



# THE COMMERCIAL & INDUSTRIAL REPORT

A GTA Commercial Real Estate Market Overview

From Melanie King, Sales Representative - Hectare Commercial Real Estate  
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## COMMERCIAL MORTGAGE RATES

Floating Rate	4.25%
1 year	5.00%
2 year	5.70%
3 year	6.25%
4 year	6.75%
5 year	7.20%
6 year	7.50%
7 year	7.80%
10 year	7.80%
15 year	8.35%
20 year	8.40%

\*As of 5/12/10  
 Courtesy Harmeet Walia,  
 Account Manager



## YOUR SOURCE FOR REFERRALS

Do you need help finding a trustworthy service provider?

We'll connect you to:

- Measurement firms
- Roof lifting
- Industrial painting
- Financing
- Property inspections
- Environmental audits
- Lawyers
- Appraisers
- Surveyors
- Accountants
- Municipal contacts

And more!

## FEATURE PROPERTY - 16 QUEEN ELIZABETH BLVD, TORONTO



- High profile site with exposure to highway and over 500,000 cars passing daily
- Legal third party billboard on rooftop and sign on building fascia for passive income
- Completely renovated with high end finishes
- Flex space for office, warehouse, retail, commercial, recreational, institutional uses

LOCATION	Gardiner Expressway/Royal York
SIZE	19,264 sq. ft.
SHIPPING	1 drive in door
POWER	400 amps / 600 volts
HEATING	Forced air gas
CLEAR HEIGHT	12'6"
ZONING	IC1 (permitting a wide variety of uses)
LOT SIZE	0.65 acres (neighboring site may be available)

## GTA COMMERCIAL MARKET BENEFITTING FROM RECOVERY

**\*May 5, 2010** — In April, TREB Commercial Members reported 1,155,944 square feet of leased space, up 148 per cent over the 466, 837 square feet of leased space recorded during April 2009, Commercial Council Chair Garry Lander announced today.

“The above average rates of economic growth experienced over the past two quarters have benefitted the GTA commercial real estate market. Both goods producing and services producing sectors have rebounded strongly,

resulting in steady employment growth,” Mr. Lander said. “April’s leased space figure, the best monthly result for 2010, points to the fact that GTA businesses are confident that growth will continue and are acquiring the necessary space.”

Industrial space in all size categories leased for an average of \$4.79 per square foot net (sfn) compared to \$5.43/sfn recorded in April 2009. Commercial space leased for an average of \$12.34/sfn compared to \$14.22 for the same month last year. The average lease

rate for office space was \$12.78/ sfn compared \$12.12/sfn last year.

**Sales Market Highlights**  
 TREB Commercial Members reported 58 sales of IC&I properties in April, including 23 industrial buildings of all size categories with an average selling price of \$53.66 per square foot. Non-MLS sources provided an average selling price of \$52.90 per square foot for the same time period.

\*source—Toronto Real Estate Board, Commercial Division

**HECTARE IN THE COMMUNITY**



Melanie King (2nd from left in photo) of Hectare Commercial Real Estate, bowling for the Caledon Chamber of Commerce, along with other attendees and sponsors, helped to raise funds for Big Brothers Big Sisters of Peel at their Annual Tim Horton's Bowl for Kids Sake at Skyview Bowling Lanes in Bolton (March 27, 2010).

The "Bowl For Kids Sake" is the largest fund-raiser of the year for Big Brothers Big Sisters of Peel and they rely on these funds to be able to provide the quality mentoring programs that they do to the 1,350 children in Peel who are involved.



**MORE FEATURE PROPERTIES**



7,200 SF freestanding, cranes  
1.34 acres, expansion possible



4 Building complex, HWY 50  
2 storey office & retail/service



4,737 SF freestanding condo  
2 truck level, 14' clear



1.69 acre building lot for Sale  
Outside storage, corner lot



152,316 SF, 26' clear, 14 TL 2DI  
1200 amps, ample parking



59,810 SF, 24' clear, 6 TL 1 DI  
High profile corporate image



331,164 SF, 100 trailer spaces  
4000 amps, 24 TL, 4 rail doors



9,232 SF, 200 amps, 1 TL door  
11% office, quick 410 access



12,000 + 2,000 SF for Sale  
Wood processing, 1,600 amps



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



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



15,006 SF freestanding  
High power, ideal office/mfg.

**QUOTE OF THE MONTH**

"It is not the strongest of the species that survives, nor the most intelligent, it is the one that is most adaptable to change." (Charles Darwin)



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