

THE COMMERCIAL & INDUSTRIAL REPORT



A GTA Commercial Real Estate Market Overview

From Melanie King, Broker - Binswanger Hectare, Brokerage

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AVAILABLE PROPERTIES



Orangeville freestand for sale
9,600 SF on 0.58 acres, clear span



403/Dundas industrial condo for sale
4,340 SF freestand, 2 TL doors



Hurontario/Dundas 3,340 SF for lease
Day nursery, medical uses



Dundas/403 units for lease
Variety of sizes available



Near Milton/Guelph - building for sale
13,000 SF on 1.65 acres w/ storage



Etobicoke 1-3.82 acres for lease
Rail spur, truck plugs, fenced



Derry/427 20,000SF freestand for sale
Ample shipping with radiant heat



Brampton 60-280,000 SF for lease
Ample shipping, power, expansion

Market Stats February 2012

Inflation Rate ¹	Dec 2011
Total CPI (Yr./Yr. % Change)	2.3%
Bank of Canada ⁴	Jan 2012
Prime Rate	3.00%
Bank of Canada ⁴	Jan 2012
Target for Overnight Rate	1.00%
Canadian GDP Growth ¹	Oct 2011
Month/Month % Change	0.0%
Unemployment Rate ¹	Dec 2011
Canada	7.5%

GTA Property Transactions February 2012: Highlights*

Mississauga
Property Type: 5915 Airport Road
Office
Date of Sale: 2012-01-19
Purchaser(s): Whiterock REIT
Total Price: \$109,868,566
Building Size (S.F.): 492,743
Price Per Sq. Foot: \$223

Scarborough
Property Type: 1571 Sandhurst Circle
Retail
Date of Sale: 2012-01-16
Purchaser(s): Canmarc REIT
Total Price: \$59,250,000
Building Size (S.F.): 282,280
Price Per Sq. Foot: \$210

Brampton
Property Type: 715 Queen Street West
Residential Land
Date of Sale: 2012-01-09
Purchaser(s): Mattamy Homes
Total Price: \$19,000,000
Land Area : 24.82
Price Per Acre: \$765,388

Toronto
Property Type: 890 Jane Street
Apartment
Date of Sale: 2012-01-12
Purchaser(s): Monterey Park Inc.
Total Price: \$9,400,000
Building Size (Units): 140
Unit Price: \$67,143

* RealNet Canada Inc.

GTA COMMERCIAL REALTORS® REPORT COMMERCIAL MARKET FIGURES

*TORONTO, February 3, 2012 -- Toronto Real Estate Board Commercial Division Members reported 464,008 square feet of total leased commercial space in January 2012. This result was down by 41 per cent in comparison to January 2011. Industrial space accounted for 86 per cent of total square footage leased, or 397,649 square feet – down 46 per cent compared to January 2011.

Despite the decline in the amount of space leased, average industrial lease rates held up well. The average lease rate for industrial properties was \$4.73 per square foot net (calculated for transactions where pricing was disclosed). This figure was up by more than 12 per cent in comparison to the average of \$4.21 cents reported for

January 2011.

“Firms in the GTA industrial sector have a very cautious outlook right now. While the prospects for the United States economy are looking more positive, there continues to be substantial concern surrounding economic recession in Europe and what the implications could be for the global economy. In the short term, this means that unless it is absolutely necessary for a firm to move or take on more space, real estate decisions will likely be on hold,” said Commercial Division Chair Larry Purchase.

Commercial real estate sales were up year-over-year in January, both for the industrial segment (+13 per cent) and

other commercial property types (+10.5 per cent). Average selling prices per square foot (for transactions with pricing disclosed) were down for both property categories in January compared to a year earlier.

“While the number of industrial and other commercial property sales was up over last year, the exact nature of these deals likely varied in terms of location, size and exact property use between January 2012 and January 2011. The changing composition of deals from one year to the next often has a substantial impact on overall average selling prices,” added Purchase.

*source—Toronto Real Estate Board, Commercial Division

BINSWANGER HECTARE IN THE COMMUNITY



The 2nd annual Binswanger Hectare Support Drive benefiting the Peel Children's Center was a huge success! We donated over \$1050 in cash and a truck load of household items including clothing, toiletries, cleaning supplies and, of course, children's toys.

Thank you to all who pitched in to make someone else's Christmas Season a bit brighter.



**We have clients looking to buy industrial properties in every size range.
If you are thinking of selling, please contact me today:
905-624-4456 x203 or mking@binswangerhectare.com**

QUOTE OF THE MONTH

“You always pass failure on the way to success.” Mickey Rooney



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