

INDUSTRIAL FOR LEASE

114 CHAIN LAKE DRIVE

114 CHAIN LAKE DRIVE, HALIFAX, NS B3S 1B1

kw COMMERCIAL
ADVISORS®



FOR LEASE

KW COMMERCIAL ADVISORS

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

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ADVISORS®

Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Available Space:	7,634 SF (Combined Total)
Ground Floor:	5,400 SF (2,700 SF Warehouse + 2,700 SF Showroom)
2nd Floor:	2,234 SF (856 SF Office + 1,378 SF Workshop)
Unit Dimensions:	60' x 80' + 20' x 30'
Ceiling Height:	22'-24' Clear in Warehouse
Loading:	9' Wide x 8.5' High Grade Loading
Heating & Cooling:	Oil Fired Forced Air Heat (Warehouse) Heat Pump HVAC (Office/Showroom)
Power:	600 Volt & 120/208 volt 225 amp 3 phase
Lease Rate:	\$14.00 Net
CAM & Tax:	\$8.31 CAM & TAX (2025 Budget)

PROPERTY OVERVIEW

7,634 SF Industrial/Flex unit with 22'-24' clear warehouse, bright showroom/retail area, plus a 2,234 SF second floor containing finished offices and a workshop. Includes 600V/225-amp 3-phase power, one grade-level door, oil-fired forced-air heat in the warehouse, and heat-pump HVAC in the showroom/offices. Ample paved parking and excellent exposure.

LOCATION OVERVIEW

114 Chain Lake Drive is centrally located in the Bayers Lake Business Park. Minutes from Highway 102 (Exit 1A/1B), the subject property is surrounded by major national tenants including Costco, Walmart, Canadian Tire, Home Depot, Kent, Michaels, Best Buy, and Cineplex, with new additions such as Marshalls/HomeSense and Value Village directly across Chain Lake Drive. The park also hosts a strong mix of industrial and service-commercial users (Princess Auto, NAPA, Goodyear, Trail Appliances, and numerous contractor supply and fitness facilities), creating excellent synergy and high daily traffic. Downtown Halifax is approximately 12-15 minutes away, Halifax Stanfield International Airport is 25 minutes via Highway 102, and the developing Burnside/Dartmouth industrial parks are within a 20-minute drive, making this one of the most connected and convenient commercial locations in the HRM.

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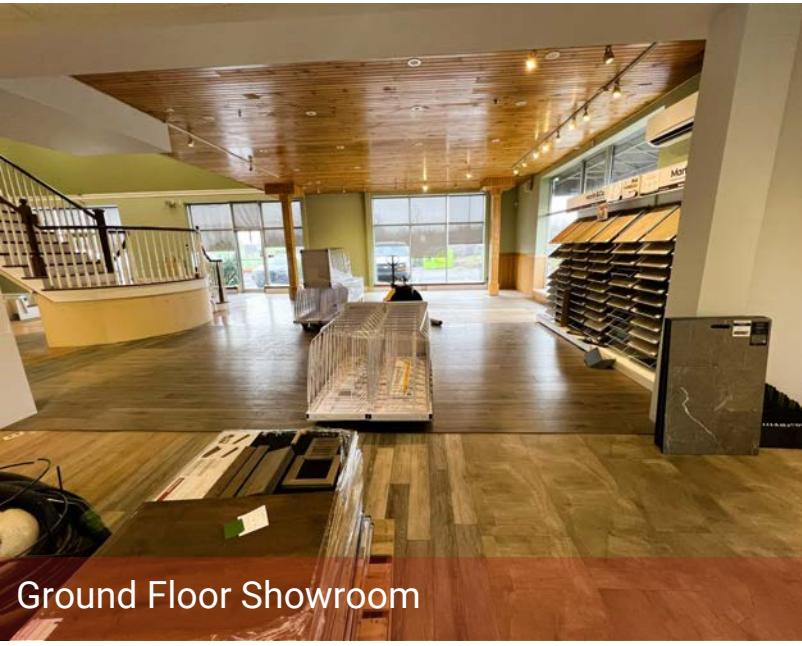
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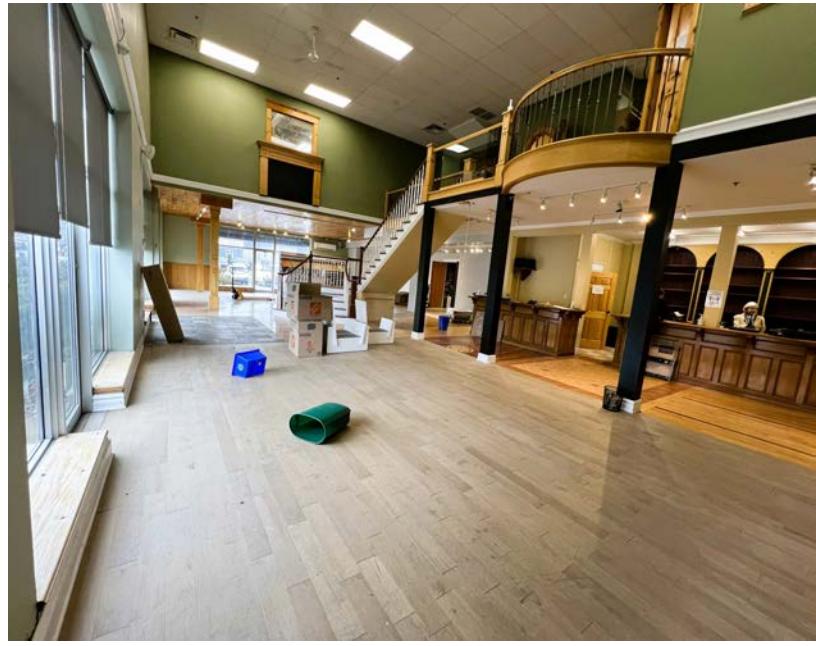
PROPERTY PHOTOS

114 CHAIN LAKE DRIVE

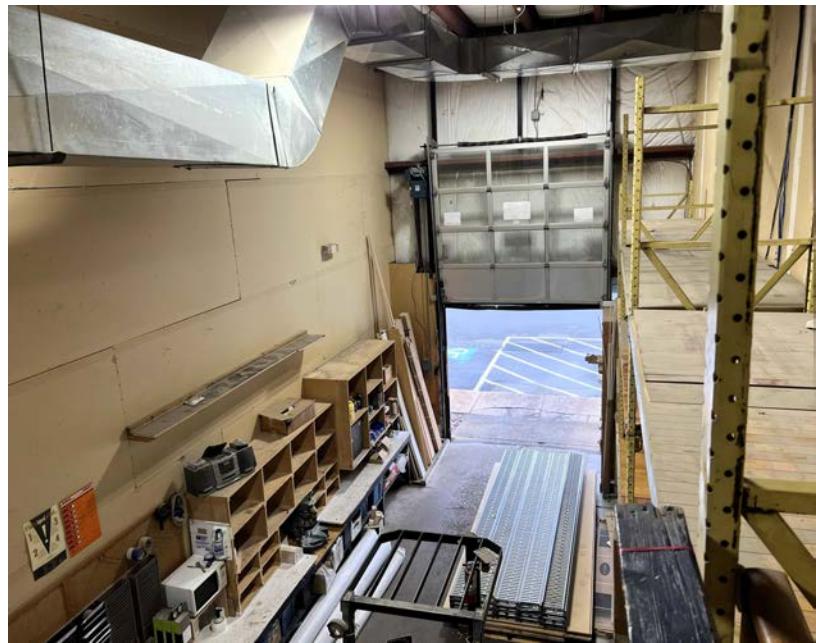
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Ground Floor Showroom



Ground Floor Warehouse



PROPERTY PHOTOS

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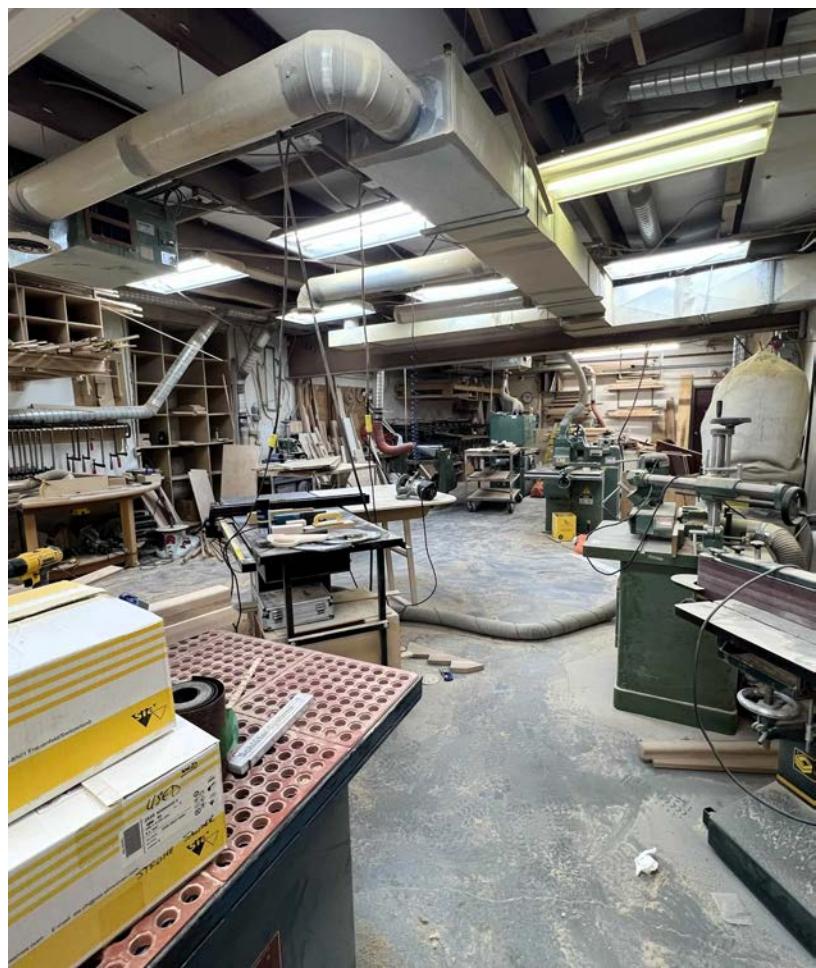
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2nd Floor Office



2nd Floor Workshop



PROPERTY PHOTOS

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PROPERTY PHOTOS

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2D FLOOR PLAN

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Ground Floor | 2nd Floor

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3D FLOOR PLAN

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Ground Floor

2ND FLOOR



2nd Floor

1ST FLOOR

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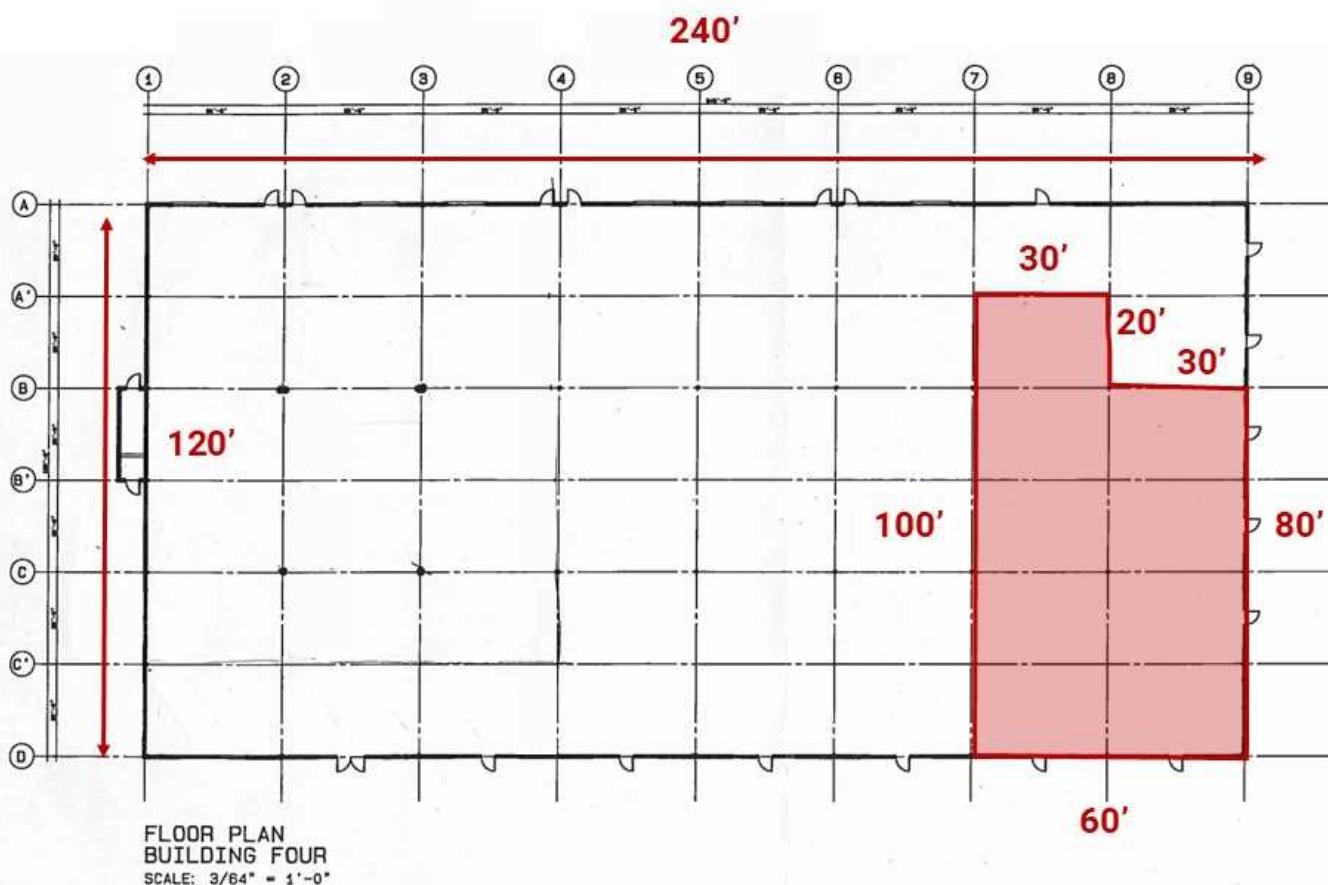
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BUILDING FLOOR PLAN

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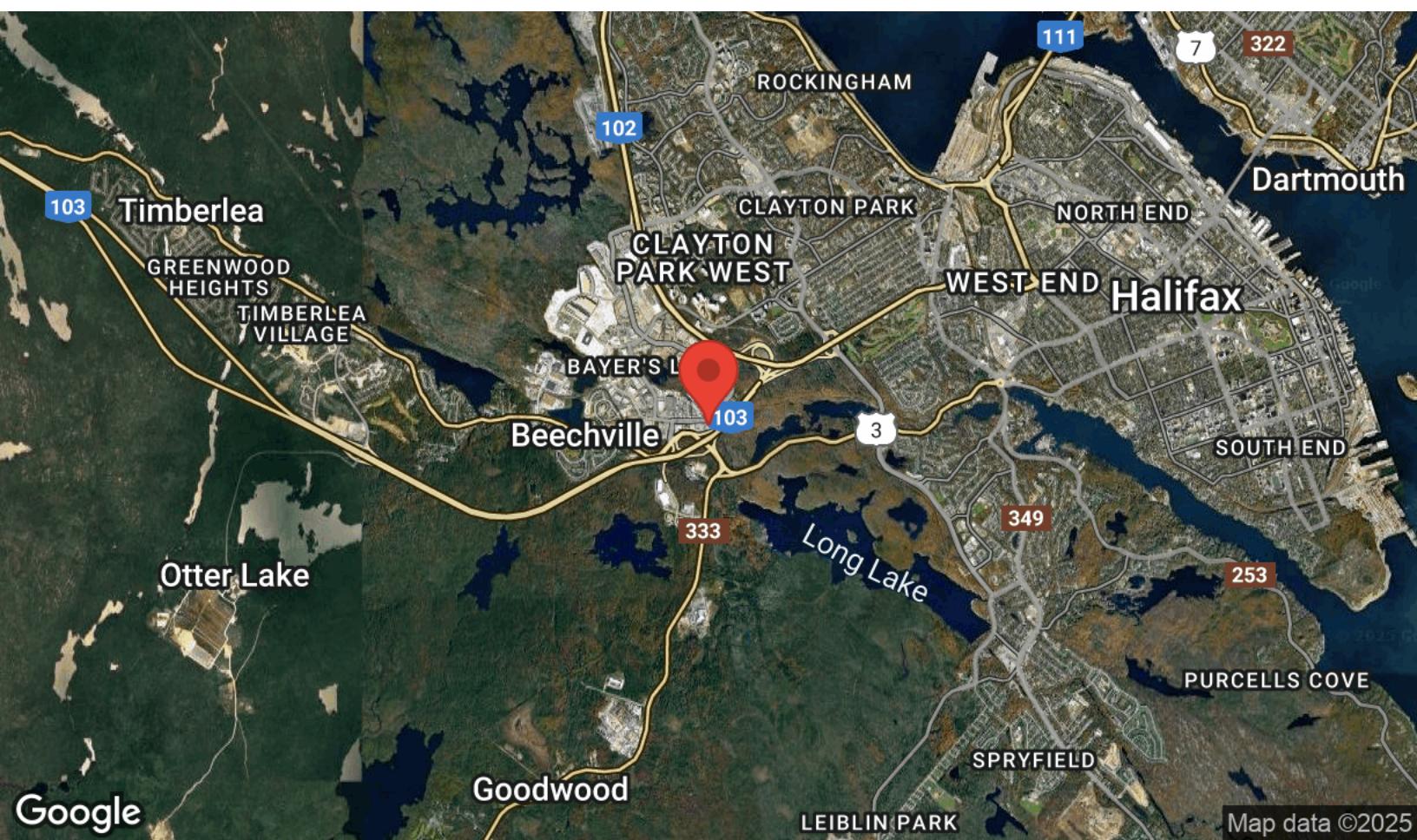
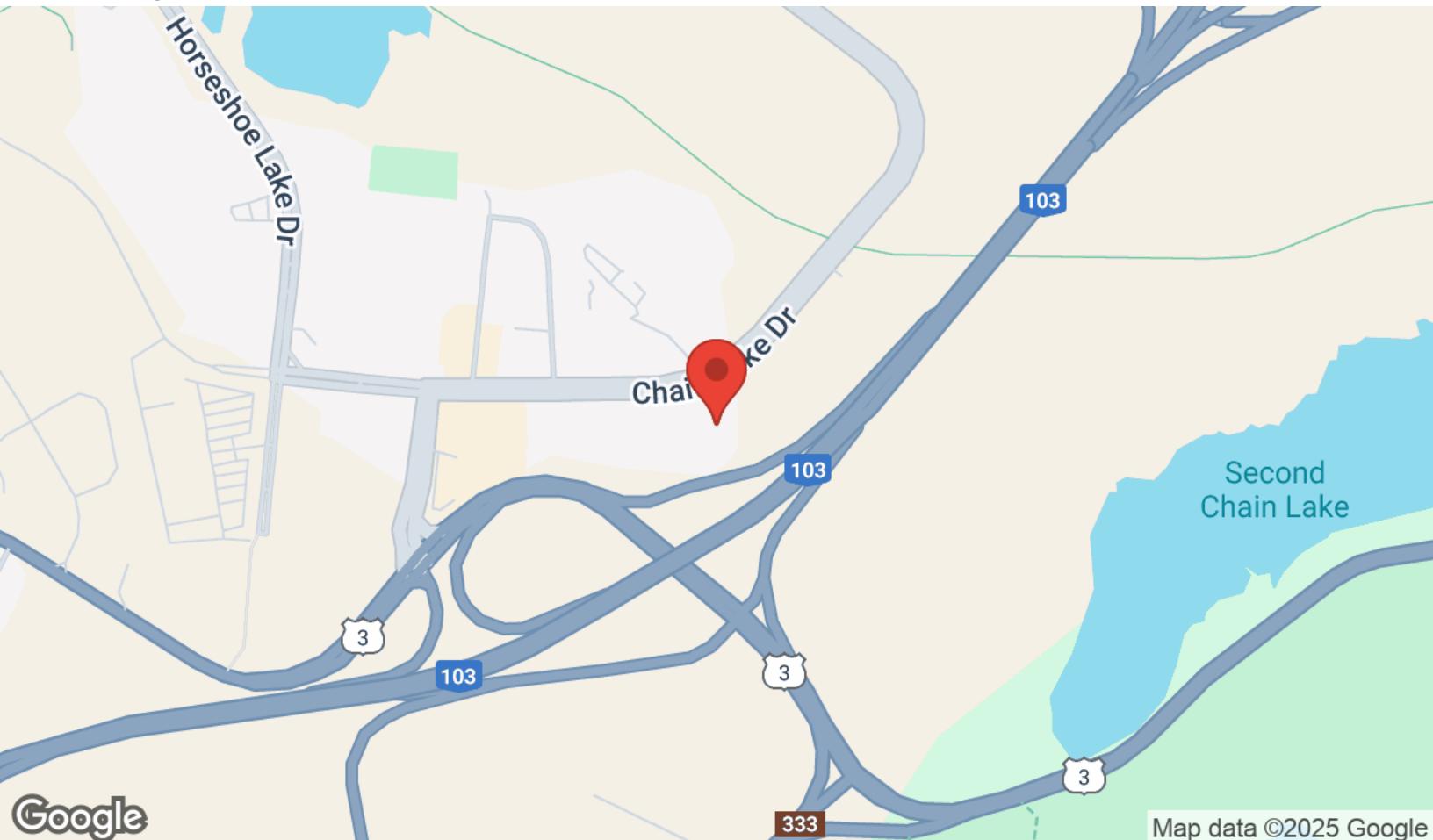
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LOCATION MAPS

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