

Industrial Q1 2020

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)	CONSTR COMPLETIONS (SF)	OVERALL WEIGHTED AVG NET RENT*	OVERALL WEIGHTED AVG TMI**	OVERALL WTD AVG ASKING SALE PRICE \$/SF
GTA Central	229,984,063	3,901,435	1.7%	-759,297	-759,297	1,659,797	295,087	\$9.07	\$3.70	\$173.55
GTA West	363,597,552	5,531,976	1.5%	-238,101	-238,101	7,253,599	440,727	\$9.41	\$3.59	\$216.51
GTA North	153,615,556	1,454,951	0.9%	283,373	283,373	1,769,035	153,752	\$10.63	\$3.94	\$348.88
GTA East	42,442,751	585,201	1.4%	-12,985	-12,985	1,818,917	111,876	\$7.18	\$3.72	\$196.83
SUBURBAN	559,655,859	7,572,128	1.4%	32,287	32,287	10,841,551	706,355	\$9.45	\$3.66	\$235.47
GTA TOTALS	789,639,922	11,473,563	1.5%	-727,010	-727,010	12,501,348	1,001,442	\$9.33	\$3.67	\$203.26
HAMILTON	50,705,577	1,100,661	2.2%	-27,240	-27,240	264,534	0	\$6.66	\$2.94	\$211.25

*Rental rates reflect weighted net asking \$psf/year.

** TMI – Taxes, Maintenance, Insurance

KEY LEASE TRANSACTIONS Q1 2020

PROPERTY	SUBMARKET	TENANT	SF	TYPE
Milton South Business Park, Bldg. B	Milton	Princess Auto	498,404	New Lease
205 Speirs Giffen	Caledon	DHL	342,821	New Lease
2175 Cornwall Road	Oakville	Amazon	314,166	New Lease
250 First Gulf Boulevard	Brampton	Canada Cartage	300,458	New Lease
6110 Cantay Road	Mississauga	William F White	180,994	New Lease

*Renewals not included in leasing statistics

KEY SALES TRANSACTIONS Q1 2020

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE / \$ PSF
2200 Yukon Court	Milton	DSV Solutions Inc / London Life Insurance Company	1,100,000	\$18.1M / \$164
8265 Huntington Road	Vaughan	Sobeys Capital Incorporated / Crombie REIT	794,000	\$192.1M / \$242
1995 Markham Road	Scarborough	Integrated Asset Management Corp. / Dream REIT	240,776	\$33.1M / \$137
220 Water Street	Whitby	Manufacturing and Technology Centre / Dream Industrial	207,700	\$17.6M / \$85
2001 Forbes Street	Whitby	Lear Corporation / Crestpoint Real Estate	196,989	\$12.9M / \$66

KEY CONSTRUCTION COMPLETIONS 2020

PROPERTY	SUBMARKET	MAJOR TENANT	SF	OWNER / DEVELOPER
75 Venture Drive	Scarborough	Building is available for lease	295,087	Piret Venture Drive LP
12880 Coleraine Drive	Caledon	TOC Logistics Inc.	255,570	Menkes Coleraine Inc.
180 Via Renzo Drive	Richmond Hill	Peak Products	153,752	Peak Products

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UNDER CONSTRUCTION



TOTAL UNDER CONSTRUCTION SF
12.5M SF



TOTAL AVAILABLE SF
3.2M SF

SPECULATIVE



TOTAL SF SPEC UNDER CONSTRUCTION
6.3M SF



SPEC BUILDINGS ACCOUNT FOR
51% OF TOTAL CONSTRUCTION

"BUILD TO SUIT"



6.2M SF
TOTAL SF BTS UNDER CONSTRUCTION



BTS BUILDINGS ACCOUNT FOR
49% OF TOTAL CONSTRUCTION

