companies
- 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.
- Highest concentration of health care facilities in Atlantic Canada
- Growing technology sector – 13,200 jobs, 8th in Canadian cities



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CONSTRUCTION

SKYLINE
INDUSTRIAL REIT

 Secure Capital Corp.