MARKETBEAT
HALIFAX
INDUSTRIAL Q2 2026

CUSHMAN & WAKEFIELD Atlantic

MARKET FUNDAMENTALS

	YOY Chg	Outlook
8.2% Vacancy Rate	▼	▼
421K YTD Net Absorption, SF	▲	▲
$15.05 Asking Rent, PSF	▲	▲

(Overall, Net Asking Rent)

ECONOMIC INDICATORS

	YOY Chg	Outlook
528K Nova Scotia Employment	▲	▲
6.7% Nova Scotia Unemployment Rate	▲	▼
6.6% Canada Unemployment Rate	▼	▲

Source: Statistics Canada

ECONOMY

Nova Scotia's labour market remained relatively stable in May 2026, with employment increasing 120 basis points (bps) year-over-year. The unemployment rate increased 10 bps from May 2025 to 6.7%. Employment increased from February 2026 while the unemployment rate declined 10 bps. Overall, the province continues to report stable labour market conditions with modest employment growth, supported by steady labour force participation.

(Sources: Statistics Canada, RBC, TD Economics, All Nova Scotia).

SUPPLY AND DEMAND

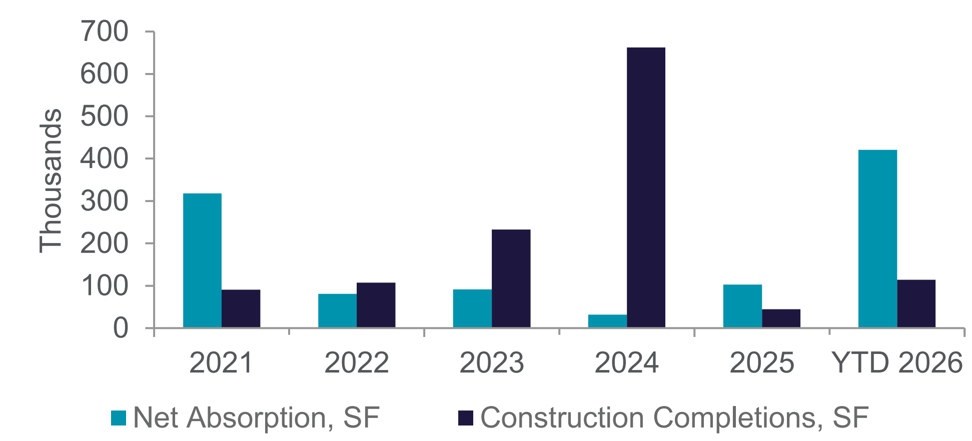
Vacancy in the Halifax industrial market fell to 8.2% in Q2 2026, a 280 bps decrease from the previous quarter. From a demand-focused perspective, Bayers Lake was the key driver this quarter, recording 400,195 square feet (sf) of positive absorption as businesses continued moving into new buildings along Julius Boulevard. The Burnside submarket is one to watch, as bidding opened for Phase 13-1 in June 2026, marking another step in the area's continued expansion. As a result, vacancy is anticipated to remain relatively stable in the short term but rise over time as additional industrial supply is delivered across the market.

Overall absorption in the Halifax industrial market remained firmly in positive territory this quarter at 388,437 sf. The positive absorption was primarily located in Bayers Lake with 400,195 sf, while Bedford-Sackville posted positive absorption of 2,340 sf. Burnside and Halifax recorded negative absorption of 13,932 sf and 166 sf, respectively, though demand for modern industrial space remains evident as tenants continue to occupy newly completed product. Builders should continue to watch the growth of both Bayers Lake and Burnside, where future development activity is expected to remain strong.

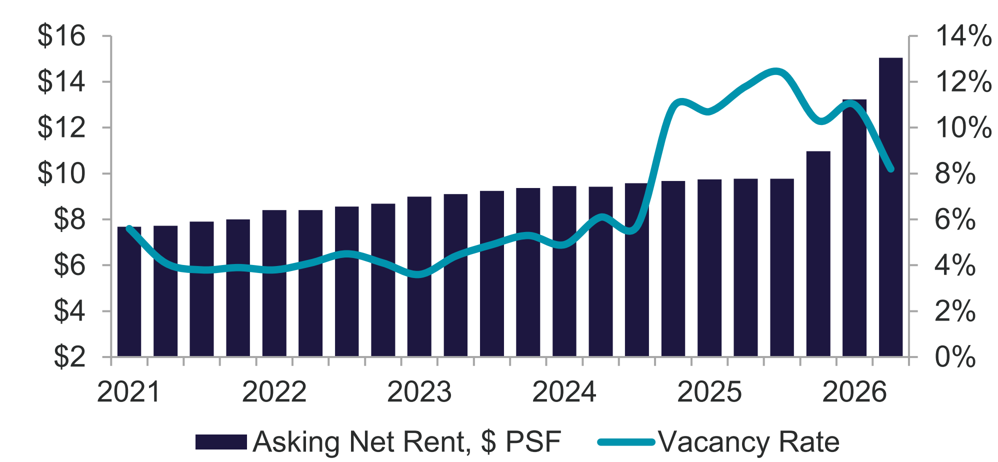
PRICING

The Halifax industrial overall average net asking rent reached $15.05 per square foot (psf) in Q2 2026, a significant increase from $13.24 psf in Q1 2026. This was primarily driven by continued strength in rental rates across the market, with Bayers Lake and Burnside recording the highest average net asking rents at $15.76 psf and $15.11 psf, respectively. The market is expected to maintain upward rental pressure as demand for modern industrial space remains strong, though future development activity may contribute to a more balanced leasing environment over time.

SPACE DEMAND / DELIVERIES



OVERALL VACANCY & ASKING RENT



HALIFAX
INDUSTRIAL Q2 2026

MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	OVERALL VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	UNDER CNSTR (SF)	CNSTR COMPLETIONS (SF)	OVERALL WEIGHTED AVG NET RENT *	OVERALL WEIGHTED AVG ADD. RENT	OVERALL WEIGHTED AVG GROSS RENT
Bedford- Sackville	418,131	39,160	9.4%	2,340	6,851	0	0	$14.63	$7.35	$21.97
Bayers Lake	952,503	144,172	15.1%	400,195	413,553	0	40,500	$15.76	$8.47	$24.23
Burnside	7,962,233	602,966	7.6%	-13,932	4,597	45,296	73,404	$15.11	$8.11	$23.22
Woodside	145,735	0	0.0%	0	0	0	0	$14.57	$5.28	$19.85
Halifax	493,711	27,823	5.6%	-166	-3,942	0	0	$13.15	$7.39	$20.54
HALIFAX TOTALS	**9,972,313**	**814,121**	**8.2%**	**388,437**	**421,059**	**45,296**	**113,904**	**$15.05**	**$7.94**	**$22.99**

Rental rates reflect weighted net asking $psf/year

KEY CONSTRUCTION COMPLETIONS Q2 2026

PROPERTY	SUBMARKET	MAJOR TENANT	SF	OWNER
135 Chain Lake Drive	Bayers Lake	Undisclosed	40,500	Robert Pace Holdings Limited
240 Jennett Avenue	Burnside	N/A	40,404	Jim Pattison Developments Limited
266 Cutler Avenue	Burnside	Undisclosed	33,000	Commercial Properties Limited

KEY LEASE TRANSACTIONS Q2 2026

PROPERTY	SUBMARKET	TENANT	SF	TYPE
N/A				

KEY SALE TRANSACTIONS Q2 2026

PROPERTY	SUBMARKET	BUYER	SF	PRICE
N/A				

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