



1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

MONTHLY LISTINGS REPORT

Halifax & Surrounding Region

NOVEMBER 2025

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LEASE LISTINGS

OFFICE



1423 FALL RIVER ROAD

FALL RIVER | NOVA SCOTIA

2-Level wood frame mixed-use building. Lower level unit includes 3 offices, reception and waiting area,. Utilities not included.

Available Space | 1,108 SF

Lease Rate | \$13.00 PSF + \$12.12 CAM & Tax



68 HIGHFIELD PARK DRIVE

DARTMOUTH | NOVA SCOTIA

Class "A" mixed-use building with 2nd floor office. Unit features reception, waiting area, and office(s) / work area.

Available Space | 900 SF

Lease Rate | \$18.00 PSF + \$9.00 CAM & Tax



LEASED

453 SACKVILLE DRIVE

LOWER SACKVILLE | NOVA SCOTIA

Ground floor street front retail space ideal for professional office space. Includes 4-5 private offices, reception, open work area and washer/dryer. Utilities not included.

Available Space | 1,100 SF

Lease Rate | \$25.00 Net + \$10.00 CAM & Tax

RETAIL



1359 BARRINGTON STREET

CBD | HALIFAX

Unique workspace on the corner of Barrington Street and Bishop Street.

Available Space | 623 SF

Lease Rate | \$21.00 PSF + \$14.35 CAM & Tax

LEASE LISTINGS

INDUSTRIAL



120 JOSEPH ZATZMAN DR.

DARTMOUTH | BURNSIDE BUSINESS PARK

11,928 SF Industrial building on 1.17 acre lot. Includes 3 grade loading and 1 oversized loading door and 5 Ton loading crane. Includes 2,960 SF steel Quonset hut.

Available Space | 14,888 SF (combined total)

Lease Rate | \$16.00 Net



MILFORD LANDS

MILFORD INDUSTRIAL PARK | NOVA SCOTIA

Industrial Zoned Land accessed at exit 9 on Highway 102. Lease term of 1-10 years. Utilities paid directly by the tenant (if applicable).

Lot Size | 5.63 acres – 13.63 Acres

Land Lease Rate | \$0.50 PSF As-Is



41 GURHOLT DRIVE

DARTMOUTH | BURNSIDE BUSINESS PARK

Large industrial warehouse with 23' – 25' clear height. Includes 2 dock loading and 2 grade loading doors. Fully renovated.

Available Space | 16,747 SF

Lease Rate | \$13.00 Net + \$7.62 CAM & Tax



11 PETTIPAS DRIVE

DARTMOUTH | BURNSIDE BUSINESS PARK

40' x 50' Unit available in an industrial building with 10' x 10' grade level loading and 16' ceiling height. Available Nov. 2025.

Available Space | 2,000 SF (Unit N)

Lease Rate | \$16.00 Net + \$8.00 CAM & Tax



NEW

45 THORNE AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

New construction with each unit measuring 40' x 50'. 16' Clear ceilings with 12' x 14' grade loading door. 3 Ton ducted heat pumps installed. Available December 2025.

Available Space | 2,000 SF – 4,000 SF

Lease Rate | \$20.00 Net + \$8.00 CAM & Tax



196 HIGNEY AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

Large warehouse with 40' clear ceilings and 40' x 39' column spacing. Seven (7) dock loading with levelers, multiple bays and truck turning radius of 53'.

Available Space | 62,400 SF

Lease Rate | \$18.00 Net + \$6.00 CAM & Tax



20-24 AKERLEY BOULEVARD

DARTMOUTH | BURNSIDE BUSINESS PARK

Large industrial warehouse with 16' – 20' clear height and 2nd level mezzanine. Includes 2 dock loading and 2 grade loading doors.

Available Space | 21,709 SF

Lease Rate | \$14.00 Net + \$8.84 CAM & Tax



LEASED

475 MACELMON ROAD

DEBERT | NOVA SCOTIA

Industrial/office space in the "hub" of NS, with immediate availability. Featuring dock level loading, 18' clear height and cost-effective leasing. Units 4/5 & 9 available.

Available Space | 3,900 SF & 4,200 SF

Lease Rate | \$10.00 Net + \$3.00 CAM & Tax



191 JOSEPH ZATZMAN DR.

DARTMOUTH | BURNSIDE BUSINESS PARK

Industrial warehouse units 1-2. 18'6" Clear ceiling height with dock loading and 53' truck turning radius. Rail siding potential.

Available Space | 7,699 SF

Lease Rate | \$13.00 Net + \$9.05 CAM & Tax



45-53 FIELDING AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

Sublease until February 27, 2029, with 20'-24' clear ceilings. Includes four (4) dock and one (1) grade loading. 53' Tractor trailer turning radius. Racking negotiable.

Available Space | 9,404 SF

Sublease Rate | \$14.16 Net + \$8.18 CAM & Tax



1000 WINDMILL ROAD

DARTMOUTH | BURNSIDE BUSINESS PARK

Flex office/industrial space with various suite sizes including air-conditioning available. Ample parking. Flexible lease terms. Utilities included.

Available Space | Up to 17,885 SF

Lease Rate | \$10.00 Net + \$7.25 CAM & Tax



152 CROSSLEY AVENUE

TRURO | NOVA SCOTIA

Rear 2 bay portion. 100% Warehouse/cold storage, fully insulated. Heat can be installed Two (2) 16' x 16' grade level doors. BI (Business Industrial) zoning.

Available Space | 3,000 SF – 7,300 SF

Lease Rate | \$10.00 Net + \$4.00 CAM & Tax

LEASE LISTINGS

INDUSTRIAL



45 BORDEN AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

Industrial unit with grade level loading and office buildout, open reception, meeting room and kitchenette. 13.5' - 16' Clear ceiling height. Ductless heating/cooling.

Available Space | 3,049 SF

Lease Rate | \$14.00 Net + \$5.00 CAM & Tax



ELMSDALE LOT 174 TJ

ELMSDALE | ELMSDALE BUSINESS PARK

New construction 12,500 SF industrial building with 24' clear ceiling height. 12' x 14' Grade loading doors in a 35' x 90' bay. Utilities extra. Available: May 2026.

Available Space | 3,072 SF - 12,500 SF

Lease Rate | \$17.00 Net + \$6.00 CAM & Tax



30 GURHOLT DRIVE

DARTMOUTH | BURNSIDE BUSINESS PARK

Large partially fenced industrial lot with approx. dimensions of 230' x 260'. BGI (Burnside General) zoning. Snow clearing not included.

Lot Size | 60,000 SF

Lease Rate | \$2.00 Semi-Gross



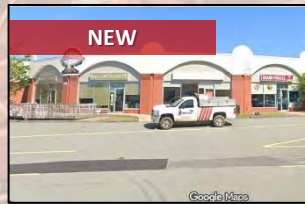
12 FIELDING AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

Warehouse cross-dock space with 5 dock and 2 grade level loading. Office space distributed throughout warehouse entrances. Includes 6,000 SF yard space.

Available Space | 3,365 SF

Lease Rate | \$15.00 Net + \$8.52 CAM & Tax



NEW

109 ILSLEY AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

Versatile combined office / warehouse with 1x 8' grade loading and 1 x 12' grade loading doors. Energy efficient unit. Sublease expiry: September 30th, 2029.

Available Space | 2,222 SF

Sublease Rate | \$14.68 - \$16.04 Net



1061 HIGHWAY 224

SHUBENACADIE | NOVA SCOTIA

Three (3) buildings located on a 10-acre lot for a combined total of 15,700 SF. Includes multiple grade loading and 1 dock loading door. Additional land available for lease.

Available Space | 3,900 SF - 7,000 SF

Lease Rate | \$8.00 - \$12.00 Semi-Gross

SALE LISTINGS

MIXED-USE

NEW

145 COW BAY ROAD

EASTERN PASSAGE | NOVA SCOTIA

Main level automotive shop with 2nd level residential on 0.55 acre lot. 12'8" – 14' clear ceiling height. 12'10" wide x 10' high grade loading. C2 (General Business) zone.

Building Size | 2,225 SF

List Price | \$849,000

4566 PROSPECT ROAD

BAYSIDE | NOVA SCOTIA

Currently used as a retail and service centre for boats, including 2nd level office and storage. 16' Ceilings and 2 – 12' x 14' overhead doors. I-1 (Light Industrial) zone.

Building Size | 4,500 SF

List Price | \$599,000

875 MAIN STREET

WESTPHAL | DARTMOUTH

Commercial / Industrial building containing 4 rental units. 11' Clear ceiling warehouse height and 3x grade loading doors. Main 2 level office area fully improved. C-4 zoning.

Building Size | 10,458 SF

List Price | \$2,350,000

UNDER AGREEMENT

98 LAKECREST DRIVE

MAIN STREET | DARTMOUTH

Commercial / Mixed-Use property along high traffic area. Current zoning permits the operation of car dealerships, offices, or multi-family as redevelopment.

Lot Size | 5,552 SF

List Price | \$549,000

NEW

264 NORTH STREET

BRIDGEWATER | NOVA SCOTIA

Commercial gas bar offered as an asset sale or turn-key business. Renovated in 2023. C5 (General Business) zone. 1.31 Acre lot on high profile location.

Building Size | 3,520 SF

List Price | \$2,600,000

915 EAST RIVER ROAD

NEW GLASGOW | NOVA SCOTIA

Commercial property with 3,580 SF historical building offering prime redevelopment potential. C3 zoning allows for a variety of uses including C1 and C1-A.

Lot Size | 1.13 Acres

List Price | \$1,150,000

250 NORTH STREET

BRIDGEWATER | NOVA SCOTIA

2 Industrial buildings on 1.29 acre lot with 5 private offices, boardroom, showroom, workshop and warehouse space. Zoned C5 (General Commercial) suitable for a range of industrial and commercial uses.

Building Size | 5,400 SF

List Price | \$1,395,000

SOLD

1107 & 1111 HIGHWAY 2

LANTZ | EAST HANTS

Two commercial buildings ideal for an owner occupier. 31,772 SF Corner lot located off the new Lantz connector. Zoned VC with 48 unit residential as of right upon subdividing (12 units per lot).

Building Size | 8,373 SF + 2,068 SF

List Price | \$1,495,000

1423 FALL RIVER ROAD

FALL RIVER | NOVA SCOTIA

2-Level building with 2 commercial units and 2 residential units. Paved parking at rear. VMS (Village Main Street) zoning.

Building Size | 4,436 SF

List Price | \$1,255,000

SOLD

95 YOUNG STREET

TRURO | NOVA SCOTIA

Small retail/commercial building including a showroom, office and storage space. Located on a corner lot offering excellent exposure for a business with a retail component.

Building Size | 2,471 SF

List Price | \$380,000

NEW

7859 HIGHWAY 14

BROOKLYN | WINDSOR

25' x 46' two-level commercial building on 1.09 acre lot. Currently used as a dental clinic. LC (Local Commercial) zone. 331 Unfinished space on the lower level.

Building Size | 2,225 SF

List Price | \$849,000

271 PICTOU ROAD

TRURO | NOVA SCOTIA

Retail/Commercial single tenant building, reconstructed in 2019 with high-quality finishes. 1,400 SF main level with 800 SF basement. C-1 (General Commercial) Zone.

Building Size | 2,200 SF

List Price | \$495,000

SALE LISTINGS

INDUSTRIAL



18 JAMES BOYLE DRIVE

MOUNT UNIACKE | NOVA SCOTIA

Industrial property with 12' ceiling height, 10' x 12' overhead door for ease of operations. Ample land for expansions. Parking for 40-50 vehicles.

Building Size | 4,224 SF (Over 7 buildings)
List Price | \$1,875,000



120 JOSEPH ZATZMAN DR.

DARTMOUTH | BURNSIDE BUSINESS PARK

11,928 SF Industrial building on 1.17 acre lot. Includes 3 grade loading and 1 oversized loading door and 5 Ton loading crane. Includes 2,960 SF steel Quonset hut.

Building Size | 14,888 SF (combined total)
List Price | \$4,195,000



396 STATION ROAD

GREAT VILLAGE | COLCHESTER

Commercial property with 3 buildings on 1.99 acres. 12' - 22.5' Clear ceiling height. Includes grade loading, food grade walls and large solar system.

Building Size | 15,014 SF
List Price | \$2,495,000



UNDER AGREEMENT

130 BLUEWATER ROAD

BEDFORD | ATLANTIC ACRES BUSINESS PARK

Free-standing flex industrial building with multiple private offices, open office area, kitchenette, two washrooms and large open warehouse with 2 grade level doors.

Building Size | 3,741 SF + 1,480 SF Mezzanine
List Price | \$3,599,000



UNDER AGREEMENT

34 ISNOR DRIVE

DARTMOUTH | BURNSIDE BUSINESS PARK

Single tenant clear span building with 24.5' ceiling height. Includes 2 dock loading and 14' x 12' grade level loading. 1.3 Acre lot to be subdivided. Also available for lease.

Building Size | 11,520 SF
List Price | \$3,995,000



NEW

293 PARK ROAD

EAST HANTS | ELMSDALE BUSINESS PARK

Industrial building with 1,200 SF mezzanine on 1.7 acres of land. 16' Clear ceiling in warehouse with 14' x 12' loading. Energy efficient for low maintenance operations.

Building Size | 7,200 SF (Combined)
List Price | \$2,595,000

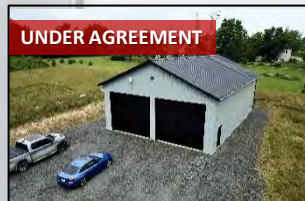


355 HAROLD WHYNOT ROAD

BRIDGEWATER | NOVA SCOTIA

Commercial property currently used as an RV showroom and maintenance facility. Includes 5 grade loading, and ample paved parking.

Building Size | 7,200 SF
List Price | \$2,950,000



UNDER AGREEMENT

5411 HIGHWAY 325

LUNenburg CO. | BAKERS SETTLEMENT

2,400 SF industrial space with 16' clear ceiling height and 10' x 10' storage mezzanine. Fully insulated washroom with shower. 5 Acres for future development potential.

Building Size | 2,400 SF
List Price | \$450,000

SALE LISTINGS

LAND FOR DEVELOPMENT



NO. 102 HARDWOOD LANDS

EAST HANTS | NOVA SCOTIA

Development land located in the Corridor region of the Municipality of East Hants. RU (Rural Use) zoning. Property is located adjacent to the Lantz Interchange (exit 8A).

Lot Size | 90 Acres (2 PIDs)

List Price | \$2,400,000



HIGHWAY 14, WINDSOR RD.

CHESTER | NOVA SCOTIA

Vacant land lots with GB General Business zoning allows for a variety of development uses, including residential. Minutes from Chester and easy access to Highway 103.

Lot Size | Over 100 Acres

List Price | \$595,000



MILFORD LANDS

MILFORD INDUSTRIAL PARK | NOVA SCOTIA

Industrial Zoned Land accessed at exit 9 on Highway 102. priced at \$135K / acre pad ready or \$75K / acre raw.

Lot Size | 5.63 – 13.63 Acres

List Price | \$500,000 | \$1,400,000



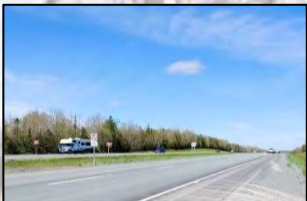
439 BEAVERBANK ROAD

BEAVERBANK | NOVA SCOTIA

Large undeveloped municipally serviced lot on the corner of Beaverbank Road and Majestic Avenue. Potential to rezone as high-rise development, not as-of right.

Lot Size | 12.35 Acres

List Price | \$2,995,000



NO. 102 HARDWOOD LANDS

EAST HANTS | NOVA SCOTIA

Property located on the west side of Highway 102 and adjacent to newly constructed Lantz Interchange (exit 8A).

Lot Size | 80+ Acres (2 PIDs)

List Price | \$1,575,000



137 VICTORIA STREET

DIGBY | NOVA SCOTIA

Fully approved multi-family development site. 2 x 48 unit, 4-storey buildings plus 7,200 SF of commercial space.

Lot Size | 6 Acres

List Price | \$995,000



LOT 2B BRUCE STREET

WOODLAWN | DARTMOUTH

"As of Right" multi-family development site. Potential for an 8-storey / 121,500 SF building. Favourable site grades for underground parking.

Lot Size | 31,190 SF (0.72 Acres)

List Price | \$2,450,000

FOR SALE

NOVEMBER SPOTLIGHT — 293 PARK ROAD

INDUSTRIAL

Modern industrial building located in the Elmsdale Industrial Park, East Hants. Built in 2015, it includes two private offices, reception, lunchroom, three (3) washrooms and secure IT infrastructure. Clear span warehouse with 16' ceiling height, 14' x 12' electric overhead door and 2nd level mezzanine for additional storage.

BP (Business Park) zoned area supports diverse operations from manufacturing and construction to emerging tech and logistics hubs, with ongoing expansions enhancing its appeal for business growth. Easy access to Highway 102 makes the subject property strategically positioned for distribution and export focused enterprises.

Building Size: 6,000 SF (Main Level) + 1,200 SF (2nd Level) | 7,200 SF (Combined)

Lot Size: 56,182 SF (1.7 Acres)

List Price: \$2,595,000



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