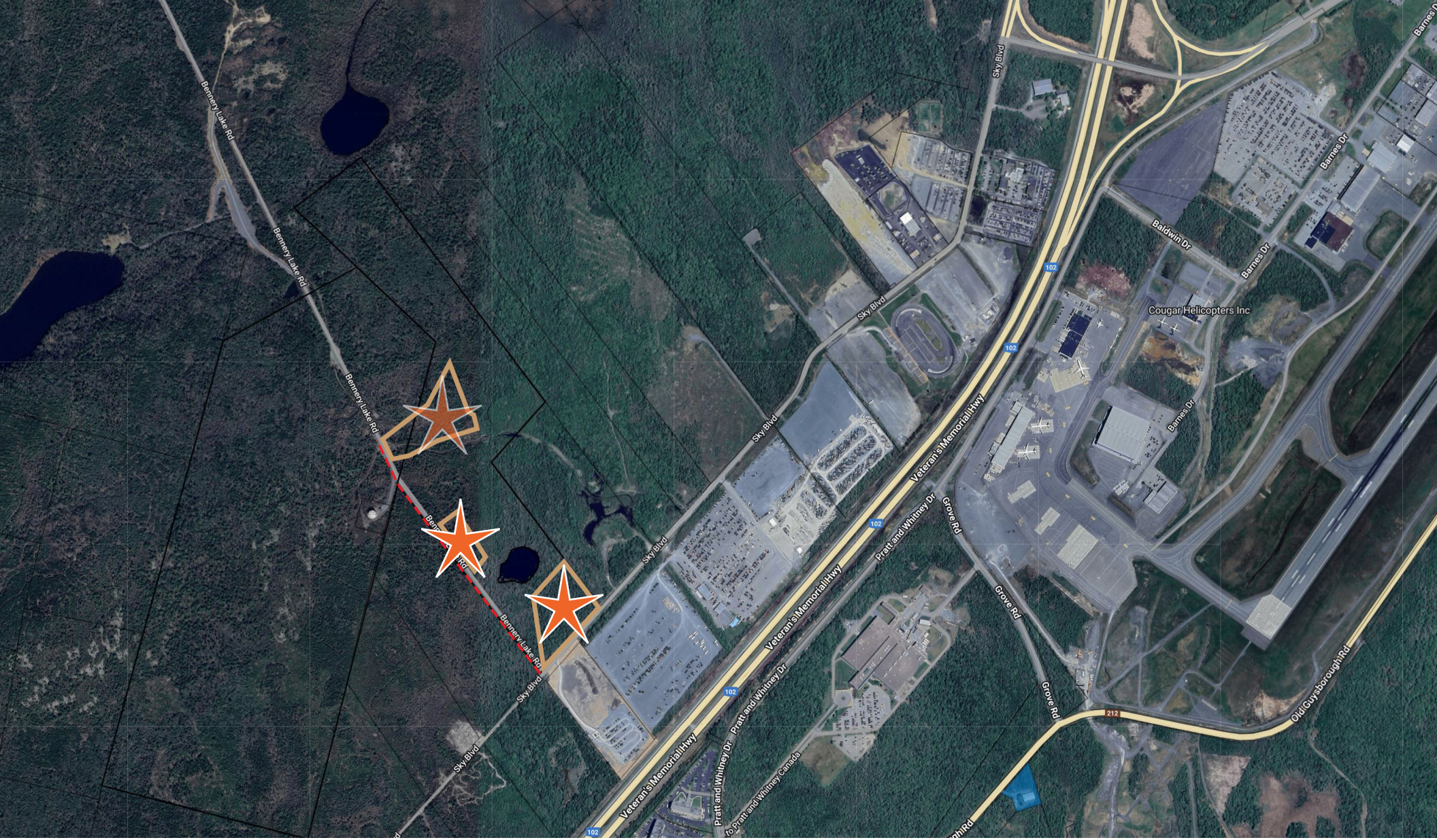


For Lease

INDUSTRIAL LAND | DESIGN BUILD OPPORTUNITY

EXIT 6, HIGHWAY 102

LAWEN GROUP

AVISON YOUNG

Site overview

Avison Young is pleased to present two industrial pad sites located minutes from the Halifax Stanfield International Airport, for lease.

Zoned AE-4, the sites are ideal for a wide variety of uses, including but not limited to construction staging or laydown, contractor yards, trailer parking and fleet storage, and equipment storage or mobile office set-up.

Strategically located just off of Highway 102, the sites benefit from excellent access with fast connections to Halifax, Dartmouth, Bedford, Truro, and other regional centers.

In addition to the gravel pads listed, other land lease and design-build opportunities are available to those requiring a larger footprint or custom built facilities.

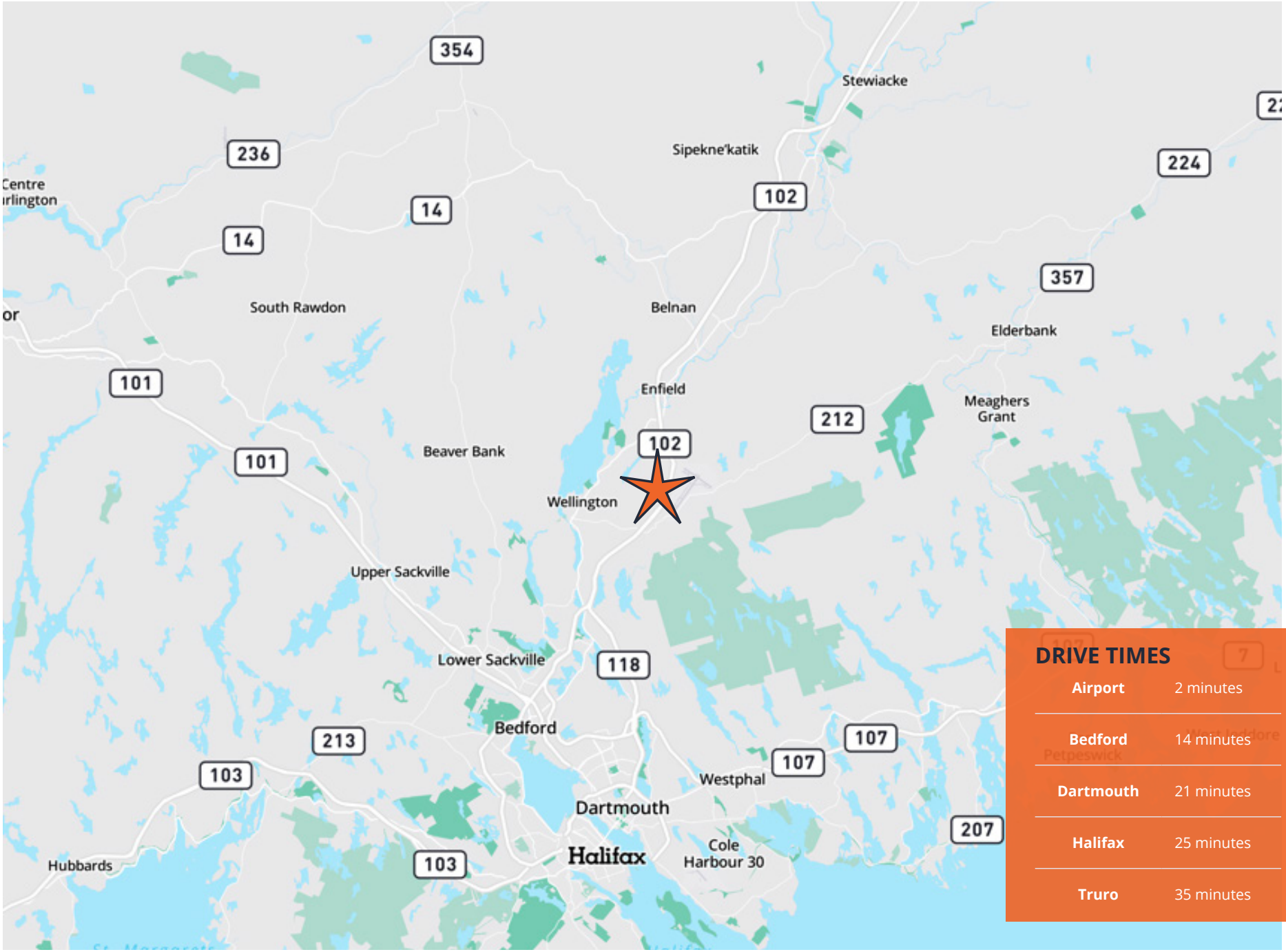
This location also provides significant tax advantages to users, with a commercial tax rate of 3.112% in the zone, 11.4% lower than the average in competing industrial areas.

For further details and custom inquires, contact the agent on file to learn more about the opportunity to occupy land in one of Atlantic Canada's most accessible logistics corridors.

OFFERING SUMMARY

	Pad Site 1	Pad Site 2
Size*	5.3 acres	2 acres
Availability	Immediate	May 1, 2026
Lease structure	Triple net (NNN)	Triple net (NNN)
Lease rate	Starting at 1.75 psf	Contact agent
Condition	Gravel pad leased as is	Gravel pad leased as is
Access	Sky Boulevard [2 access points]	One driveway gated

**Pad size is not exact, subject to slight change.*



DRIVE TIMES

Airport	2 minutes
Bedford	14 minutes
Dartmouth	21 minutes
Halifax	25 minutes
Truro	35 minutes

AVISON YOUNG

Get in touch

For detailed information on this offering, please contact:

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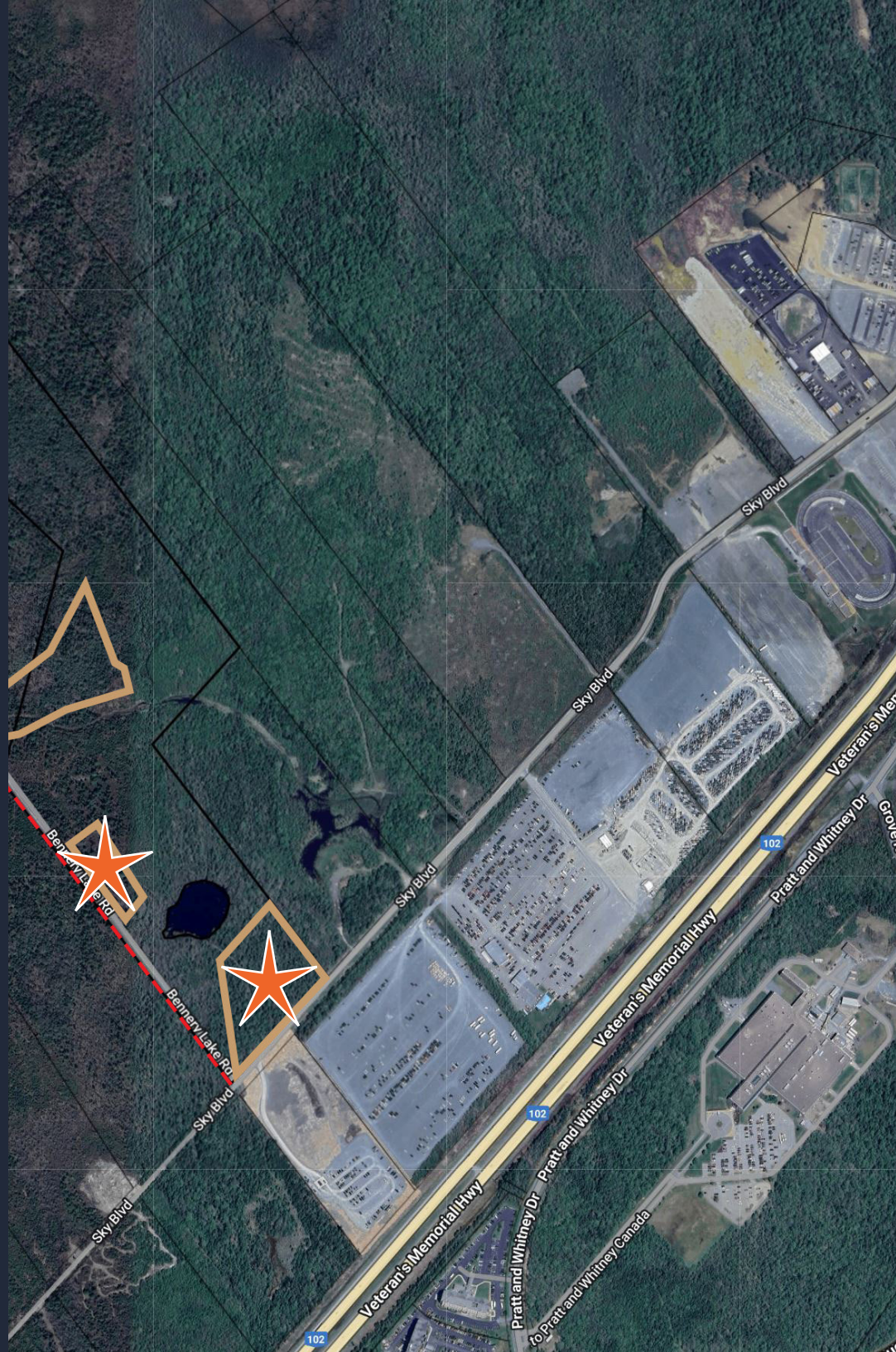
Visit us online
avisonyoung.com

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