

KAIZER MEADOW INDUSTRIAL PARK

CHESTER, NOVA SCOTIA

PHASE-1 LOTS NOW AVAILABLE

 CUSHMAN &
WAKEFIELD
Atlantic



150 ACRES OF HEAVY INDUSTRIAL LAND ACROSS 3 PHASES

LAND BUILT FOR INDUSTRIAL PERFORMANCE

KAIZER MEADOW INDUSTRIAL PARK
PHASE-1 LOTS AVAILABLE FOR SALE

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Scale, certainty, and long-term flexibility

Kaizer Meadow Industrial Park is a municipally owned, heavy industrial zoned land offering designed to support industrial operations that require space, separation, and long-term certainty.

Comprising approximately 150 acres of planned industrial land, the park is structured to accommodate a wide range of industrial users, from established operators to emerging industries seeking flexibility in site design and servicing. Development is intentionally phased, allowing land to be absorbed over time while maintaining a cohesive industrial environment.

Unlike highway-fronting parks that prioritize visibility, Kaizer Meadow is positioned for performance, offering an industrial setting free from adjacent residential uses and competing land pressures.

HIGHLIGHTS

- *Planned heavy industrial park totaling over 150 acres*
- *Three-phase development structure supporting long-term absorption*
- *Municipal ownership providing clarity and alignment*

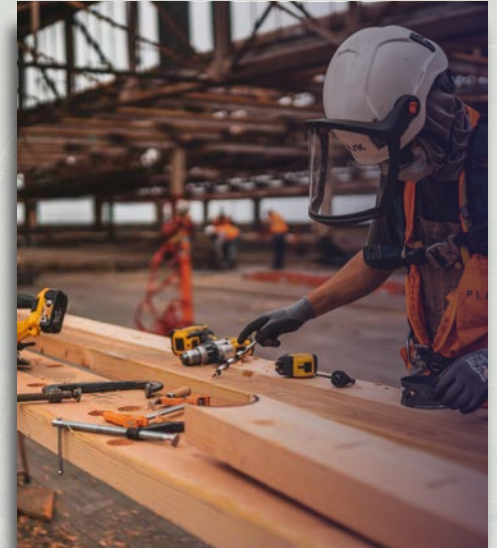
150 ACRES



**HEAVY INDUSTRIAL
ZONING**



**MUNICIPAL
OWNERSHIP**



STRUCTURED TODAY, FLEXIBLE TOMORROW

KAIZER MEADOW INDUSTRIAL PARK
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Phased parcels designed for growth

Kaizer Meadow Industrial Park is organized into three development phases, providing flexibility for users at different stages of growth while preserving long-term capacity within the park.

The concept plan outlines twelve planned parcels, with parcel sizes ranging from smaller industrial sites to large-format acreage capable of supporting specialized or land-intensive operations.

CONCEPT PLAN OVERVIEW

- **Phase 1**
Seven parcels currently available for sale
- **Phase 2**
Two future parcels planned for continued industrial demand
- **Phase 3**
Three parcels reserved for long-term industrial capacity

12 PLANNED PARCELS



PHASED RELEASE
STRATEGY



Zoning Approvals
 P1: Kaizer Meadow Industrial
 P2: Kaizer Meadow

Key Map

Municipality of the District of Chester

Representation of MODC within Lunenburg County
 Scale: 1:350,000

Kaizer Meadow Industrial Park Preliminary Concept
Municipality of Chester

Conceptual Plan

- Phase 1
- Phase 2
- Phase 3

- Wetland, Water & Property Setback (20m)
- Municipal Zoning
- PID#
- Property Boundary
- Non-Developable Areas
- Waterbody (MODC)
- NSTDB 10K* Water
- NSTDB 10K* Wetland
- Surveyed Wetland
- Building Footprint
- Road

Table:

PID	Area (acres)
60145917	36
60145939	247
60145414	199
60145912	204
60145915	479
60145916	4
60145917	5
60145918	12

Scale: 1:5,000

From Date: 11/09/00
To Date: 11/09/00
Date: 11/09/00

Status: EIR
Project ID: KA-10
Classification: KA-10-10

Digital folders ID: 19347



The property is zoned Heavy Industrial, supporting a broad range of industrial activities and minimizing future land use risk.

The scale, layout, and zoning of Kaizer Meadow allow it to accommodate both established industries and emerging industrial uses seeking land outside traditional urban or highway-adjacent parks.

POTENTIAL APPLICATIONS

- Environmental, recycling, and material recovery operations
- Forestry, resource-based processing, and related support services
- Manufacturing and processing uses, including light and heavy industrial
- Energy, biomass, and alternative fuel-related operations
- Logistics, storage, and distribution uses requiring large sites or outdoor components
- Specialized industrial users with unique infrastructure, buffering, or setback requirements



INFRASTRUCTURE & SERVICING

Kaizer Meadow Industrial Park is supported by core infrastructure designed to accommodate a wide range of industrial operational requirements.

Municipal ownership allows servicing and development discussions to occur in a coordinated and transparent manner, supporting efficient project planning and development timelines.

- **Three-phase power for efficient industrial operations**
- **High-speed internet access site-wide**
- **Industrial-standard road access suitable for heavy vehicles**
- **Onsite well water and septic available for connection**
- **No development charges**





OPERATIONS OVER VISIBILITY

Located in the Municipality of the District of Chester, Kaizer Meadow Industrial Park offers industrial users a strategic alternative to higher-cost highway-adjacent lands.

While not immediately fronting Highway 103, the park benefits from regional connectivity and access to key transportation infrastructure, allowing users to balance cost efficiency with operational reach. (19 KM | 16 mins approx.)

REGIONAL ACCESS

- Less than one hour from the Halifax, Nova Scotia
- Proximity to major provincial highways
- Approximately 90 km from Halifax Stanfield International Airport
- Approximately 80 km from the Port of Halifax and CN Halifax Intermodal Terminal



**Regional Connectivity
Without Urban Cost
Pressure**



**Strategic Distance From
Residential Uses**

A COST AND COMMUNITY PROFILE THAT SUPPORTS INDUSTRIAL OPERATIONS

KAIZER MEADOW INDUSTRIAL PARK
PHASE-1 LOTS AVAILABLE FOR SALE

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Competitive economics and workforce stability

Chester offers a business environment shaped by competitive operating costs, workforce stability, and a strong sense of community. For industrial users, this translates into a location where long-term operating efficiency and employee retention are realistic and sustainable.

COST AND OPERATING ENVIRONMENT

- Comparatively **low development charges** and **municipal tax rates**
- Average monthly commercial lease rates of approximately **\$1,500**
- Canada's **total tax rate of 21%**, among the lowest in the OECD for small and medium-sized enterprises
- Cost of living approximately **4% lower** than the national average

HOUSING AND WORKFORCE RETENTION

- Average home price of approximately **\$275,000**, compared to a national average of \$503,000
- Median household income of **\$54,336**

WORKFORCE AND COMMUNITY STABILITY

- **5.4%** of residents were born outside of Canada, higher than many rural areas and slightly above the provincial average
- **75%** of residents report a **strong sense of belonging** to their community



PHASE 1 AVAILABLE FOR SALE

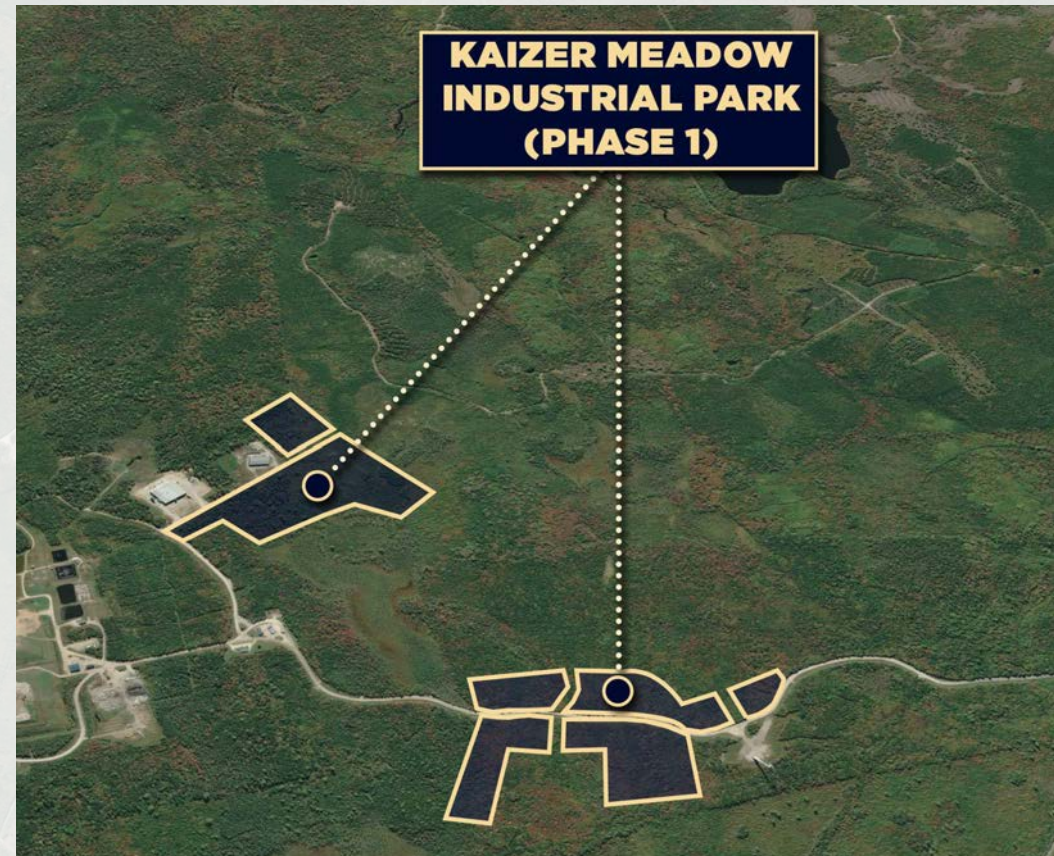
Phase 1 of Kaizer Meadow Industrial Park is currently available and comprises seven industrial parcels

IMMEDIATE INDUSTRIAL LAND OPPORTUNITIES

Land is offered at **\$20,000 per acre**, providing a cost-effective entry point for industrial users seeking scale, flexibility, and long-term certainty within a planned industrial environment.

Kaizer Meadow has also been identified as an Atlantic Canada Certified Site, offering faster approvals, reduced development risk, and quicker project timelines. The park is located within the Southwest Nova Scotia Bioeconomy Development Opportunity Zone, supporting industries tied to sustainable forestry and biomass supply chains.

*While Phase 1 is currently being marketed, the Municipality of the District of Chester will consider interest in **Phase 2 and Phase 3** as part of a broader acquisition discussion. Purchasers seeking larger or long-term land assemblies may explore opportunities beyond Phase 1, subject to timing, approvals, and municipal review.*





**KAIZER MEADOW
INDUSTRIAL PARK
(PHASE 1-3)**



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