

**NOW 50% LEASED**

[▶ VIEW DRONE VIDEO](#)



**FOR LEASE**

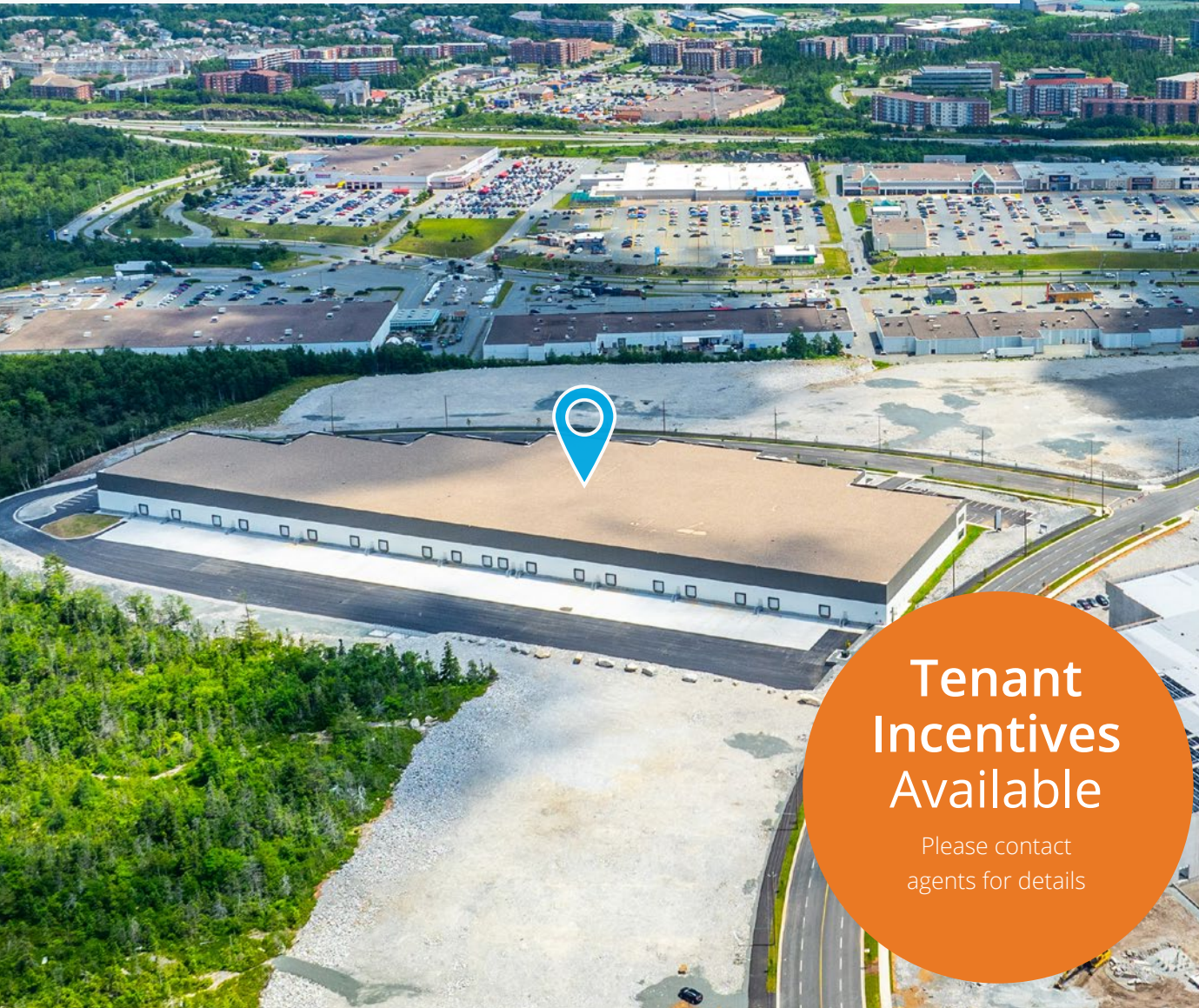
**29 DUGGER MCNEIL DRIVE, BAYERS LAKE BUSINESS PARK**

**BRAND NEW CLASS "A" INDUSTRIAL SPACE.  
FLEXIBLE UNIT SIZES.  
IMMEDIATE OCCUPANCY.**



# Prime Logistics Location

29 Dugger McNeil Drive is a brand new 188,042 SF multi-tenant industrial development offering modern contemporary design, flexible and efficient configurations, excellent connectivity to major highway systems, two super post-panamax container terminals, and Halifax's international airport.



**Tenant  
Incentives  
Available**

Please contact  
agents for details

## HIGHLIGHTS



RARE LEASING OPPORTUNITY IN  
LOW VACANCY MARKET



LOCATED IN HALIFAX'S  
BAYERS LAKE BUSINESS PARK  
With direct access to HWY 102 & 103



15 MINUTES DRIVE FROM  
DOWNTOWN HALIFAX



UP TO 91,380 SF AVAILABLE  
Multi-tenant building with flexible unit sizes  
available, starting at 17,382 SF



32' CLEAR CEILING HEIGHT



19 DOCK LEVEL LOADING DOORS  
& 1 GRADE LEVEL LOADING DOOR  
With additional grade level options available

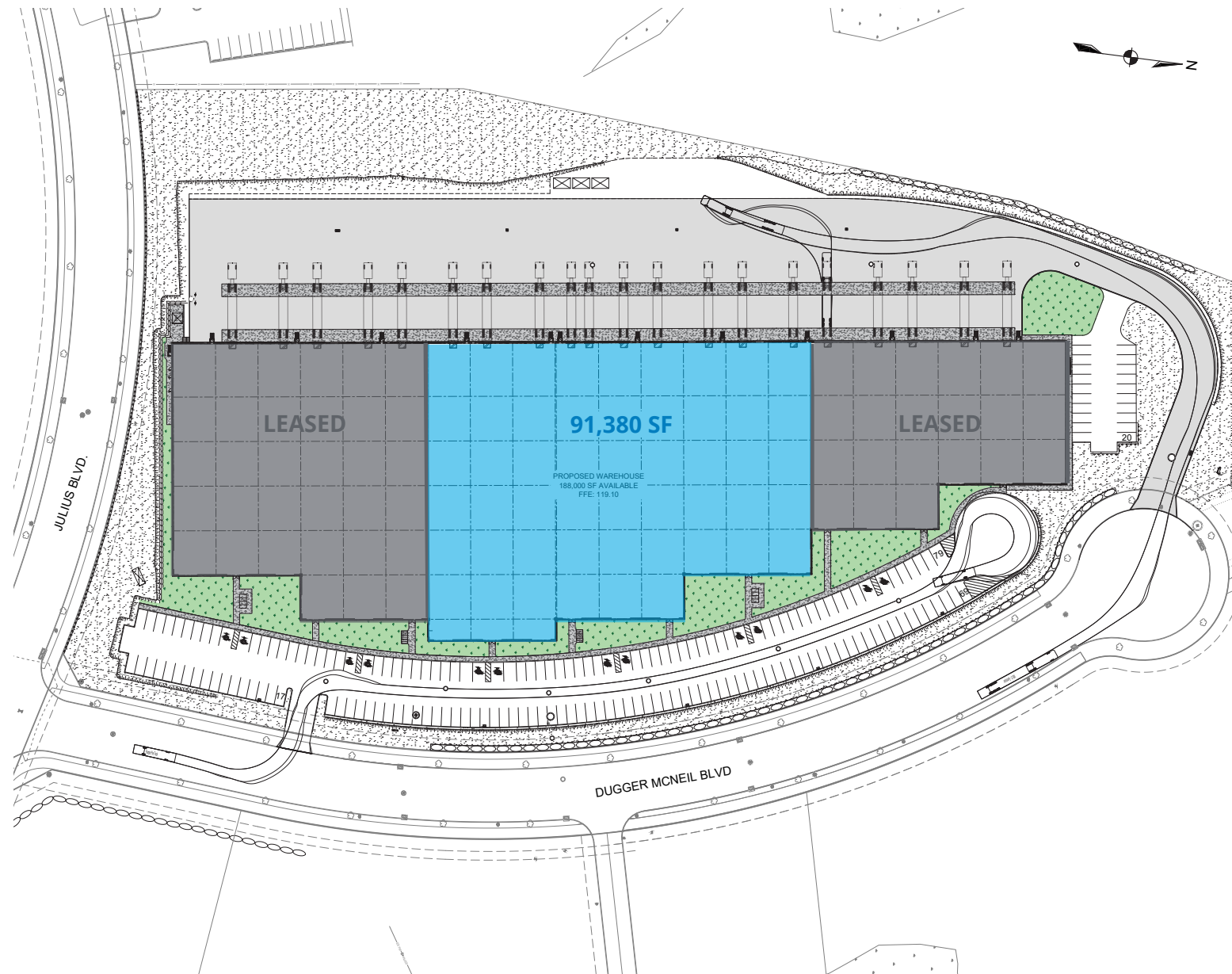


READY FOR IMMEDIATE  
OCCUPANCY

## General Building Specifications

|                   |   |
|-------------------|---|
| Building Size     | 188,042 SF  |
| Office Leaseholds | TI allowance or build to suit, with mezzanine options available |
| Loading Doors     | 19 dock level<br>1 grade level<br>(R16 insulated doors)         |
| Clear Height      | 32'   |
| Bay Sizes         | 17,382 to 91,380 SF   |
| Grid Size         | 40'x42'   |
| Parking           | 187 stalls  |
| Zoning            | I-3 (General Industrial)  |
| Construction      | Concrete tilt-up<br>(R24 insulation)                            |
| Concrete Slab     | 8"  |
| Lighting          | LED   |
| Sprinkler         | ESFR  |
| Heating           | Natural gas   |
| Electrical        | 1000A/600 volt, 3 phase   |
| Roof              | EPDM system<br>(R31 insulation)                                 |
| Signage           | Building and pylon<br>signage available                         |
| Rental Rates      | Please contact agent(s)   |

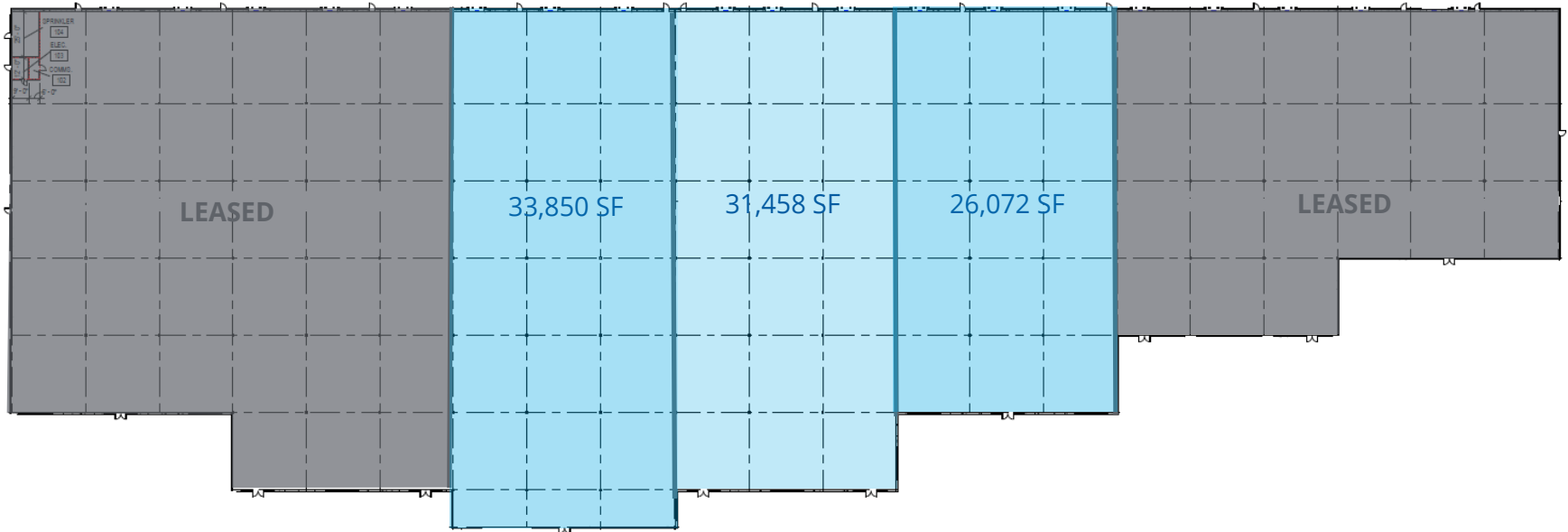
## Site Plan



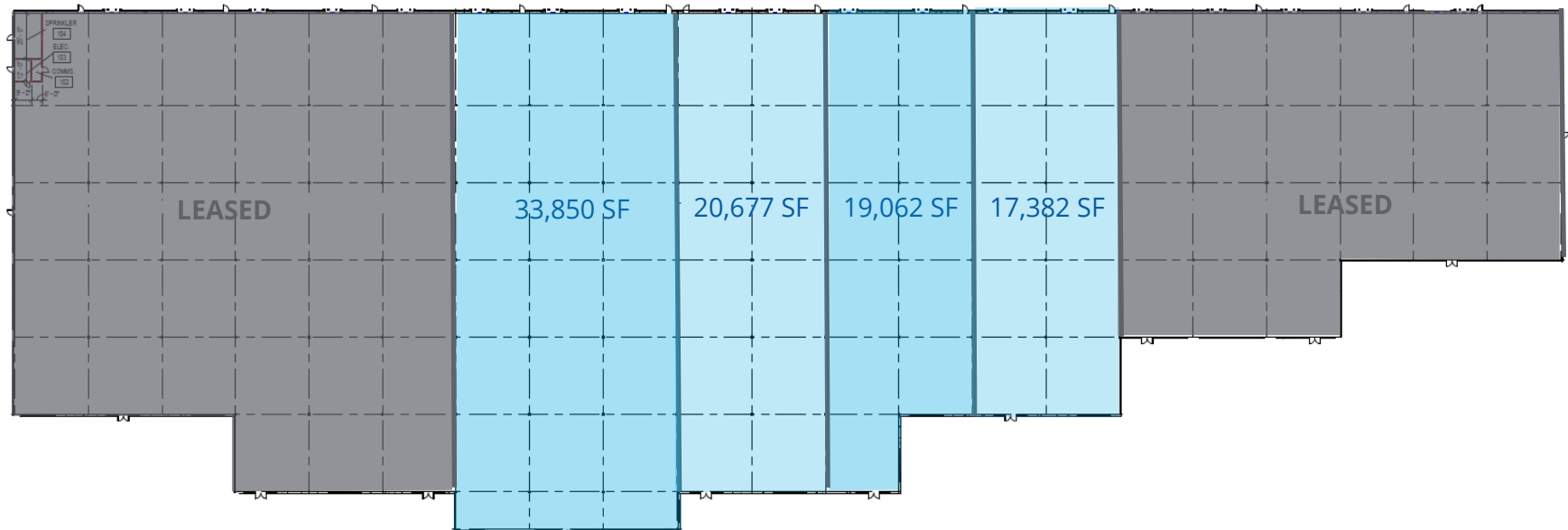
# Demising Examples

The following are examples only. Bay sizes are flexible and can be combined for larger uses.

DEMISING  
EXAMPLE  
ONE

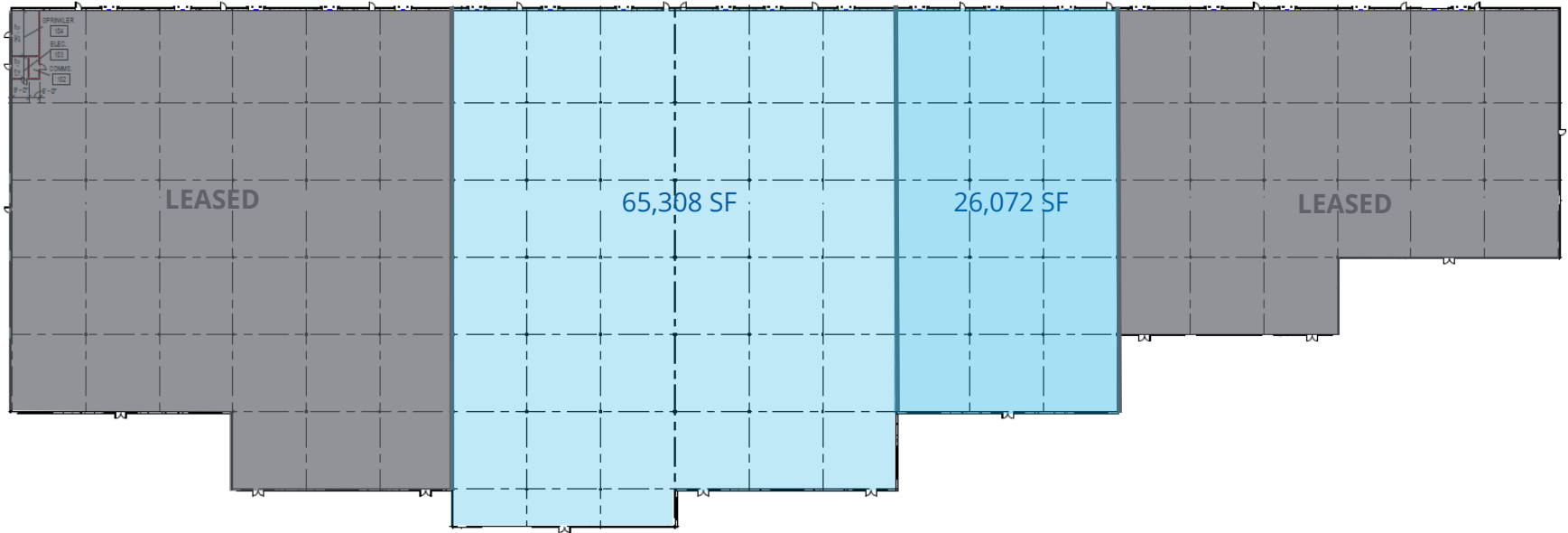


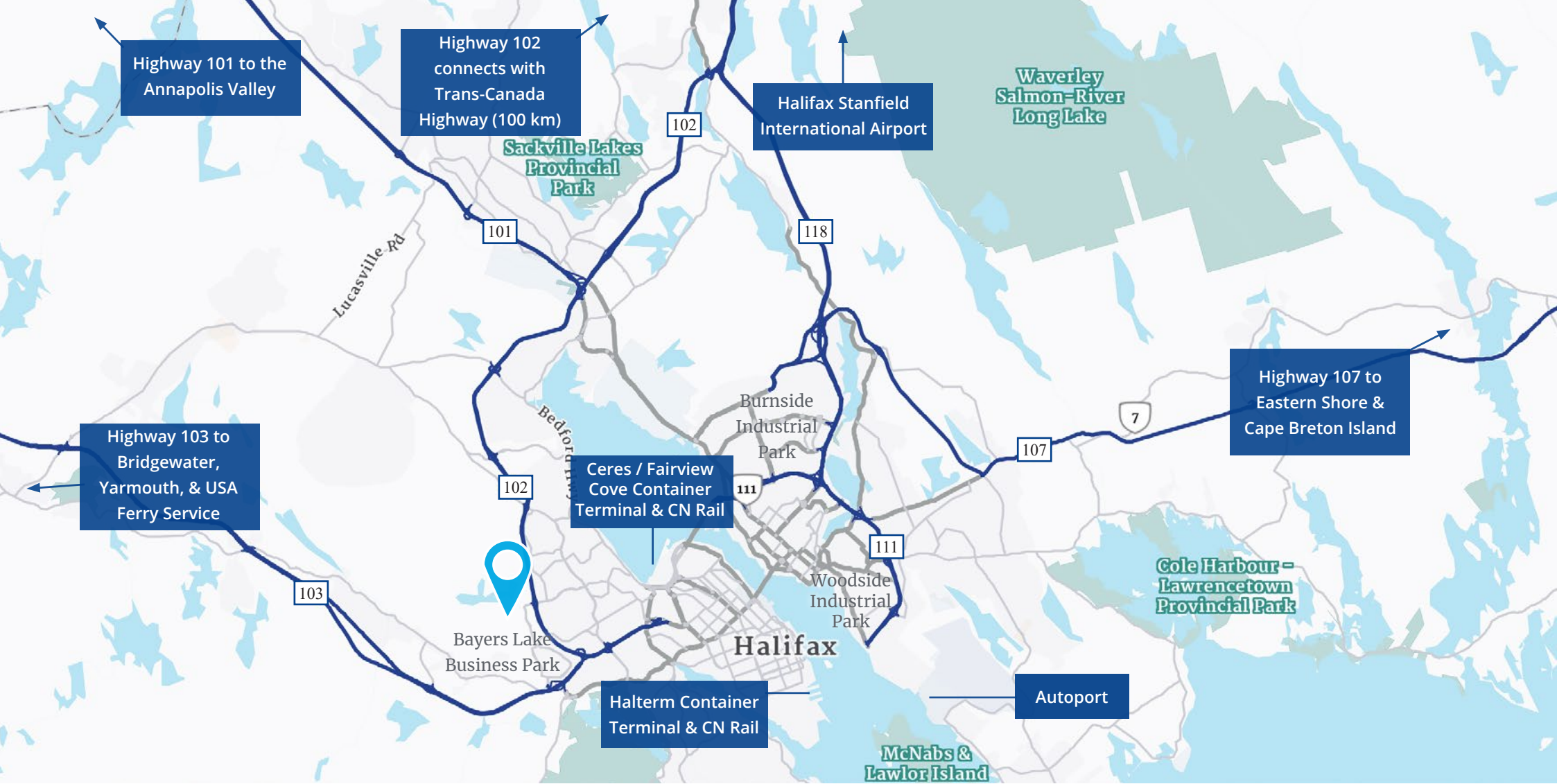
DEMISING  
EXAMPLE  
TWO



# Demising Examples

DEMISING  
EXAMPLE  
THREE





## DRIVE DISTANCES



Direct access to Hwy 102 & 103



5 km from Ceres Container Terminal & CN Rail Terminal



10 km from Downtown Halifax



12 km from Halterm Container Terminal



35 km from Halifax International Airport



23 km from Autoport



## DRIVE TIMES

2 minutes

10 minutes

13 minutes

15 minutes

25 minutes

25 minutes



# Your East Coast Gateway to the World

## International Port with two post-Panamax container terminals

- Year-round, ice-free harbour with 65 foot depths, giving it the deepest cargo berths on the Canadian east coast
- Port facilities include container terminals, grain elevators, Cruise Halifax, the Autoport, CN Halifax Intermodal terminal, and more
- More than 1,300 commercial cargo vessels pass through the port of Halifax annually\*
- 150 countries served by 19 container lines\*
- Among the lowest import container dwell times of any North American port\*

Source: [portofhalifax.ca/about-us/](http://portofhalifax.ca/about-us/)

\*Statistics as of 2022

## Halifax Intermodal Terminal

- Direct, on-dock rail service as part of CN's North American rail network
- Double-stack trains move daily from the Port of Halifax to CN rail terminals in Toronto, Montreal and Chicago
- Specialized rail equipment is available for bulk, breakbulk, heavy-lift and containerized cargo
- Port of Halifax to Central Canada by train within 2 days
- Port of Halifax to U.S. Midwest by train within 3 days

Source: [portofhalifax.ca/facilities/non-hpa-facilities/cn-halifax-intermodal-terminal/](http://portofhalifax.ca/facilities/non-hpa-facilities/cn-halifax-intermodal-terminal/)



# Prime Logistics Location

## Nova Scotia's Strategic Advantage

- Nova Scotia is in the Atlantic Time Zone - this results in a perfect split between the UK & US west coast work days
- Reduced travel time - 2 hours closer to Europe by air than any other Canadian destination
- Strong logistics and warehousing sector
- NS is home to the only air US preclearance facility in Atlantic Canada, and offers 24/7 customs services
- Reliable class "A" transportation infrastructure - an efficient and reliable combination of air, road, rail, and sea

Source: <https://investnovascotia.ca/>

CLICK HERE TO VIEW  
**LOGISTICS & ACCESSIBILITY  
ADVANTAGES**



| DEPARTURES |        |              |          |        |      |         |
|------------|--------|--------------|----------|--------|------|---------|
| Airline    | Flight | Departing To | Expected | Actual | Gate | Status  |
| AC         | 663    | Montreal     | 11:45    | 12:50  | 12   | Delayed |
| WESTJET    | 249    | Toronto      | 12:50    | 12:50  | 16   | On Time |
| WESTJET    | 3422   | St. John's   | 13:10    | 13:10  | 20   | On Time |
| AC         | 810    | Fredericton  | 13:35    | 13:38  |      | On Time |
| AC         | 1983   | Saint John   | 14:00    | 14:00  | 7    | On Time |
| AC         | 607    | Toronto      | 11:05    | 14:45  | 26   | Delayed |



Halifax Stanfield

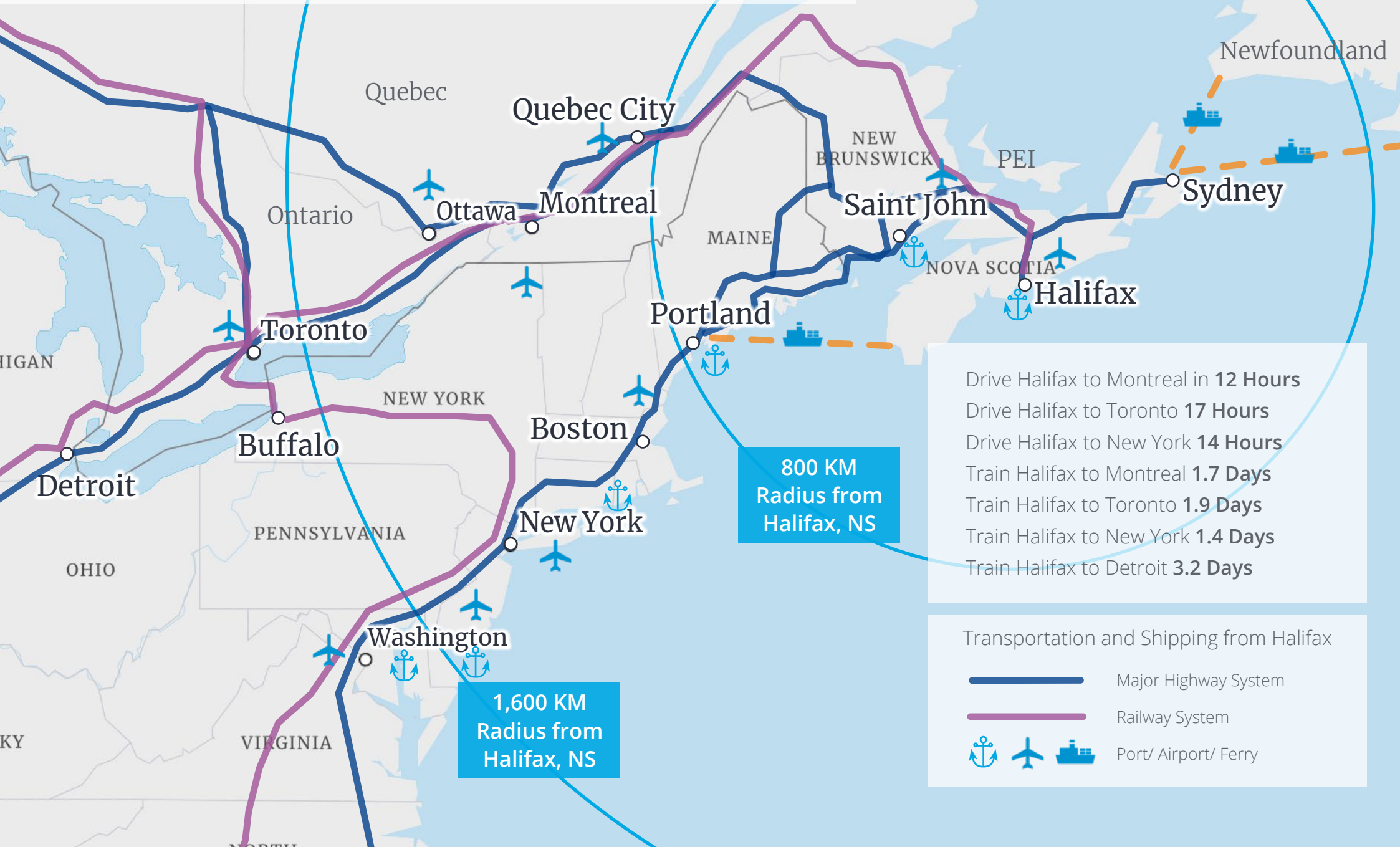
International Airport  
& Cargo Facilities

- A comprehensive air route network serving virtually any location around the globe
- Capacity to process over 41,000 metric tonnes annually and growing
- Newly constructed cargo warehouse facility and additional aprons
- Direct air cargo links to Europe and Asia
- Among the top 10 air cargo airports in Canada
- 24/7 USA customs clearance and operations with no noise restrictions, curfews, operational, or slot restrictions

Source: [halifaxstanfield.ca/business/business-opportunities/cargo/](http://halifaxstanfield.ca/business/business-opportunities/cargo/)



# Transportation & Shipping





### Bayers Lake Business Park - Amenities

- 3 Hotels
- McDonald's
- Dairy Queen
- East Side Mario's
- Jack Astor's
- Mizu All You Can Eat Sushi
- Dhaba Express
- Moxies
- Starbucks
- Sushi Nami Royal
- Kids R Kids (childcare)
- Cineplex
- Best Buy
- Putting Edge
- Petro Canada
- Eastside Billiards & Lounge
- Access Nova Scotia
- OK Tire

**NSLC**  
Nova Scotia Liquor Corporation, Head Office and Distribution Centre

**Clarke**  
Clarke Transport

**U-HAUL**  
U-Haul Moving & Storage

**Loblaws**  
Loblaws Atlantic

**Bayers Lake Community Outpatient Centre**  
Modern, state-of-the-art healthcare facility completed in 2023

**Sysco**  
Sysco Halifax

**Coca-Cola**  
Coca-Cola Vending

Brand New Halifax Tower Hotel & Conference Centre

Exit 2/2B to Highway 103

Chain Lake Drive

**Marshalls** **Bell Aliant**  
**DOLLARAMA** **bulk barn**  
**Mark's**

**Mattress Mart.ca**  
**STAPLES** **SPORTCHEK**

**KENT**

103

Susie Lake Crescent

Julius Boulevard

Julius Boulevard

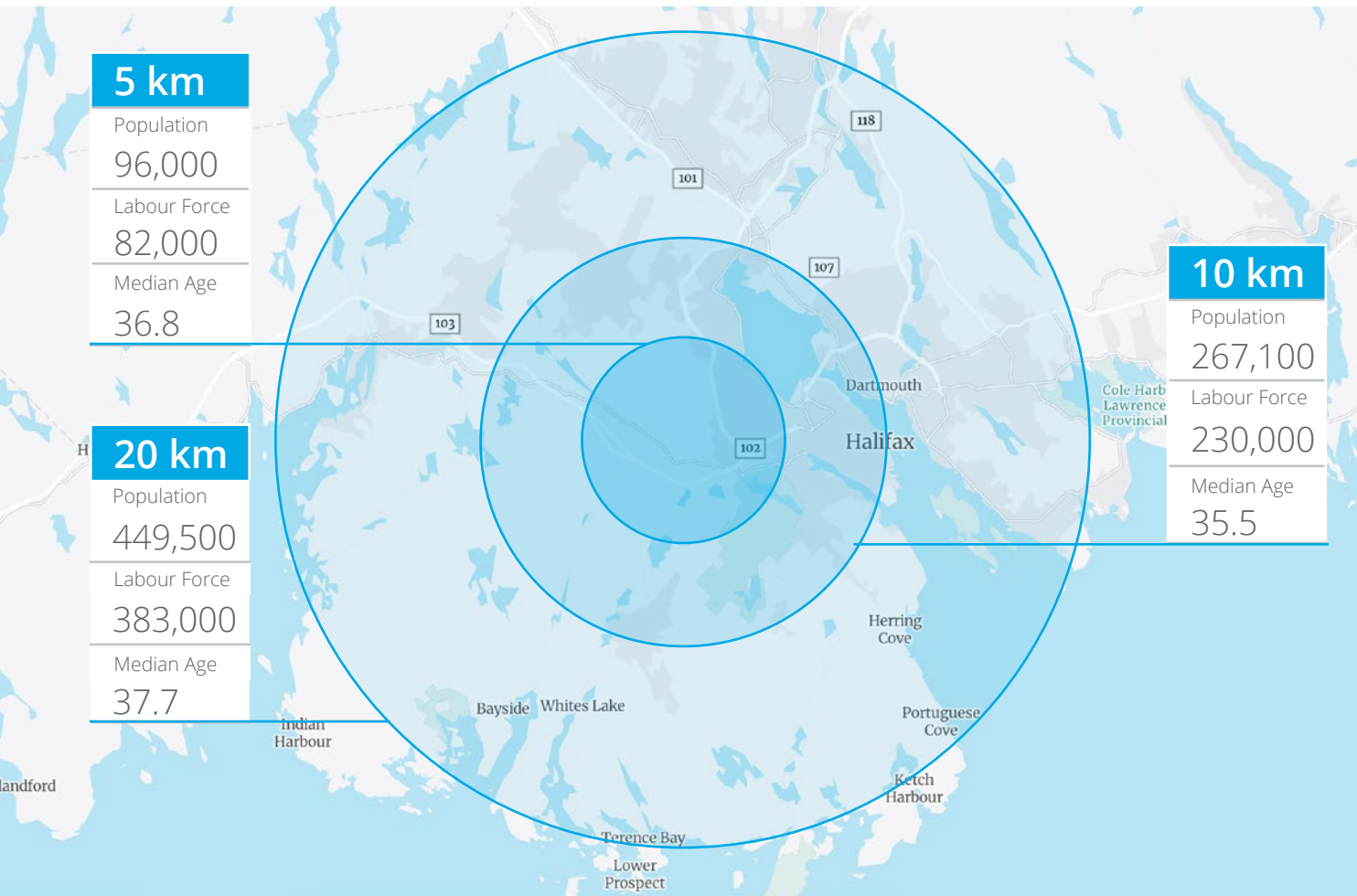
Dugger McNeil Drive

- Bayers Lake Business Park - Major Occupiers**
- Nova Scotia Liquor Corporation, Head Office and Distribution Centre
  - Labatt's Bayers Lake Warehouse
  - Clarke Transport
  - Metro Self Storage
  - U-Haul Moving & Storage of Halifax
  - Irving
  - Quality Concrete

# Nova Scotia is Open for Business

Halifax is one of Canada's fastest growing census metropolitan areas, with downtown Halifax expanding more than 26% over the previous census. The city benefits from a highly diverse labor force promoting economic stability and a unique multi-model transportation and logistics system in the Halifax Gateway.

Nova Scotia Business Inc (NSBI) outlines several of the incentives this province has to offer, whether starting or expanding a business. Visit [novascotiabusiness.com/invest/business-development-incentives](https://novascotiabusiness.com/invest/business-development-incentives) for more information.



Population in the labour force within a 20 km radius of the property

**383,000**



Halifax 2024-2034 Estimated Average Annual Population Growth Rate

**3.3%**



Percentage of the labour force population with higher education

**70%**



Halifax's ice-free harbour powers the world's largest shipping lines, reaching more than

**150 Countries**



Halifax ranked among the top 10 North American cities for

**Lowest overall business operating costs**

# Meet the Landlord



**hazelview**  
INVESTMENTS

Hazelview is an active investor, owner and manager of real estate investments since 1999 and is headquartered in Toronto, ON. Hazelview has \$12.3B in assets under management in private and public real estate, 4 global offices, with an investment management team of 90+ individuals. We have an active, hands-on investment management platform that helps us find opportunities for sustainable long-term cash flow. We have a reputation for providing conservatively managed, risk-averse investment opportunities for our investors. We are committed to fostering the long-term growth of our employees, tenants and the investments we make for our clients. It's one of the things we've always believed in, creating value in real estate, and people.

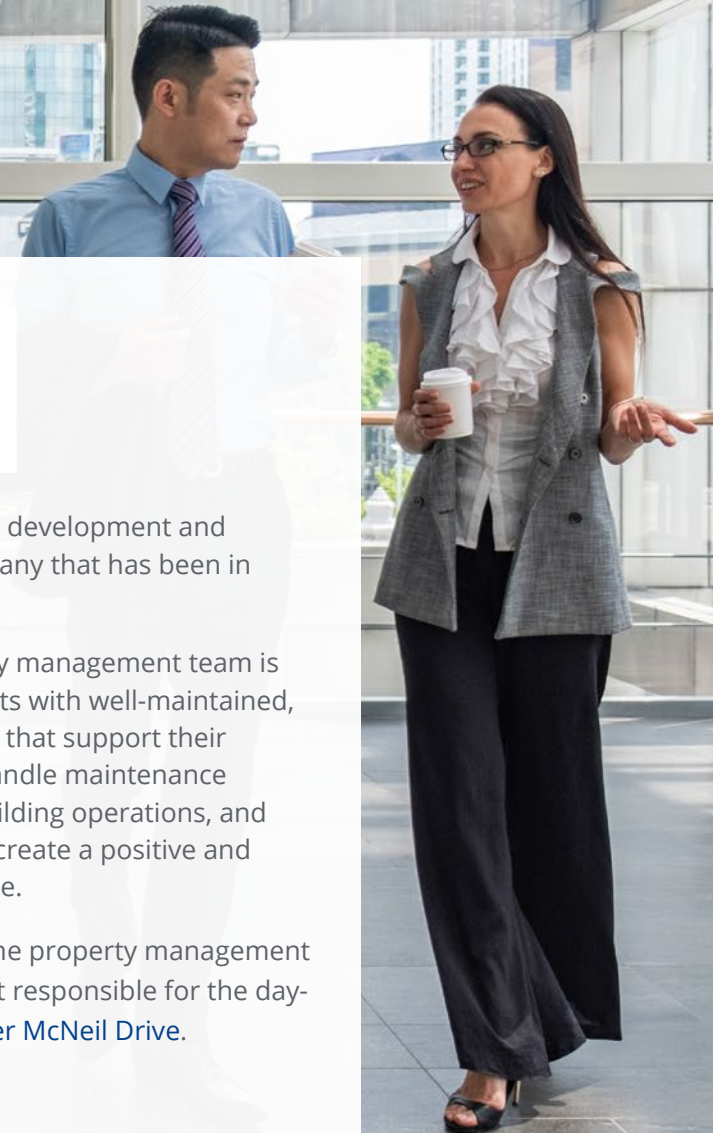
For more information see: <https://www.hazelview.com>



East Port Properties is a local development and property management company that has been in business for over 30 years.

East Port's industrial property management team is dedicated to providing tenants with well-maintained, efficient, and secure facilities that support their business operations. They handle maintenance promptly, ensure smooth building operations, and work closely with tenants to create a positive and reliable occupancy experience.

East Port Properties will be the property management company and the key contact responsible for the day-to-day operation of [29 Dugger McNeil Drive](#).





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