

# THE COMMERCIAL & INDUSTRIAL REPORT



## A GTA Commercial Real Estate Market Overview

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September 2010

Market Stats September 2010	
Inflation Rate <sup>1</sup>	Jun 2010
Total CPI (Yr./Yr. % Change)	1.8%
Bank of Canada <sup>4</sup>	Aug 2010
Prime Rate	2.75%
Bank of Canada <sup>4</sup>	Aug 2010
Target for Overnight Rate	0.75%
Canadian GDP Growth <sup>1</sup>	Jun 2010
Month/Month % Change	0.2%
Unemployment Rate <sup>1</sup>	Jun 2010
Canada	8.0%

## FEATURE PROPERTY - OFFICE/COMMERCIAL



- 4 Building complex with Highway 50 exposure, just north of Mayfield
- Professional office space - up to 31,800 SF available
- Commercial space - from 1,100 SF to 12,000 SF available
- Precast construction, great corporate image!
- Large lit pylon sign for additional exposure right onto Highway 50
- 205 parking spaces

BRAND NEW CONSTRUCTION with a wide variety of permitted uses including animal hospital, office, factory outlet, financial institution, fitness centre, industrial uses, medical office, merchandise service shop, private club, restaurant, retail store, training facility, warehouse

## COMMERCIAL LEASE TRANSACTIONS REMAIN STRONG IN AUGUST & YEAR-TO-DATE

### \*September 3, 2010 --

In August, TREB Commercial Members reported 887,434 square feet of leased space, up 55 per cent from the 571,751 leased square feet recorded in August of 2009. Through the first eight months of 2010, commercial lease transactions were up 67 per cent compared to the same period in 2009.

"Economic conditions are much improved compared to 2009. Growth has occurred in most sectors of the economy, resulting in relatively steady employment growth as well. Against this backdrop, it makes sense that the demand for commercial space increased during the first eight months of 2010," said Commercial Council Chair Larry Purchase.

By category, TREB Commercial Members leased 803,134 square feet of industrial space, up 63 per cent over last year's total of 492,163 square feet. In addition 41,028 square feet of commercial space was leased, down 20 per cent from the 51,332 figure recorded in August of 2009. Finally, 43,272 square feet of office space was leased – up 53 per cent from the 28,256 square feet recorded during the same month last year.

Lease rates were mixed in August. Industrial space in all size categories leased for an average of \$5.34 per square foot net (sfm), up two per cent from \$5.21/sfm recorded in August of 2009. The average lease rate for commercial space rose 19 per cent to \$23.47/sfm from \$19.75/sfm reported

during the same month last year. Office space leased for an average of \$9.70/sfm – a 21 per cent decrease from the average of \$12.34/sfm reported last August.

### Sales Market Highlights

TREB Members recorded 63 sales of IC&I properties in August, including 35 industrial buildings of all size categories. The average sale price was \$101.77 per square foot. This compares to an average selling price of \$83.13 per square foot derived from non-MLS sources. The 28 commercial/retail sales recorded during this same time-frame averaged \$141.60 per square foot.

\*source—Toronto Real Estate Board, Commercial Division

ADDITIONAL AVAILABILITIES



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



Freestanding condo unit  
Ideal for warehouse, mfg. uses



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



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



1.69 acres at Healey/Holland  
Quick access to Hwy 50



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



Amazing Gardiner exposure  
Billboard income, flex bldg.

QUOTE OF THE MONTH

“Takers ultimately lose, but givers win forever. This is a rule the universe never breaks.”

(Douglas M. Lawson)



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