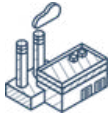


Market of the Month

# DARTMOUTH

## INDUSTRIAL MARKET HIGHLIGHTS



### Tight Vacancy, Strategic Port Access, and Steady Demand in Atlantic Canada

Dartmouth remains a vital logistics and industrial hub within Atlantic Canada. Supported by strategic infrastructure and steady tenant demand, the market continues to offer long-term stability, though limited modern supply presents ongoing challenges for occupiers seeking quality space.

- ▲ Strong logistics and distribution demand continues to keep vacancy tight and competition elevated.
- ▼ Modern, high-clear facilities are limited, with older or smaller units offering more flexibility.
- 💰 Asking net rents remain stable, supported by consistent demand and limited new supply.
- ⚙️ Key users: Logistics, distribution, manufacturing, and service-oriented businesses drive leasing activity.
- 🛠️ Development is concentrated in Burnside, with limited serviced land constraining new supply.
- 📍 Key Corridors:
  - Akerley Boulevard
  - Wright Avenue
  - Burnside Drive

**5.00%**

Average Vacancy Rate

**\$13.00 - \$16.00**

Average Asking Rate, PSF

Proactive planning is essential in Dartmouth's competitive market. Engaging landlords early and remaining flexible on building specifications can improve the likelihood of securing suitable, well-located industrial space.