

BUILDING & LAND



Approximate Boundary Lines

135 & 137 CHAIN LAKE DRIVE HALIFAX, NOVA SCOTIA

Rare Opportunity to Invest and Develop in Bayers Lake Business Park

- Existing 23,782 sf multi-tenanted office building
- Possibility of adding another 40,000 sf on adjacent land
- Flexible zoning that permits both commercial and industrial uses

Partners Global is pleased to present the opportunity to purchase 135 & 137 Chain Lake Drive, a well-maintained and professionally managed single-storey, currently multi-tenanted office building, along with 2.62 acres of prime development land next door.

Encompassing over 580 acres, Bayers Lake Business Park is one of the major concentrations of commercial activity in the Halifax region. Its central location at the junction of two major highways, excellent transportation links, and access to amenities make this an attractive suburban office location.

The offering memorandum, including financial information, is available to qualified buyers who complete the non-disclosure agreement.

partnersglobal.com

FOR SALE

Offers invited

Ian Stanley

M 902.229.7100

ian@partnersglobal.com

Brian Toole

M 902.476.6898

brian@partnersglobal.com



PARTNERS GLOBAL
CORPORATE REAL ESTATE

135 & 137 Chain Lake Drive | Halifax, Nova Scotia

OPPORTUNITY OVERVIEW

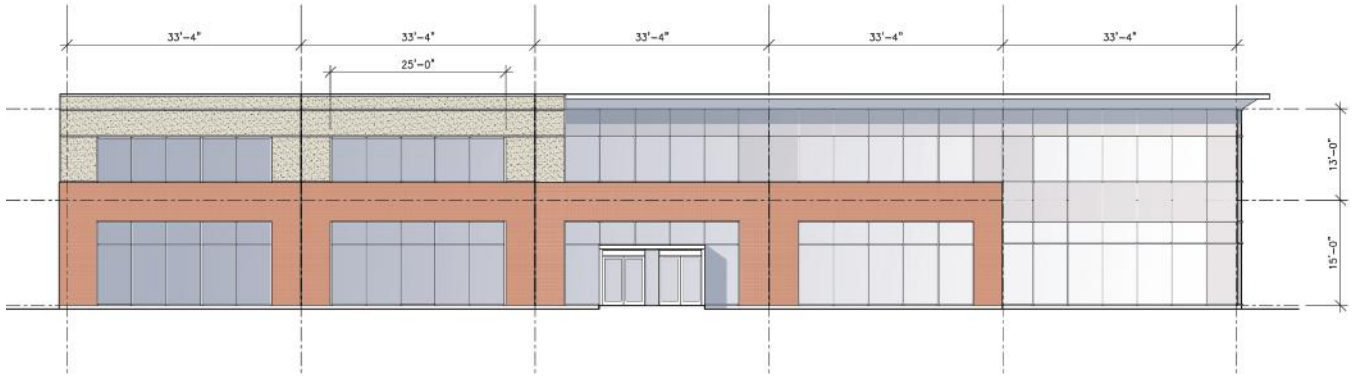
	EXISTING BUILDING	ADJACENT PROPOSED DEVELOPMENT DETAILS
LISTING ID	10229	10229
PROPERTY TYPE	Multi-tenant office / commercial	Multi-tenant office
ADDRESS	137 Chain Lake Drive, Halifax, NS	135 Chain Lake Drive, Halifax, NS
LOCATION	Bayers Lake Business Park	Bayers Lake Business Park
PID	41036484	41036492
LOT SIZE	3.34 acres	2.62 acres
ZONING	General Industrial (I-3) Zone	General Industrial (I-3) Zone
BUILDING SIZE	23,782 sf (rentable area)	40,000 sf
YEAR BUILT	Circa 2000	Future development
CONSTRUCTION	Steel frame on reinforced poured concrete foundation	Tilt-up concrete on poured concrete foundation
NO. STOREYS	One (1)	Two (2)
NO. SUITES	Three (3) (currently)	Various
PARKING	Paved surface parking (106 stalls)	Paved
ASSESSED VALUE (2020)	\$2,904,900	\$954,800
OCCUPANCY	83.5% (as of August 2020)	N/A
BASE RENTAL REVENUE	Current (as of August 2020): \$274,703 Projected (fully rented): \$345,233	TBD based on development
ADDITIONAL NOTES	N/A	Proposed design and conceptual renderings contained herein are for discussion purposes only
OFFERING PRICE	Unpriced; offers invited	



135 & 137 Chain Lake Drive | Halifax, Nova Scotia

ADJACENT PROPOSED DEVELOPMENT | 135 CHAIN LAKE DRIVE

Elevation Plan



Artist Rendering

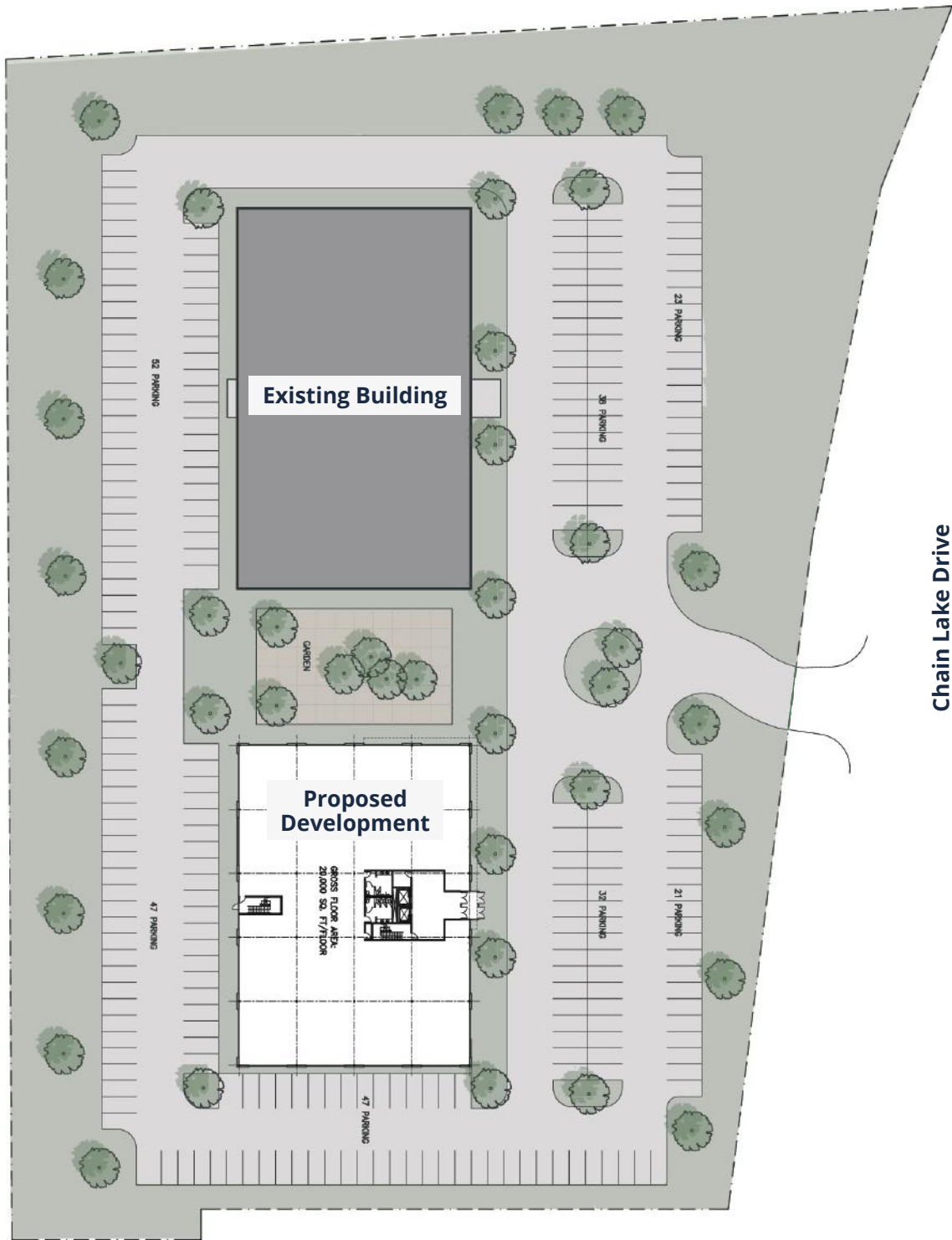


Artist Rendering



135 & 137 Chain Lake Drive | Halifax, Nova Scotia

SITE PLAN



135 & 137 Chain Lake Drive | Halifax, Nova Scotia

OFFERING CONDITIONS & SUBMISSION GUIDELINES

Based on information contained in this Memorandum and other information that may be made available upon request, interested parties are invited to submit a Letter of Intent ("LOI") that addresses the below outlined requirements. The property is being offered on an unpriced basis. All submissions will be reviewed and considered by the Vendor as they are received. The LOI should outline the terms for the purchase of the property, including the following information:

1. Name of proponent with address, phone and electronic contact information.
2. Clearly state:
 - i. the price being offered to purchase the property (offers without a specific price will not be considered);
 - ii. any offering conditions; and
 - iii. the proposed closing date.
3. Identification of the legal entity that will be purchasing the property, together with names and ownership interests of any and all participating parties, and person(s) authorized to sign an Agreement of Purchase and Sale. The proponent must name a representative with appropriate authority with whom the Vendor and/or its Agent may negotiate.
4. Exclusive Listing: If the purchaser is represented by an outside broker, fees payable to the purchaser's broker shall be paid by the purchaser.

All LOIs must be received by Partners Global Corporate Real Estate Inc. (the "Vendor's Agent"). The Vendor is under no obligation to accept any offers submitted.

If sending by mail, offers should be clearly marked **135 & 137 Chain Lake Drive - Request for Proposals**; and addressed to:

Partners Global Corporate Real Estate Inc.
Attn: Ian Stanley (ian@partnersglobal.com)
1801 Hollis Street, Suite 1420
Halifax, NS B3J 3N4

All inquiries regarding the property and submissions should be directed to:

Ian Stanley
M 902.229.7100
ian@partnersglobal.com

Brian Toole
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to Int'l
Airport

Dartmouth

Downtown
Halifax

Bayers Lake Business Park Snapshot

- Directly connected to Highways 102 & 103
- 11 km from Downtown Halifax
- 5 km from Ceres Container Terminal
- 15 km from Halterm Container Terminal
- 36 km from Halifax International Airport
- 300+ enterprises
- Gross area of 582 acres

Source: Halifax.ca

Bayers Lake
Business Park

Highway 102

Highway 103

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Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Partners Global expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.

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