



THE COMMERCIAL & INDUSTRIAL REPORT

A GTA Commercial Real Estate Market Overview

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COMMERCIAL MORTGAGE RATES

Floating Rate	4.25%
1 year	4.60%
2 year	5.05%
3 year	5.60%
4 year	6.30%
5 year	6.75%
6 year	7.00%
7 year	7.40%
10 year	7.50%
15 year	7.95%
20 year	8.00%

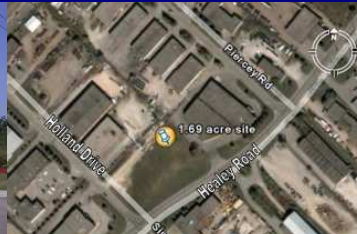
*As of 11/19/09



FEATURE PROPERTIES



15,006 SF 7 year old building
High power, ideal head office



1.69 acre building lot for sale
Outside storage permitted



4,737 SF freestanding condo
2 truck level doors, 200A/600V



5 acres, ideal for yard
22,000 SF site plan, for lease



5 acre industrial/commercial site
Highway 400 exposure (sale)



27,000 SF whse, 18' clear
Low rates, great exposure

COMMERCIAL MARKET CONTINUES RECOVERY

***November 18, 2009** — Last month, TREB Commercial Members reported 625,841 square feet of leased space. This result was down 64 per cent from the 1,749,657 square feet recorded in October of 2008, but **up two per cent over the September figure of 614,830, and the best monthly performance since May.**

“While the commercial real estate market remains softer than last year, leading indicators are pointing toward better results as we move into 2010,” said Commercial Council Chair Garry Lander.

“Business confidence is increasing, suggesting that many firms will be looking to increase output over the next year. This should lead to improved demand for commercial space.”

Lease rates were mixed last month. Industrial space (all size categories) leased for an average of \$5.78 per square foot net (sfn), up six per cent from the \$5.43 per sfn recorded in October 2008.

Commercial space fell nine per cent to \$14.74 per sfn from last October’s \$16.16 per sfn figure. Finally, the rate for office space

was \$9.11 per sfn, a decline of 24 per cent from the \$11.96 per sfn recorded during the same month last year.

Sales Market Highlights

In October, TREB Commercial Members recorded 58 sales of IC&I properties, including 34 industrial buildings of all size categories which averaged \$51.90 per square foot. This compares to a figure of \$65.95 derived from non-MLS sources.

*source—Toronto Real Estate Board, Commercial Division

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- Industrial painting
- Financing
- Property inspections
- Environmental audits
- Lawyers
- Appraisers
- Surveyors
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- Municipal contacts

And more!



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ADDITIONAL AVAILABILITIES

- Industrial/commercial condominium units for lease or sale
- 44,000 SF CRANE building on over 5 acres of outside storage land for SALE
- 10-800,000 SF distribution space with trailer parking (SALE POSSIBLE)
- 40,000 SF freestanding for lease, 10% office, 70 parking spaces, quick access to highways & subway station
- 6,000 SF high-tech office space (Cat-6 wiring, training rooms)
- Ideal head office, warehousing/manufacturing building of 40,000 SF for SALE or LEASE with 20,000 SF office, close to highway
- 52,000 SF, 24' clear, 1200 amps with over 1 acre extra land for SALE
- **Building lots for sale, variety of sizes**
- **Design/build available — custom build to suit your needs!**

CLIENT LIST



WHAT DO OUR CLIENTS SAY?

"Recently I had a client who mentioned to me that they were looking to lease a property to open a new location. They'd noticed a property with no sign in the vicinity of where they'd been looking, but it had no info on the building. I called Melanie (even though it wasn't her listing) with the address and she tracked down the info. I forwarded the info to my client who were very happy with Melanie's promptness and willingness to dig around."

Stephen Owen
Resonate Creative

QUOTE OF THE MONTH

"You may have to fight a battle more than once to win it."

-Margaret Thatcher

Buying, selling, renting or marketing a property doesn't have to be stressful!

Call or [email me](#) to get results!