



NEW CONSTRUCTION INDUSTRIAL BUILDING FOR LEASE

135 Chain Lake Drive

Bayers Lake, Nova Scotia

**AVISON
YOUNG**

The offering

Avison Young is pleased to offer 135 Chain Lake Drive for lease, a brand new industrial building located in one of the largest business parks in Atlantic Canada.

Once constructed, the building will total 40,500 sf, offering five units for tenants to lease with the option to combine adjacent units where applicable.

Located in close proximity to a high-growth community in Halifax, the Bayers Lake

Business Park is home to a mix of retailers, professional services, and food establishments. 11 km from Downtown Halifax and with direct access to Highways 102 and 103, the park provides excellent connectivity while seeing high daily traffic levels.

Zoned 1-3 General Industrial, the property is ideal for a variety of commercial tenants looking for a modern space in an established Halifax commercial centre.

OVERVIEW

Building size	40,500 sf
Site area	2.62 acres
Available units	5 units [Tenants can lease multiple in 8,000 sf increments]
Unit size	8,000 sf
Parking	12 stalls per unit
Lease term	5 - 10 years
Storeys	2 [Ground level with mezzanine]
Ceiling height	24 feet
Availability	Q4 2025 - Q1 2026



\$18.00

ASKING RENT (psf)

\$8.00

OPERATING COST (psf)

Location

Located in the Bayers Lake Business Park, 135 Chain Lake Drive offers tenants a prime location with excellent local and regional accessibility. In close proximity to Highways 102 and 103, the location offers seamless connectivity to Halifax's downtown core and other communities in the municipality, the Halifax International Airport, major container ports and other transportation networks.

With convenient access to a wide array of amenities found in the park, this location is near a number of plazas offering locations of prominent chain retailers and food establishments as well as professional services.

The concentration of big-box retailers in the area such as Costco, Walmart and Canadian Tire, allow for maximum exposure through steady levels of high vehicle traffic.

The immediate area has seen significant growth, with two new large multi-tenant industrial developments in the immediate area, the newly opened Nova Scotia Health outpatient centre and the nearby Halifax Hotel having opened its doors. Additionally, there are plans for many multi-family assets to be added in close proximity over the coming years, as Halifax continues to see high levels of population growth.

I-3 Zoning

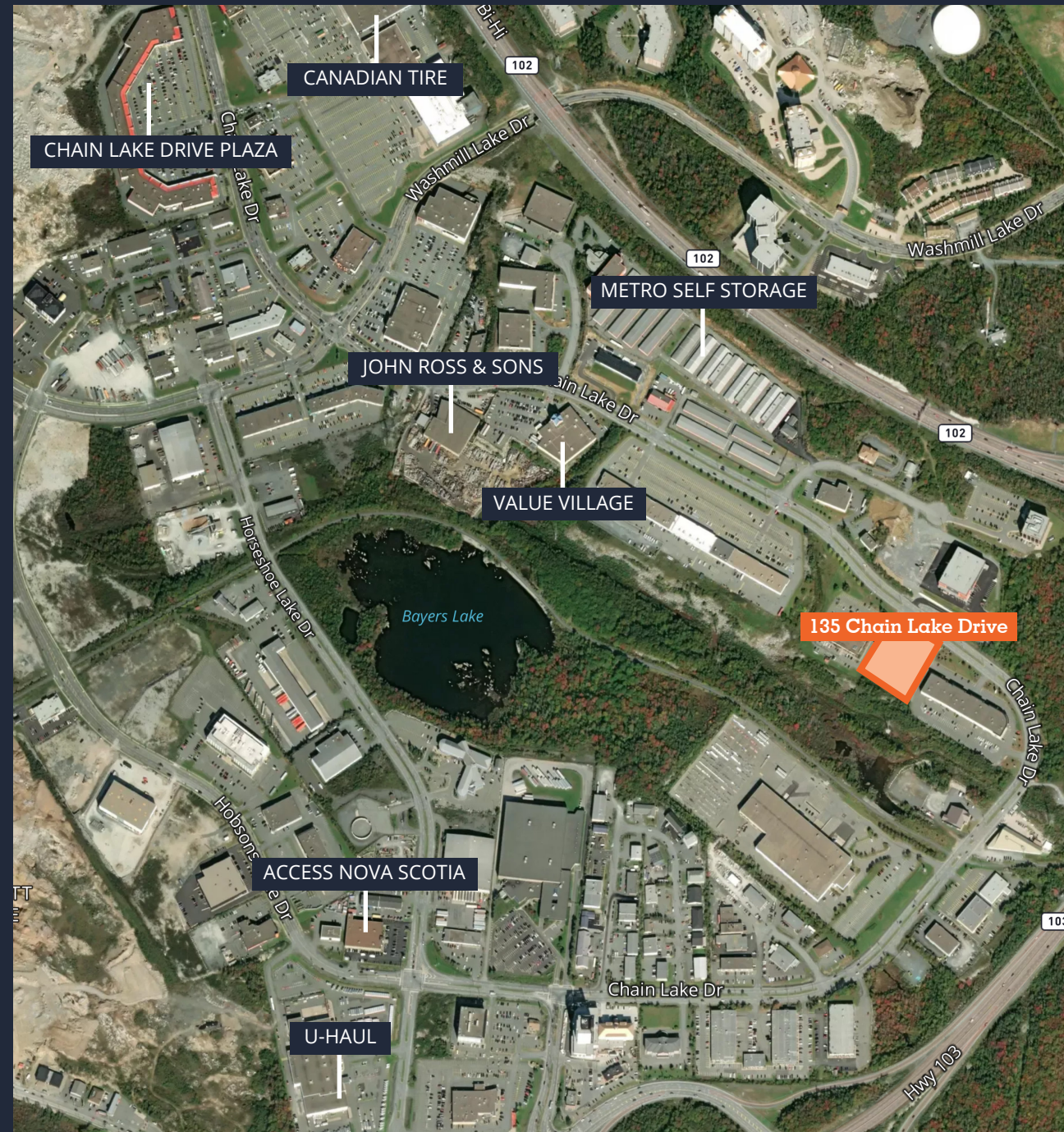
Potential uses within this zone include but are not limited to:

- Any industrial/commercial enterprise
- Office
- Retail store
- Bank/financial institutions
- Municipal building
- Community facility
- Professional services
- Food/ dining
- Commercial recreation uses
- Public park
- Cannabis production facility

300+
ENTERPRISES

2,000
EMPLOYMENT

582_{ac.}
TOTAL GROSS AREA





Get in touch

For detailed information on this offering, please contact:

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