

# Halifax construction pipeline narrows

▲ 8.6%  
Availability Rate

▲ 87.4K  
SF Net Absorption

▼ 26K  
SF Under Construction

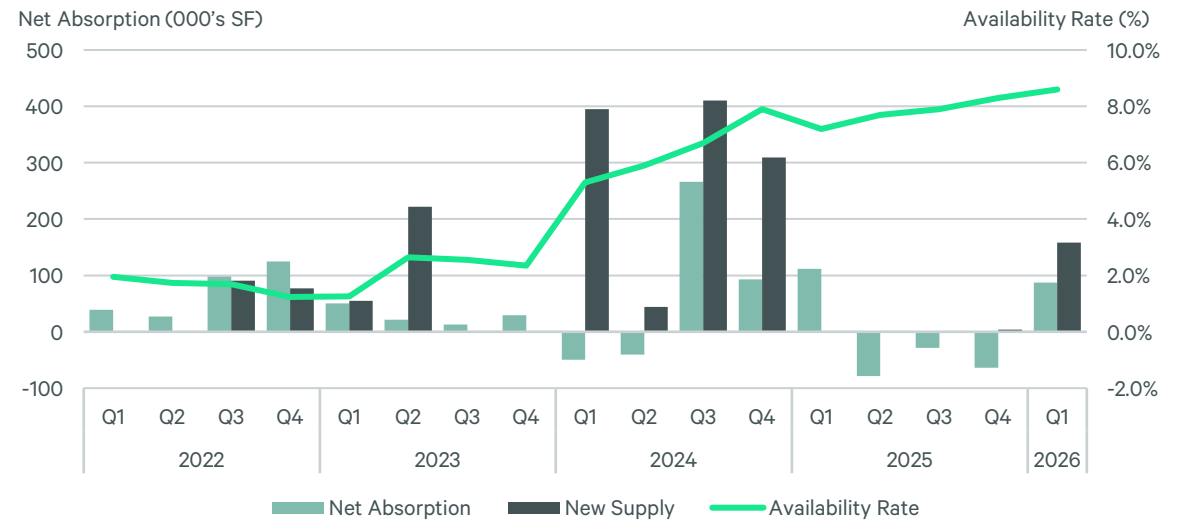
▲ \$15.18  
PSF Net Asking Rental Rate

Note: Arrows indicate change from previous quarter.

## Executive Summary

- The Halifax Industrial market is off to a strong start in 2026, with 87,000 sq. ft being positively absorbed after three consecutive quarters of negative absorption.
- The industrial market saw availability rise 30 basis points (bps) quarter-over-quarter to 8.6%, as two vacant new construction spaces hit the market.
- Halifax recorded its largest new construction delivery of industrial space since 2024, with 158,500 sq. ft. completed within the Bayers Lake and Burnside Business Park.
- Net asking rental rates continues to trend upward, increasing by \$0.15 quarter-over-quarter to reach \$15.18 per sq. ft.
- Industrial development saw a sharp decline as the under construction pipeline drops to just 26,000 sq. ft, with building costs continuing to rise.

FIGURE 1: Halifax Industrial Market Demand and Supply



Source: CBRE Research, Q1, 2026.

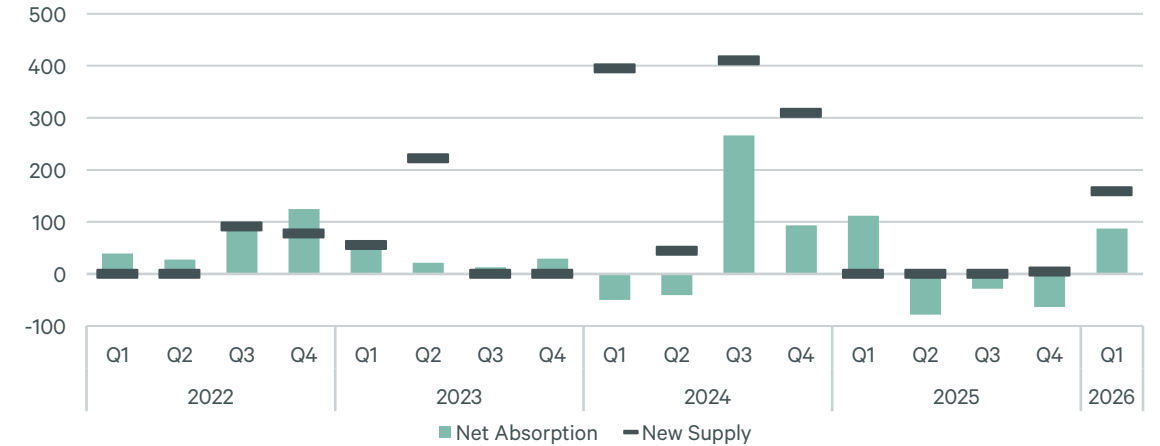
## Availability rises as Burnside sees an influx of supply

The Halifax industrial market saw availability rise 30 bps quarter-over-quarter to 8.6%, with 73,500 sq. ft of available new construction hitting the market. At the same time, Halifax saw 87,000 sq. ft of positive net absorption after three consecutive quarters of negative net absorption. The Burnside Industrial Park in Dartmouth saw a 20 bps uptick in availability, reaching 5.8% in the first quarter of 2026. Despite this, Burnside continues to drive leasing activity, with 80,000 sq. ft being positively absorbed. The Halifax submarket also saw an increase in availability, rising 100 bps to 23.0%. However, this rise can be attributed to 40,500 sq. ft of vacant new construction coming to market. Leasing activity is off to a strong start in 2026, with 7,700 sq. ft being positively absorbed in the Halifax submarket. Sackville saw its first drop in availability since Q4 2023, dropping 70 bps to 6.6%. Bedford also saw availability decrease slightly for the first time in seven quarters, dropping 10 bps to 8.0%.

## Development pipeline narrows as new construction comes to market

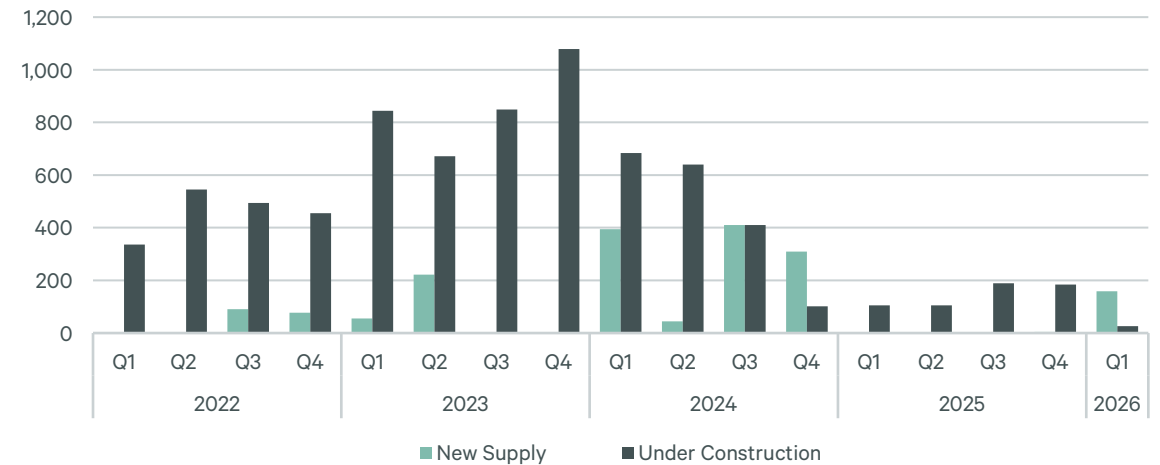
The Halifax industrial market recorded nearly 160,000 sq. ft of new supply in Q1, with the Burnside Industrial Park welcoming two leading-edge facilities. Rising construction costs and shortages have constricted the development pipeline to 26,000 sq. ft. However, planned government spending and federal investment bring massive potential for the upcoming year. Additionally, the remaining industrial lands in Burnside’s Phase 13 are expected to be released for purchase in 2026, opening up new opportunities for future development.

FIGURE 2: Quarterly Net Absorption vs. New Supply (000's SF)



Source: CBRE Research, Q1 2026.

FIGURE 3: Halifax Industrial Construction Pipeline (000's SF)

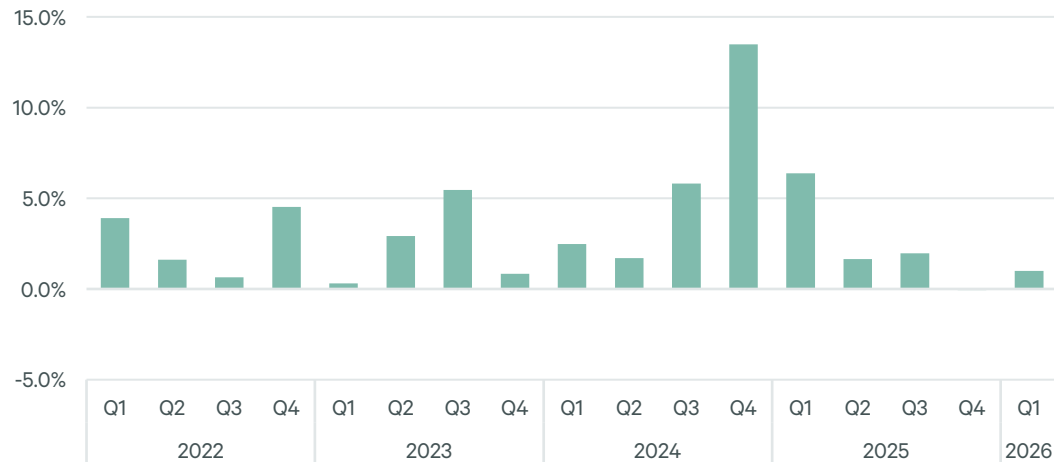


Source: CBRE Research, Q1 2026

## Net asking rates continue trending upwards

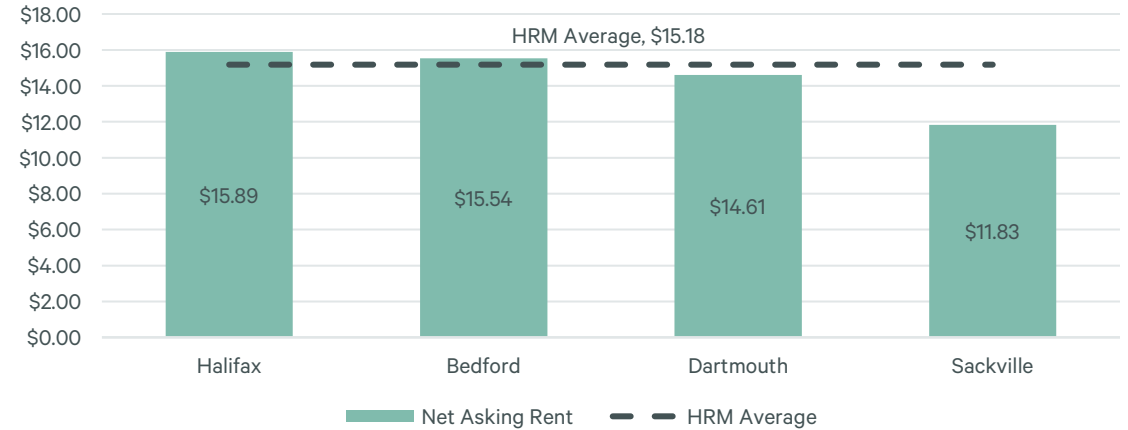
The Halifax industrial market continued its upward trend in net asking rents, increasing by \$0.15 quarter-over-quarter to reach \$15.18 per sq. ft. This represents a \$0.67 per sq. ft increase in rental rates from Q1 2025, a 4.6% rise year-over-year. The Dartmouth submarket saw an increase of \$0.52 quarter-over-quarter, rising to \$14.61 per sq. ft. The Halifax and Bedford submarkets saw slight decreases of \$0.24 and \$0.46 quarter-over-quarter, bringing rates down to \$15.89 and \$15.54 per sq. ft, respectively. These decreases mainly stem from high-quality properties being leased and rental incentives offered for large vacancies.

FIGURE 4: Quarter-over-Quarter Net Rental Rate Growth (%)



Source: CBRE Research, Q1 2026.

FIGURE 5: Asking Net Rental Rate by Submarket (PSF)



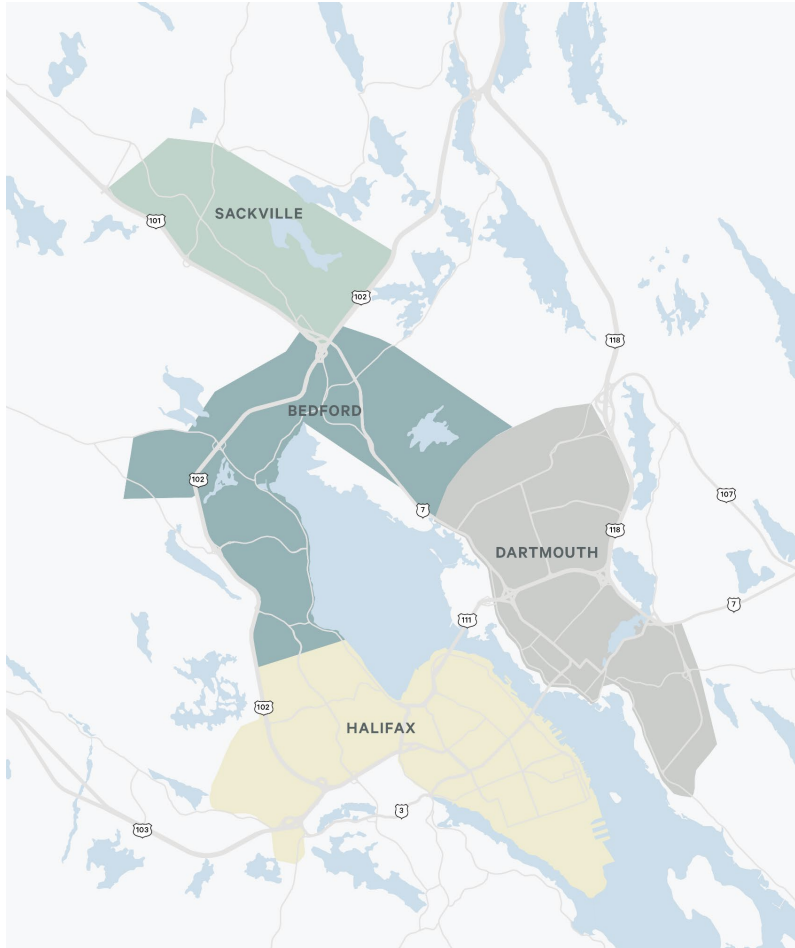
Source: CBRE Research, Q1 2026

FIGURE 6: Halifax Industrial Market Statistics Summary

Submarket	Inventory (SF)	Availability Rate (%)	Net Absorption (SF)	Net Asking Rent (PSF)
Halifax	2,472,430	23.0%	7,688	\$15.89
Dartmouth	12,146,118	5.8%	80,310	\$14.61
Bedford	968,227	8.0%	-1,620	\$15.54
Sackville	138,079	6.6%	1,001	\$11.83
<b>Overall Total</b>	<b>15,724,854</b>	<b>8.6%</b>	<b>87,379</b>	<b>\$15.18</b>

Source: CBRE Research, Q1 2026

## Market Area Overview



### Definitions

Availability Rate: Total Available sq. ft. (sublease included) divided by the total building Area. Net Rental Rate: Rent excludes one or more of the "net" costs (real property taxes, building insurance, and major maintenance) typically included in a Gross Lease Rate.. Net Absorption: The change in Occupied sq. ft. from one period to the next.

### Survey Criteria

Includes industrial buildings in the four submarkets. Comprising of Halifax, Dartmouth, Bedford and Sackville with 14.3 million sq. ft. of total inventory. The industrial market universe consists of 4.5 million sq. ft. of owner occupied (32%) and 9.7 million sq. ft. of leasable space (68%). CBRE collects information through telephone conversations and listings received from members of the commercial real estate brokerage community.

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