

CBRE



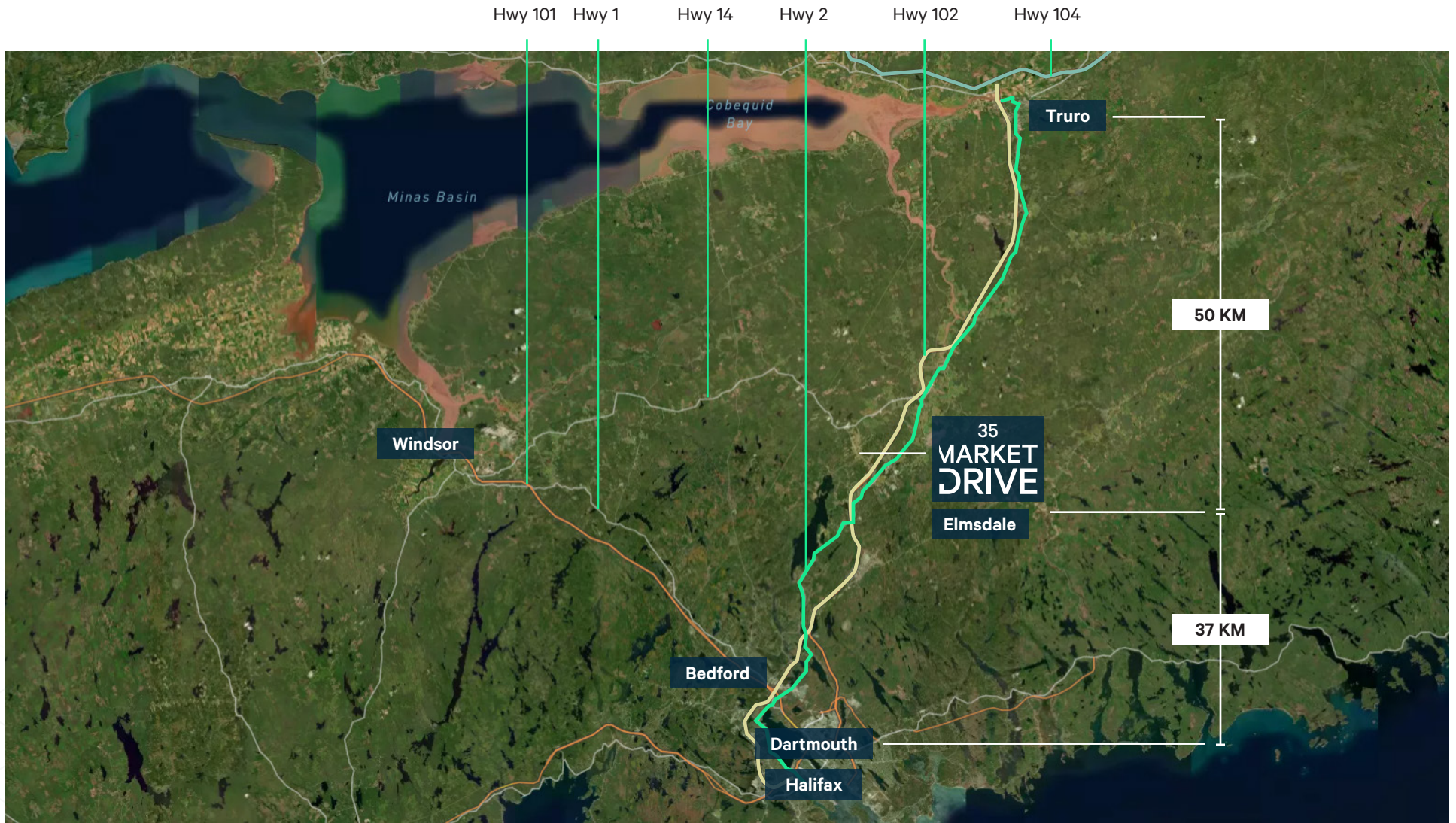
————— For Lease / Sale

35
**MARKET
DRIVE**

Elmsdale, Nova Scotia

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Aerial Overview

Hwy 214

Hwy 102

Hwy 2

Atlantic Superstore 

Elmsdale Plaza 

35
MARKET
DRIVE



The Opportunity

CBRE Limited (“CBRE”) has been retained by 652259 N. B. LIMITED (“Vendor”) on an exclusive basis to coordinate the sale or lease of **35 Market Drive** in Elmsdale, Nova Scotia (“Property”). The Property forms a flexible 5,000 sq. ft. industrial/commercial building sited on 1.01 acres of developed land. The building features 1,500 sq. ft. of front office space, a 525 sq. ft. tool crib and rear 2,975 sq. ft. warehouse component.

The Property is being offered to the market for sale on a vacant-possession basis which will be made available in August 2022. The Vendor will also lease the Property on a long-term basis to a suitable tenant.

In light of the extremely tight industrial land and building market in Halifax and surrounding communities, **35 Market Drive** in Elmsdale offers buyers and tenants an excellent opportunity to secure a location and grow their business in an increasingly competitive environment.

For more information, please contact:



GARY MACKENZIE
Senior Sales Associate
T - 902 492 2064
gary.mackenzie@cbre.com

BRAD BAKKE, AACI
Senior Sales Associate
T - 902 492 2084
brad.bakke@cbre.com

PROPERTY DETAILS

Property Address	35 Market Drive, Elmsdale, Nova Scotia
Vendor	652259 N. B. LIMITED
PID	45379187
Building Area	5,000 sq. ft.
Lot Area	43,947 sq. ft. (1.01 acres)
Zoning	Business Park (BP)

PRICING

Price	\$1,250,000
Financing	Treat as free and clear
Possession	Vacant possession - August 2022
Lease Rate	Call for details



Property Highlights



Excellent condition



For Sale or For Lease



Flexible industrial user utility



Rear yard component



Large 16'h x 12'w overhead door



37 KM to Dartmouth; 50 KM to Truro



Mixed composition with office, tool cribs, and warehouse

EAST COAST
POWERLINE

Building Profile & Photos

Year Built	2012	
Building Type	Robertson pre-engineered steel frame over cast in-place concrete frost walls over concrete footings. Envelope comprised of vertical metal siding over insulation and standing seam roof.	
Utilization	Industrial	
Total Building Area	Main Floor	5,000 sq. ft.
Building Composition	Office	1,500 sq. ft.
	Warehouse	2,975 sq. ft.
	Tool Crib	525 sq. ft.
	Mezzanine	1,800 sq. ft.
Clear Height	17.5' & 19.5'	
Loading	16'h x 12'w overhead grade door	
Heating/Cooling	Office HVAC provided via two ductless split heat pumps and supplementary electric baseboard heaters. Warehouse heating provided via suspended propane-fired forced air unit.	
Electrical Service	200 amp, 120/240 volt, 3-phase entrance	

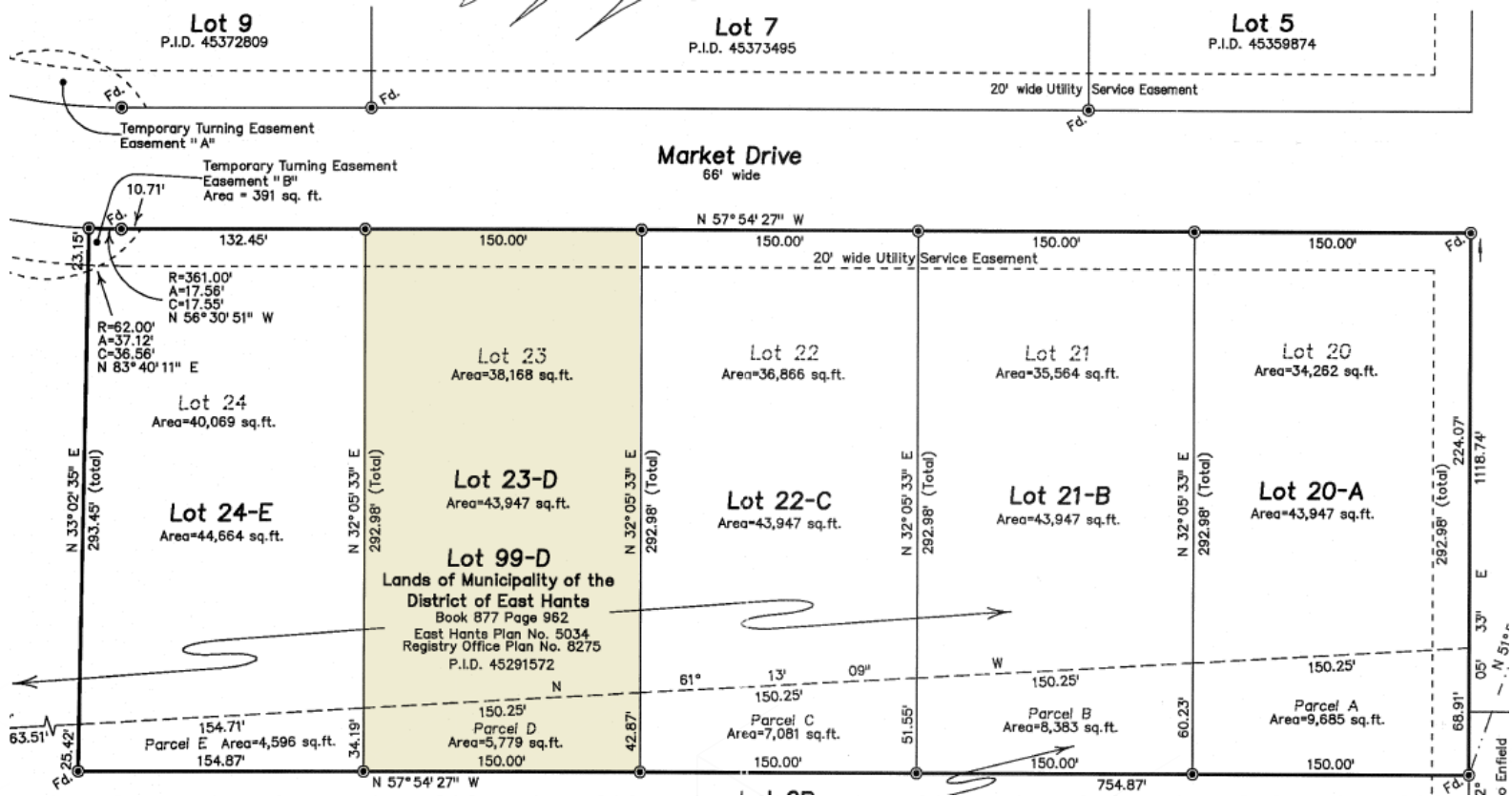


Site Profile & Photos

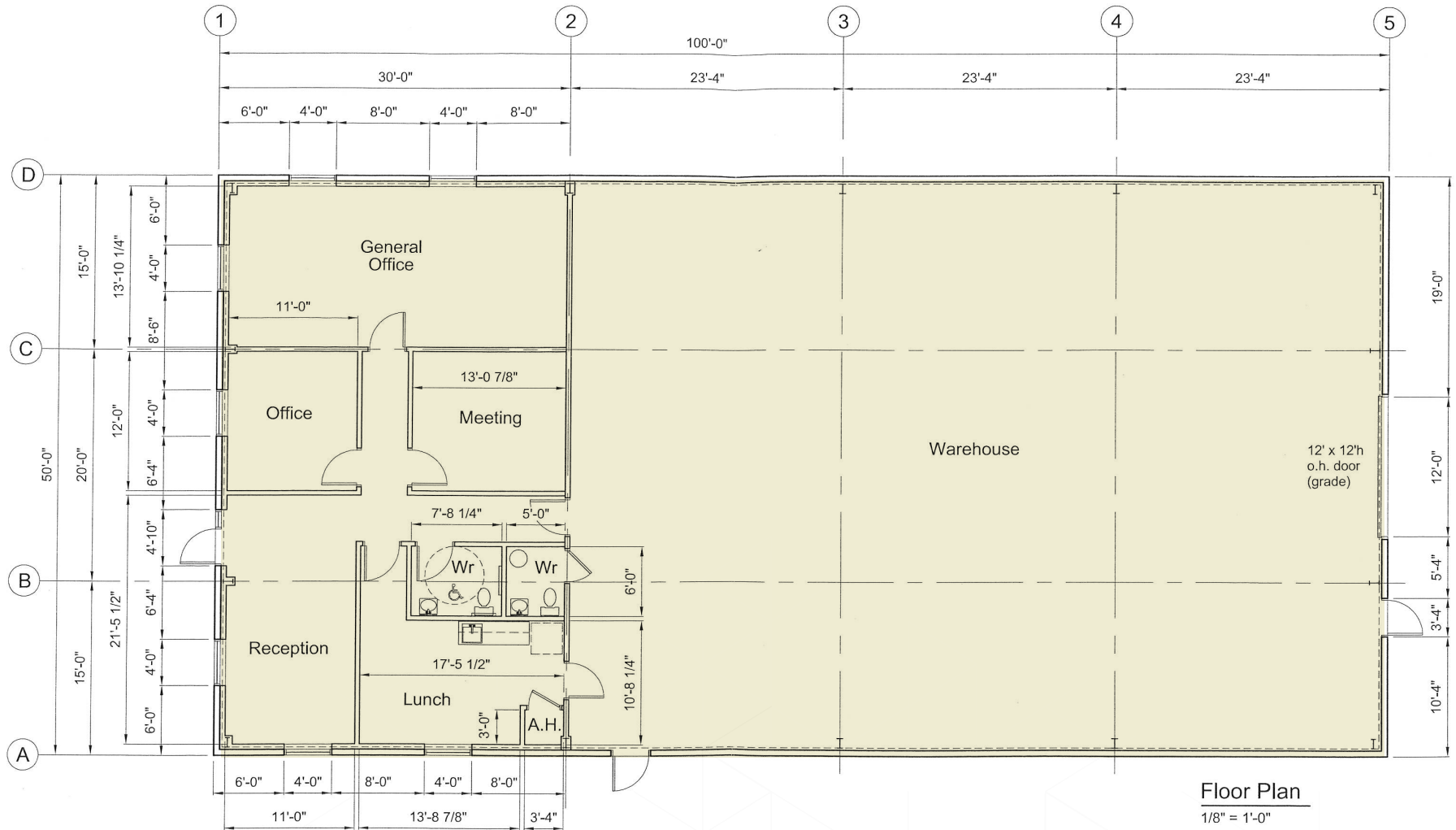
Address	35 Market Drive, Elmsdale, Nova Scotia
PID	45379187
Assessment (2022)	\$397,800
Zoning By-Law	East Hants Land-Use Bylaw
Zoning Classification	BP – Business Park
Site Area	1.01 acres 43,947 sq. ft.
Services	Municipal water and sewer; overland storm water
Parking	Parking fields exist along building front with ample room to expand parking surface on the site
Ingress / Egress	Two access points from Market Drive



Survey Plan



Floor Plan

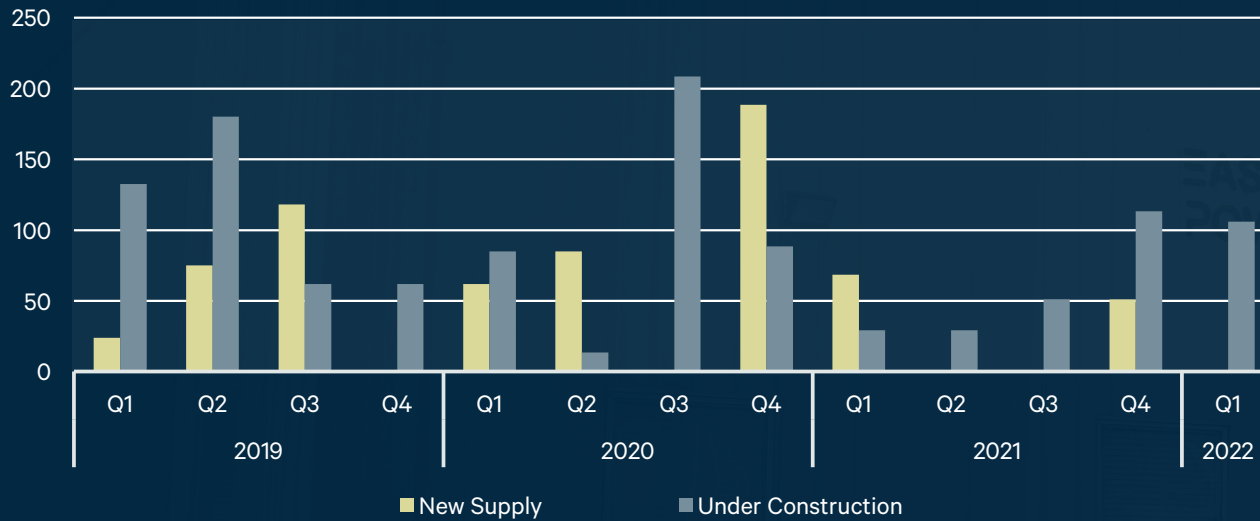


Floor Plan
1/8" = 1'-0"

(*) Floor Plan above does not include the existing tool crib

Industrial Market View

FIGURE 1: CONSTRUCTION ACTIVITY (000's SF)



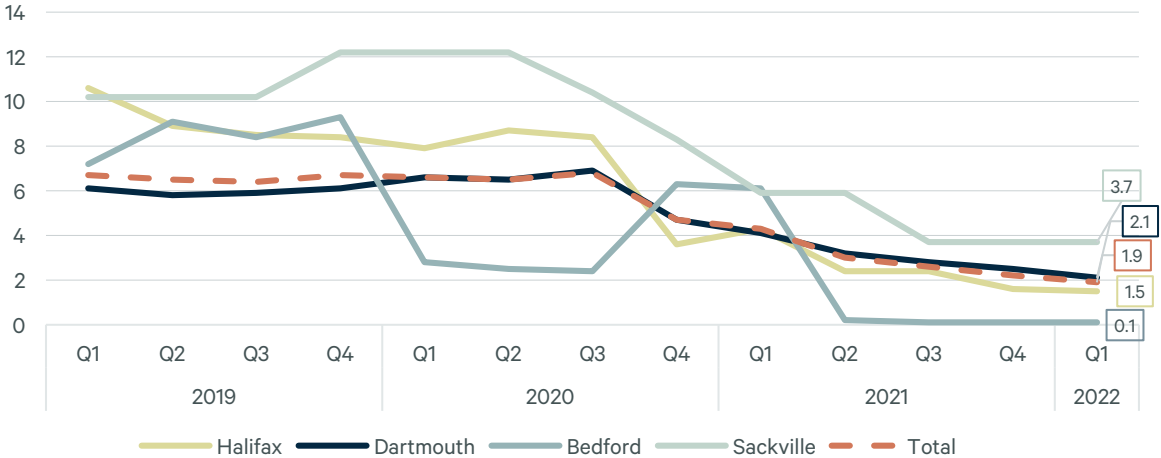
A challenging year ahead:
the imbalance of local supply
and demand remains

CONSTRUCTION UNDERWAY

106,000 SF
Expected by 2022

133,000 SF
Expected by 2023

FIGURE 2: AVAILABILITY RATE (%)



AVAILABILITY RATES DECLINE
2.2% to 1.9%

AVERAGE NET RENTAL RATE TREND UPWARDS
\$8.04 to \$8.54 PSF

FIGURE 3: NET ASKING RENTAL RATE (PSF)

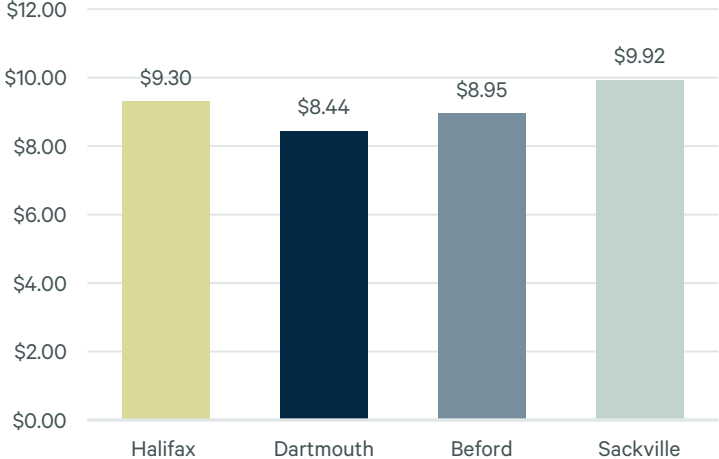
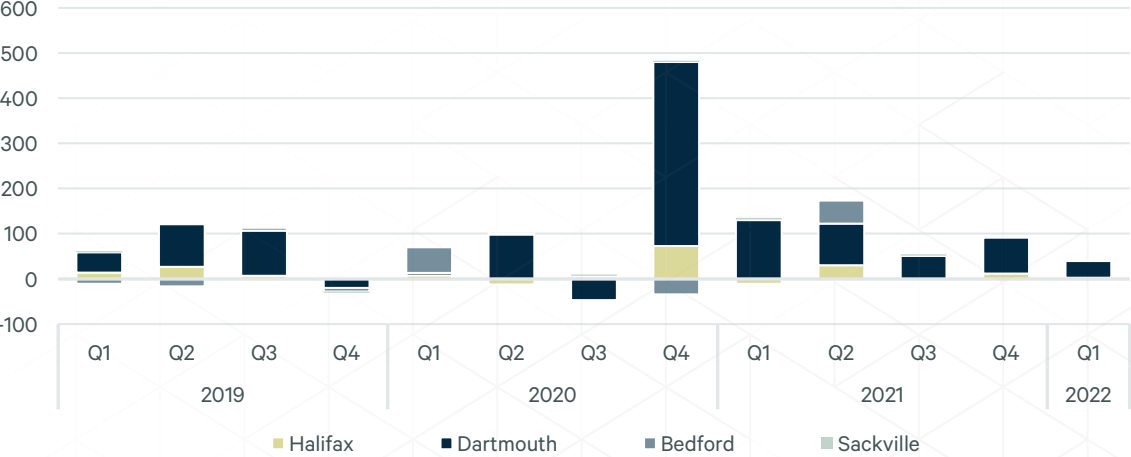


FIGURE 4: QUARTERLY NET ABSORPTION (000's SF)



NET ABSORPTION STAYS POSITIVE
39,074 SF

Offering Process

MEMORANDUM CONTENTS

This Confidential Information Memorandum (“CIM”) is being delivered to prospective purchasers to acquire 35 Market, Elmsdale, NS (“The Property”). This CIM does not purport to be all inclusive or to contain all the information that a prospective investor may require in deciding whether or not to acquire the Property. This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The CIM provides selective information relating to certain physical, locational and financial characteristics of the Property.

The information on which this CIM is based has been obtained from various sources considered reliable. Neither the Vendor nor CBRE make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and CBRE expressly disclaim any and all liability for any errors or omissions in the CIM or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax, engineering or any other advice as necessary.

If any information relating to the Property, in addition to the information provided in this CIM, is provided at any time, orally or otherwise, by the Vendor or CBRE or anyone acting

on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

CONFIDENTIALITY

By accepting this CIM, prospective purchasers agree to hold and treat this CIM and its contents in the strictest confidence. Prospective purchasers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this CIM or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Vendor and CBRE. Prospective purchasers will not use or permit this CIM to be used in any manner detrimental to the interests of the Vendor, CBRE or their affiliates or for any other purpose than a proposed purchase of the Property. The recipient of this CIM agrees to provide CBRE with a list of those persons to whom this CIM or any information contained herein is provided.

The terms and conditions in this Section with respect to confidentiality and the disclaimer contained under the heading “Memorandum Contents” will relate to all Sections of the CIM as if stated independently therein.

INDEMNIFICATION

Recipients of this CIM acknowledge that they are principals or investment advisors in connection with the possible acquisition of an equity interest in the Property and hereby agree to indemnify the Vendor and CBRE against any compensation, liability or expense (including attorneys' and commission fees), arising from claims by any other broker or party the purchaser had dealings with (excluding CBRE) in connection with the sale of an equity interest in the Property, or in connection with a breach by the prospective investor of its obligations as described herein.

In no event shall a prospective investor or any of its agents or contractors contact any tenant of the Property or any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Vendor or CBRE.

The Vendor reserves the right to end the sale process or to cease discussions with any and all parties at any time without notice or liability.

SALES CONDITIONS

Any information related to the Property which has been or will be obtained from the Vendor, CBRE or any other person, has been prepared and provided solely for the convenience of the prospective investor. Neither the Vendor nor CBRE make any representation or warranty that such information is accurate or complete.

Such information shall not form part of the terms of an Agreement of the Purchase and Sale, unless otherwise agreed in writing by the Vendor.

SUBMISSION

Based on information contained in this CIM and other information that may be made available by CBRE, interested parties are invited to submit an expression of interest. The offer should outline the terms for the purchase of the Property, including the following information:

1. Total purchase price;
2. Material terms and conditions of the proposal, including timelines;
3. Names and ownership interests of the beneficial owners of the purchaser;
4. A mailing address, e-mail address and fax number for the delivery of notices.

All offers must be received by the Vendor's Advisor (CBRE Limited). The Vendor is under no obligation to accept any offers submitted.

EXCLUSIVE AGENTS

All inquiries regarding the Property or any information contained in this CIM should be directed to CBRE as follows:



BRAD BAKKE, AACI

Senior Sales Associate
902 492 2084
brad.bakke@cbre.com

GARY MACKENZIE

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Senior Sales Associate
T - 902 492 2084
brad.bakke@cbre.com

CBRE Limited

5855 Spring Garden Road
Suite 300
Halifax NS B3H 4S2

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