

INDUSTRIAL FOR LEASE



114 CHAIN LAKE DRIVE

114 CHAIN LAKE DRIVE, HALIFAX, NS B3S 1B1



KW COMMERCIAL ADVISORS

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



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

114 CHAIN LAKE DRIVE



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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PROPERTY PHOTOS

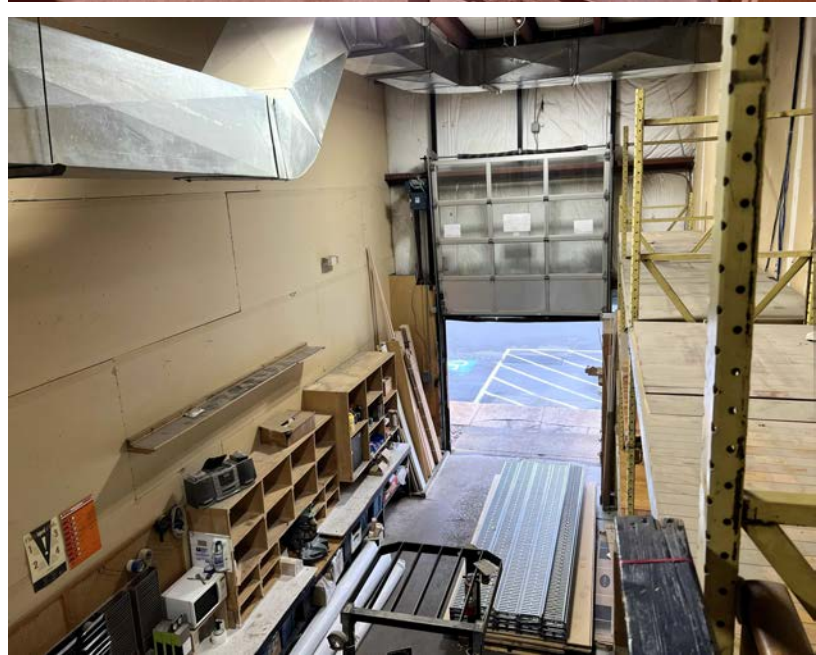
114 CHAIN LAKE DRIVE



Ground Floor Showroom



Ground Floor Warehouse



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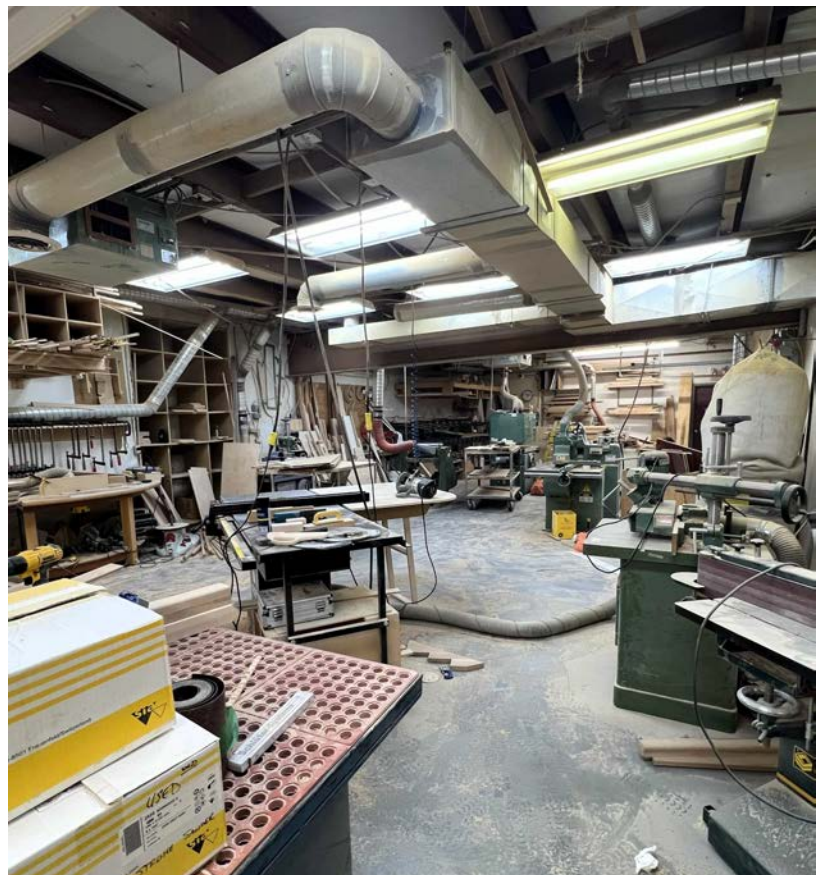
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2nd Floor Office



2nd Floor Workshop



PROPERTY PHOTOS

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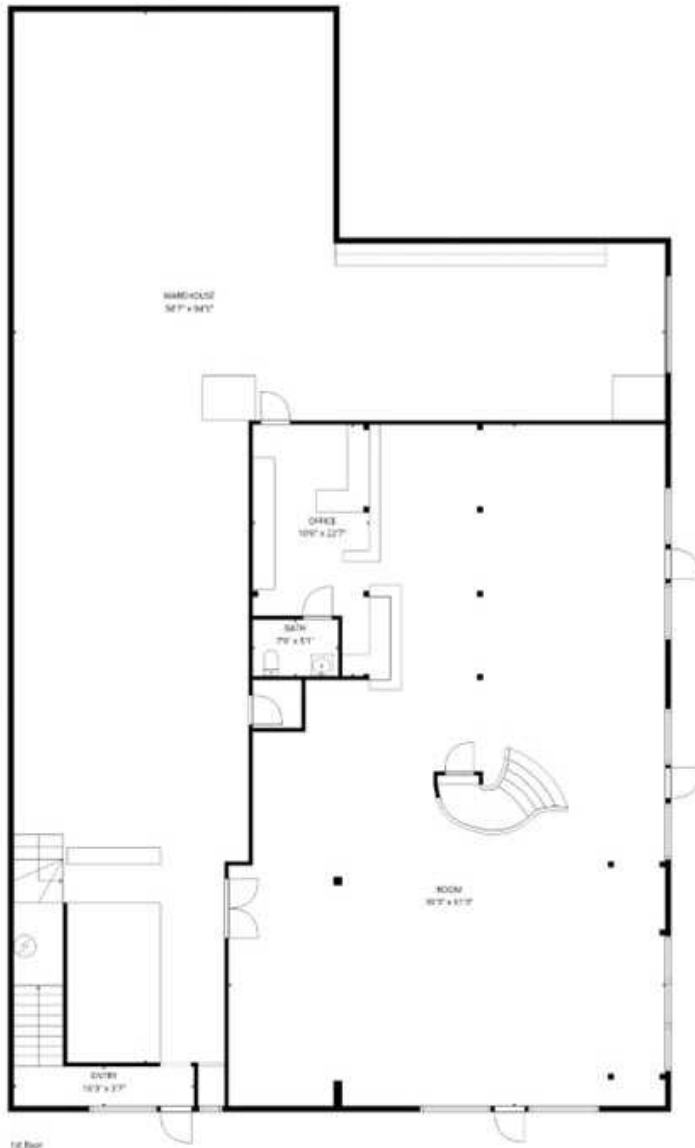
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2D FLOOR PLAN

114 CHAIN LAKE DRIVE



Ground Floor | 2nd Floor

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3D FLOOR PLAN

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2ND FLOOR



1ST FLOOR

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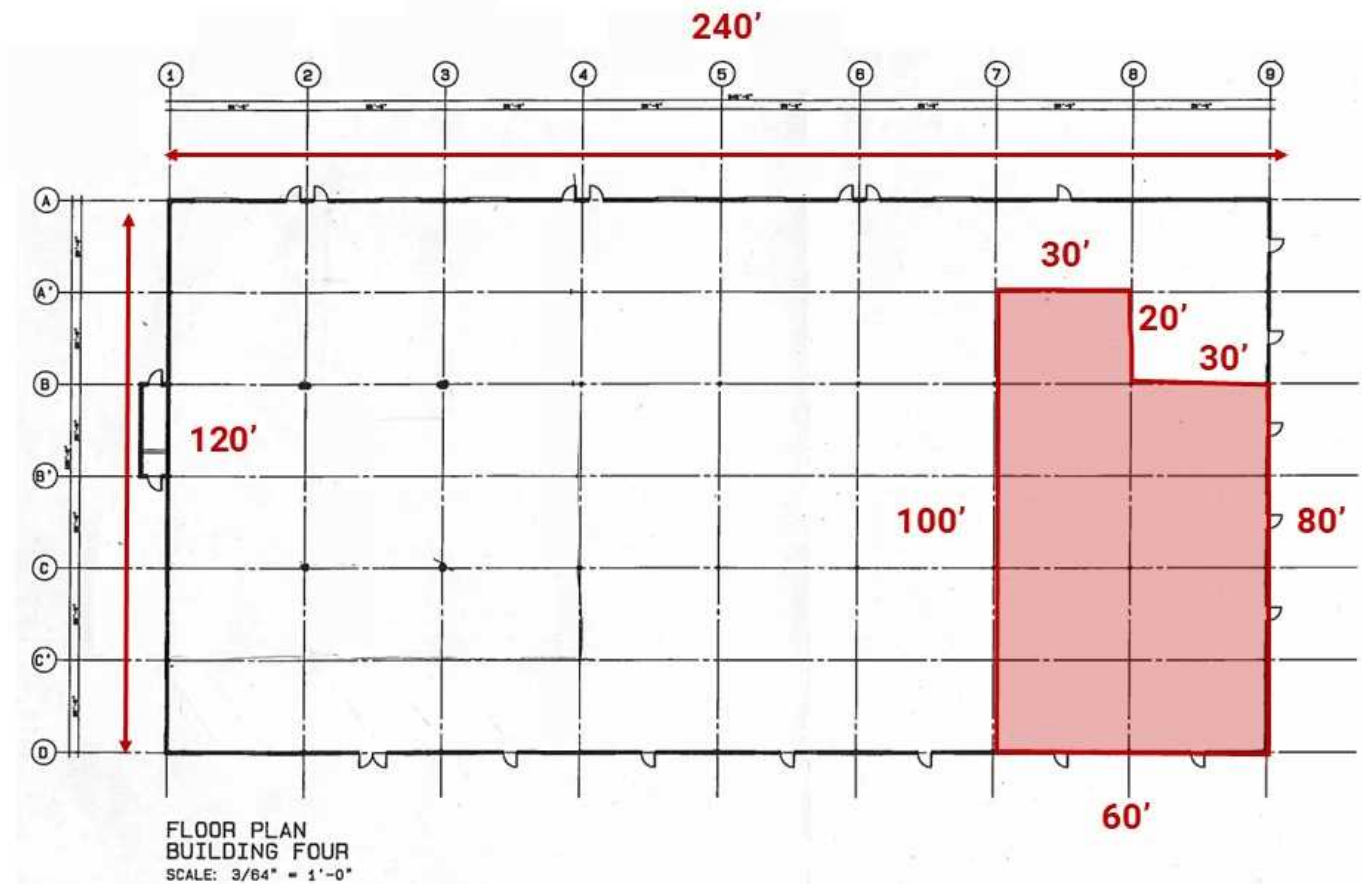
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BUILDING FLOOR PLAN

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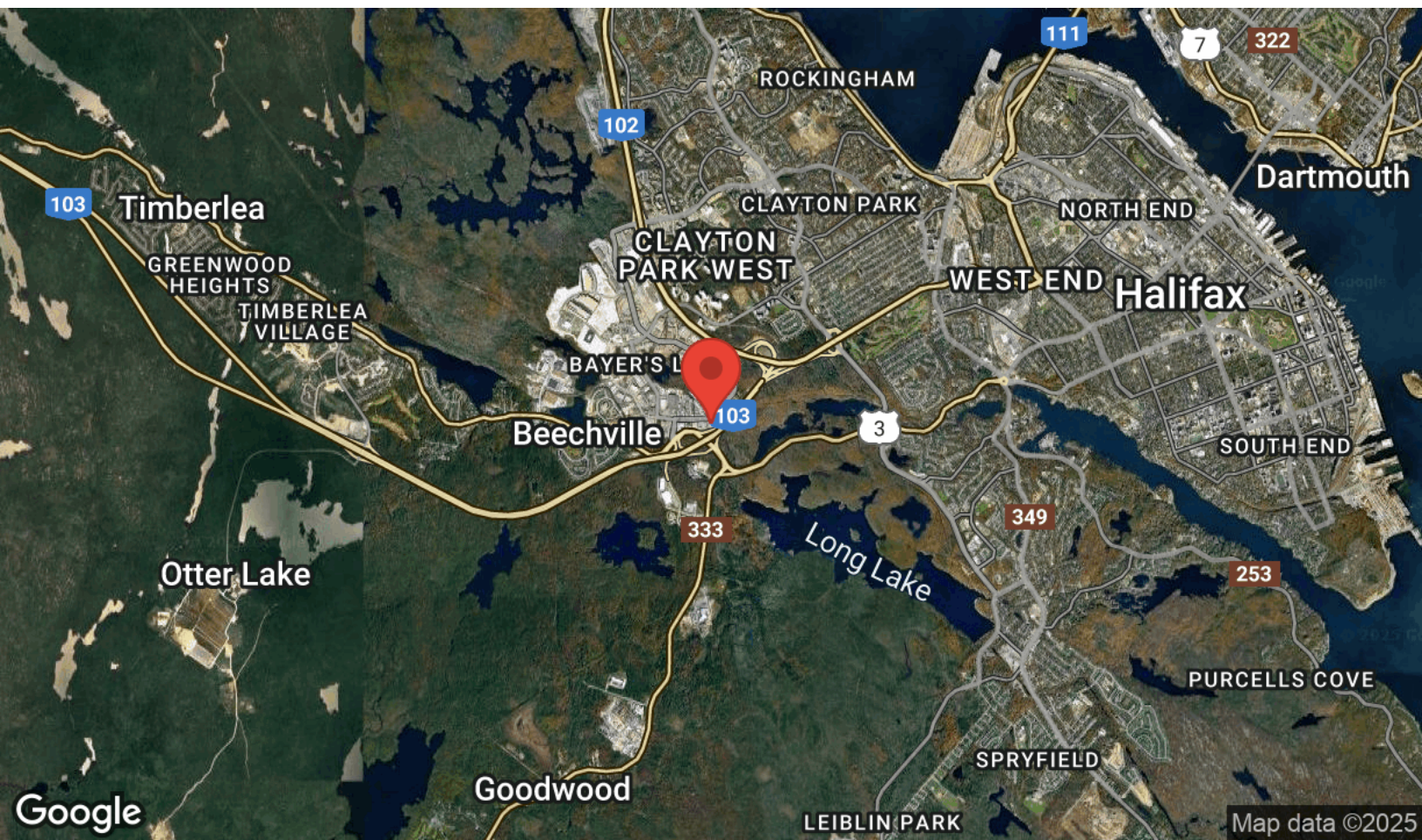
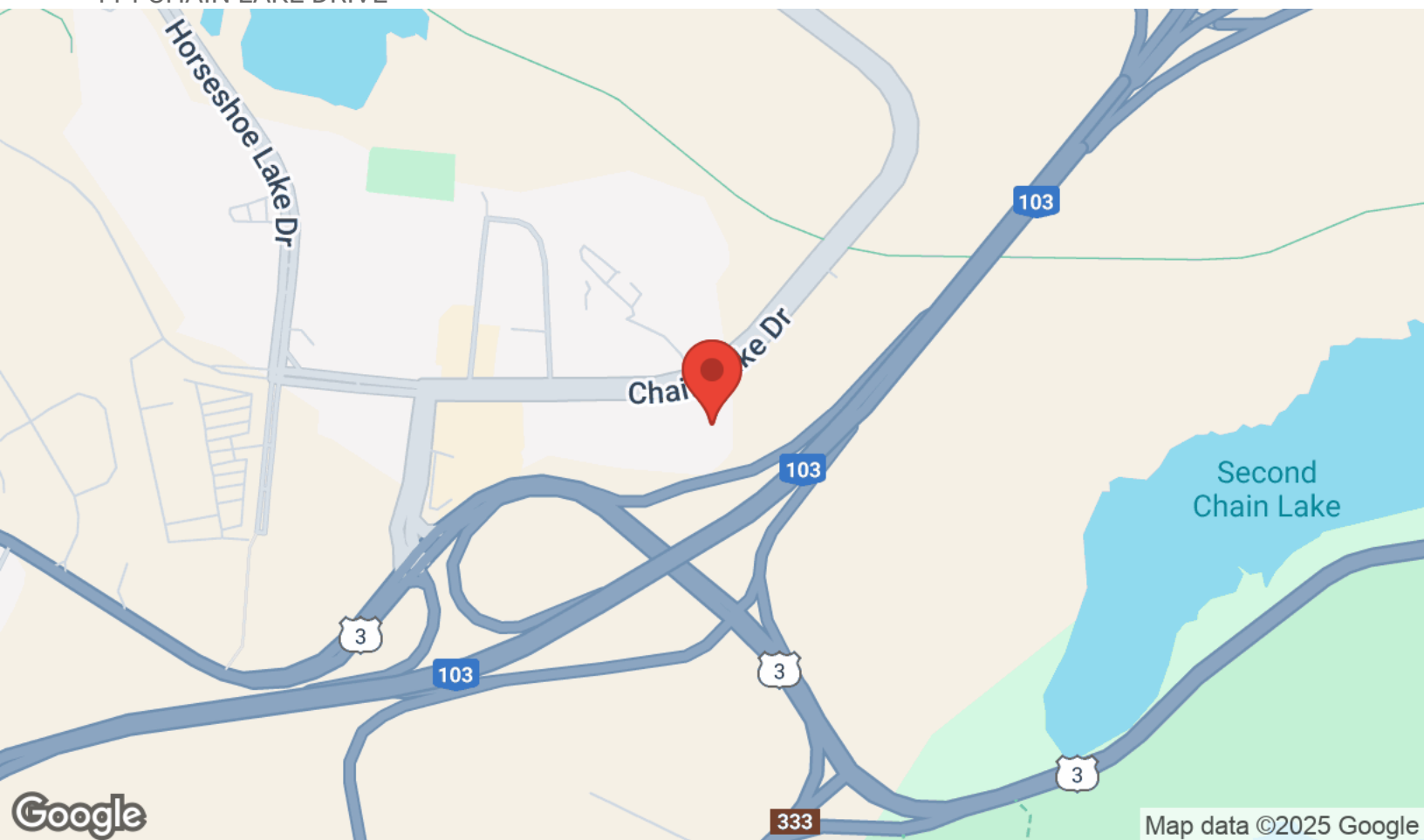
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LOCATION MAPS

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