

# THE COMMERCIAL & INDUSTRIAL REPORT



## A GTA Commercial Real Estate Market Overview

From Melanie King, Sales Representative - Binswanger Hectare, Brokerage  
[www.hectare.com](http://www.hectare.com) | [mking@binswangerhectare.com](mailto:mking@binswangerhectare.com) | 905-624-4456 x203

July 2010

### COMMERCIAL MORTGAGE INFO

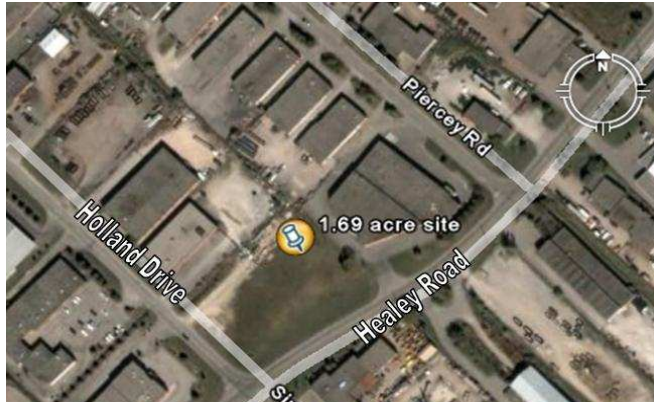
Commercial and industrial real estate financing of Up to 100% from BDC for:

- Purchase of land and building (by owner-operators, real estate suppliers)
- Construction of new premises
- Expansion or improvement of existing premises
- Consulting services to get the most out of the new acquisition or new space
- Non-demand borrowing.
- BDC is a long-term lender
- In most cases, no appraisals required up to \$3 million

Call BDC to prequalify for financing - ask Melanie for contacts today!



### FEATURE PROPERTY - 1 Holland Drive, Bolton



Healey/Holland  
 1.69 acre building lot  
 MS zoning, permits outside storage with building  
 Site graveled & compacted  
 Fenced  
 Corner lot  
 Great exposure!  
 Quick access to Hwy 50

- Great potential for future development
- Permitted uses include warehousing, manufacturing, contractor's facility, automotive repair, dry cleaning or laundry plant, research establishment, factory outlet
- Near Nesel Fast Freight, Mars Canada, Husky Injection Molding Systems

## COMMERCIAL TRANSACTIONS UP IN JUNE

### Market Stats June 2010

Inflation Rate <sup>1</sup>	Apr 2010
Total CPI (Yr./Yr. % Change)	1.8%
Bank of Canada <sup>4</sup>	May 2010
Prime Rate	2.25%
Bank of Canada <sup>4</sup>	Apr 2010
Target for Overnight Rate	0.25%
Canadian GDP Growth <sup>1</sup>	Feb 2010
Month/Month % Change	0.3%
Unemployment Rate <sup>1</sup>	Apr 2010
Canada	8.1%

**\*July 6, 2010** — Last month, TREB Commercial Members reported 1,004,651 square feet of leased space – up 79 per cent from 560,425 leased square feet in June 2009. “The number of IC&I lease transactions was well-ahead of last year’s totals, both for June and the first six months of the year,” Commercial Council Chair Larry Purchase announced today. “Strong economic growth in the last three quarters, which spurred renewed job growth, has been the foundation for improved commercial real estate market conditions.” Lease rates declined in June. The average lease rate for industrial space in all size categories dipped marginally to \$4.78

per square foot net (sfn) from \$4.79/sfn recorded in June of 2009. The average lease rate for commercial space was down 15 per cent to \$11.51/sfn from last year’s figure of \$13.47/sfn. Office space traded for \$12.97/sfn – down 12 per cent from last June’s figure of \$14.69/sfn.

#### Sales Market Highlights

In June, TREB Commercial Members reported 58 sales of IC&I properties through the Toronto MLS system. Of these transactions, 31 were industrial buildings of all size categories with an average per square foot selling price of \$62.33. During the same timeframe, non-mls sources provided an average per square foot selling price of \$86.45.

\*source—Toronto Real Estate Board, Commercial Division

## PRESS ABOUT OUR NEW PARTNERSHIP WITH BINSWANGER

<http://www.marketwire.com/press-release/Binswanger-Announces-Expansion-of-Operations-in-Canada-1293265.htm>

ADDITIONAL AVAILABILITIES



Amazing Gardiner exposure  
Billboard income, flex bldg.



Freestanding condo unit  
Ideal for warehouse, mfg. uses



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



Many suites, from 1-10,000 SF  
Underground parking available



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



41,212 SF freestand for Sale  
1600 amps, bus ducting



54,590 SF building for Sale  
Precast, on 3.18 acre lot



4,962 SF condo for sale



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 freestand  
High power, ideal office/mfg.

QUOTE OF THE MONTH

“Be thankful for what you have; you’ll end up having more. If you concentrate on what you don’t have, you will never, ever have enough.” (Oprah Winfrey)



Melanie King, Sales Representative • [mking@binswangerhectare.com](mailto:mking@binswangerhectare.com)  
1279 Matheson Blvd. E., Mississauga, ON L4W 1R1  
905-624-4456 x203 • Fax: 905-624-4458 • [www.binswangerhectare.com](http://www.binswangerhectare.com)



REGIONAL • NATIONAL • INTERNATIONAL REAL ESTATE

REGIONAL OPERATIONS:

Atlanta, GA • Charlotte, NC • Chicago, IL • Cincinnati, OH • Dallas, TX • Denver, CO • Detroit, MI • Edison, NJ • El Paso, TX • Greensboro, NC • Houston, TX • King of Prussia, PA • Los Angeles, CA  
Melville, NY • Miami, FL • Minneapolis, MN • Montreal, Quebec • Natick, MA • New York, NY • Newport Beach, CA • Owings Mills, MD • Oxford, MS • Philadelphia, PA • Seattle, WA • Tampa, FL  
Teterboro, NJ • Toledo, OH • Toronto, Ontario • Washington, D.C. • Woodland Hills, CA • Buenos Aires • Caracas • Lima • Mexico City • Quito • Sao Paulo • Santiago • Amsterdam • Hamburg • London  
Madrid • Warsaw • Zurich • Tel Aviv • Beijing • Hanoi • Hong Kong • Mumbai • Seoul • Shanghai • Singapore • Taipei • Tokyo • Sydney **Over 150 Offices Worldwide** [www.binswanger.com](http://www.binswanger.com)

The information contained herein is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.