

# STATISTICAL SUMMARY

## Industrial Market Overview - Q3 2019



	TOTAL BLDGS	CURRENT INVENTORY	NEW SUPPLY Q3 2019	NEW SUPPLY YEAR TO DATE	UNDER CONSTRUCTION Q3 2019	TOTAL AVAILABILITY	AVAILABILITY RATE	FUTURE 6 MONTH AVAILABILITY RATE	ABSORPTION		FOR LEASE - 2019						FOR SALE - 2019							
									Current Quarter	Year to Date	AVAILABILITY		LEASING ACTIVITY				WEIGHTED AVG. RATES		AVAILABILITY		SALE ACTIVITY			WTD Avg. Asking Sale Price
											Current Quarter	Availability Rate	Current Quarter	Year to Date	% Current Quarter	% Year to Date	Asking Rent	TMI	Current Quarter	Availability Rate	Current Quarter	Year to Date	% Current Quarter	
GTA OVERALL	13,421	784,290,224	942,316	1,570,210	17,906,553	10,296,313	1.3%	0.6%	1,291,800	2,787,649	8,970,339	1.1%	4,450,847	16,058,731	100.0%	100.0%	\$8.57	\$3.66	1,325,974	0.2%	5,636,465	15,746,195	100.0%	\$228.27
GTA Central	4,394	231,291,694	0	0	3,090,707	3,479,128	1.5%	0.2%	-510,673	-845,771	2,936,256	1.3%	965,720	2,264,160	21.7%	14.1%	\$8.69	\$3.62	542,872	0.2%	2,272,966	5,005,635	40.3%	\$233.26
SUBURBAN	9,027	552,998,530	942,316	1,570,210	14,815,846	6,817,185	1.2%	0.7%	1,802,473	3,633,420	6,034,083	1.1%	3,485,127	13,794,571	78.3%	85.9%	\$8.51	\$3.68	783,102	0.1%	3,363,499	10,740,560	59.7%	\$225.36
GTA West	5,697	358,836,689	316,714	544,113	10,328,878	4,472,447	1.2%	0.6%	699,062	2,117,157	3,917,187	1.1%	1,788,367	9,352,165	40.2%	58.2%	\$8.33	\$3.70	555,260	0.2%	2,250,326	7,043,126	39.9%	\$199.43
GTA North	2,831	152,181,187	625,602	1,026,097	2,605,884	1,864,641	1.2%	0.4%	1,043,788	1,256,479	1,666,543	1.1%	1,598,407	4,080,233	35.9%	25.4%	\$9.31	\$3.72	198,098	0.1%	656,602	2,241,525	11.6%	\$305.40
GTA East	499	41,980,654	0	0	1,881,084	480,097	1.1%	2.6%	59,623	259,784	450,353	1.1%	98,353	362,173	2.2%	2.3%	\$7.23	\$3.47	29,744	0.1%	456,571	1,455,909	8.1%	\$163.31
Hamilton	825	50,074,165	0	0	330,000	1,440,491	2.9%	0.2%	-174,126	174,766	969,670	1.9%	101,894	348,125	2.3%	2.2%	\$5.93	\$2.75	470,821	0.9%	182,590	774,902	3.2%	\$106.83

### AVAILABILITY RATES

	ONE YEAR AGO	CURRENT QUARTER	MOVEMENT
GTA OVERALL	1.7%	1.3%	▼
GTA Central	1.5%	1.5%	▶
SUBURBAN	1.8%	1.2%	▼
GTA West	1.9%	1.2%	▼
GTA North	1.5%	1.2%	▼
GTA East	2.2%	1.1%	▼

### QUARTER HIGHLIGHTS

- 1.3%**  
**GTA Availability**  
 Availability plummeted to yet another record low
- \$8.57 PSF**  
**GTA Average Asking Rent**  
 The market's unprecedented supply-demand imbalance continued to exert upward pressure on rental rates
- 17.9 MSF**  
**Development Pipeline**  
 The construction pipeline hit a new high as developers scrambled to bring more product to market

### KEY TRANSACTIONS

- **Polar Pak** leased 399,543 sf at 2 Bramkay Street, Brampton
- **Napco Pipe & Fittings** leased 267,071 sf at 71 Royal Group Crescent, Vaughan
- **Estée Lauder** preleased 262,689 sf at Hillmount Road, Markham
- **3M** leased 178,550 sf at 11400 Steeles Avenue East, Halton Hills
- **Magna Exteriors and Interiors Corp** leased 158,300 sf at 75 Frontenac Drive in Markham
- **Crane Logistics** leased 140,829 sf at 119 Snow Boulevard, Vaughan



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											Current Quarter	Availability Rate	Current Quarter	Year to Date	% Current Quarter	% Year to Date	Asking Rent	TMI	Current Quarter	Availability Rate	Current Quarter	Year to Date	% Current Quarter	
EAST YORK	278	16,071,942	-	-	-	146,700	0.9%	0.0%	20,000	(38,500)	51,000	0.3%	96,000	111,028	2.2%	0.7%	\$8.00	\$2.15	95,700	0.6%	109,608	208,967	1.9%	n/a
ETOBICOKE	1,122	68,614,477	-	-	307,395	1,408,098	2.1%	0.0%	(254,304)	(893,575)	1,096,965	1.6%	543,241	858,388	12.2%	5.3%	\$8.59	\$3.28	311,133	0.5%	669,167	1,719,092	11.9%	\$199.16
NORTH YORK	1,583	72,439,921	-	-	1,059,353	1,402,613	1.9%	0.0%	(216,496)	(326,969)	1,299,670	1.8%	235,957	767,069	5.3%	4.8%	\$9.41	\$3.92	102,943	0.1%	1,022,361	1,790,388	18.1%	\$315.82
SCARBOROUGH	1,127	58,955,053	-	-	1,723,959	520,217	0.9%	0.8%	(23,673)	450,973	488,621	0.8%	90,522	527,675	2.0%	3.3%	\$7.04	\$3.79	31,596	0.1%	427,006	1,242,364	7.6%	\$277.09
TORONTO	83	4,240,297	-	-	-	1,500	0.0%	0.0%	(36,200)	(37,700)	0	0.0%	0	0	0.0%	0.0%	n/a	n/a	1,500	0.0%	16,500	16,500	0.3%	\$716.67
YORK	201	10,970,004	-	-	-	-	0.0%	0.0%	0	0	0	0.0%	0	0	0.0%	0.0%	\$0.00	\$0.00	0	0.0%	28,324	28,324	0.5%	n/a
<b>GTA CENTRAL</b>	<b>4,394</b>	<b>231,291,694</b>	<b>-</b>	<b>-</b>	<b>3,090,707</b>	<b>3,479,128</b>	<b>1.5%</b>	<b>0.2%</b>	<b>(510,673)</b>	<b>(845,771)</b>	<b>2,936,256</b>	<b>1.3%</b>	<b>965,720</b>	<b>2,264,160</b>	<b>21.7%</b>	<b>14.1%</b>	<b>\$8.69</b>	<b>\$3.62</b>	<b>542,872</b>	<b>0.2%</b>	<b>2,272,966</b>	<b>5,005,635</b>	<b>40.3%</b>	<b>\$233.26</b>
BOLTON/CALEDON	201	13,959,737	-	-	3,802,542	104,740	0.8%	6.4%	(47,069)	64,907	90,100	0.6%	57,627	1,050,021	1.3%	6.5%	\$6.96	\$3.75	14,640	0.1%	637,418	791,051	11.3%	\$140.03
BRAMPTON	1,071	96,619,944	-	-	2,836,797	585,534	0.6%	1.0%	237,364	84,316	536,340	0.6%	577,525	1,487,232	13.0%	9.3%	\$8.18	\$3.64	49,194	0.1%	329,476	885,636	5.8%	\$286.34
BURLINGTON	482	22,446,607	12,796	12,796	103,195	657,930	2.9%	0.1%	60,248	(61,032)	541,809	2.4%	136,330	363,437	3.1%	2.3%	\$7.79	\$3.42	116,121	0.5%	212,802	906,149	3.8%	\$175.63
MILTON/HALTON HILLS	286	26,825,522	-	-	1,693,291	410,702	1.5%	0.0%	108,628	762,763	410,702	1.5%	565,331	1,704,915	12.7%	10.6%	\$8.34	\$2.85	0	0.0%	77,850	386,446	1.4%	n/a
MISSISSAUGA	3,200	175,599,778	303,918	531,317	1,860,047	2,067,813	1.2%	0.1%	344,766	1,090,324	1,692,508	1.0%	427,564	4,260,786	9.6%	26.5%	\$8.72	\$4.13	375,305	0.2%	797,356	3,708,545	14.1%	\$197.65
OAKVILLE	457	23,385,101	-	-	33,006	645,728	2.8%	0.4%	(4,875)	175,879	645,728	2.8%	23,990	485,774	0.5%	3.0%	\$8.12	\$3.40	0	0.0%	195,424	365,299	3.5%	n/a
<b>GTA WEST</b>	<b>5,697</b>	<b>358,836,689</b>	<b>316,714</b>	<b>544,113</b>	<b>10,328,878</b>	<b>4,472,447</b>	<b>1.2%</b>	<b>0.6%</b>	<b>699,062</b>	<b>2,117,157</b>	<b>3,917,187</b>	<b>1.1%</b>	<b>1,788,367</b>	<b>9,352,165</b>	<b>40.2%</b>	<b>58.2%</b>	<b>\$8.33</b>	<b>\$3.70</b>	<b>555,260</b>	<b>0.2%</b>	<b>2,250,326</b>	<b>7,043,126</b>	<b>39.9%</b>	<b>\$199.43</b>
AURORA	105	5,827,173	-	-	-	171,205	2.9%	0.2%	(80,470)	(19,608)	167,245	2.9%	15,668	124,736	0.4%	0.8%	\$8.86	\$4.12	3,960	0.1%	4,800	83,567	0.1%	\$277.78
MARKHAM	705	31,144,515	-	-	262,689	413,403	1.3%	0.4%	176,912	167,156	374,384	1.2%	618,916	1,048,009	13.9%	6.5%	\$8.79	\$3.95	39,019	0.1%	122,729	322,776	2.2%	\$313.08
NEWMARKET	152	7,086,298	-	-	-	82,200	1.2%	0.0%	39,565	38,781	50,000	0.7%	63,765	152,178	1.4%	0.9%	\$7.00	\$3.00	32,200	0.5%	309,651	328,673	5.5%	\$307.08
RICHMOND HILL	252	13,264,651	-	-	194,481	92,635	0.7%	0.1%	(37,413)	74,980	82,087	0.6%	86,896	143,448	2.0%	0.9%	\$9.93	\$4.68	10,548	0.1%	69,026	155,781	1.2%	\$265.26
VAUGHAN	1,617	94,858,550	625,602	1,026,097	2,148,714	1,105,198	1.2%	0.5%	945,194	995,170	992,827	1.0%	813,162	2,611,862	18.3%	16.3%	\$9.67	\$3.50	112,371	0.1%	150,396	1,350,728	2.7%	\$307.00
<b>GTA NORTH</b>	<b>2,831</b>	<b>152,181,187</b>	<b>625,602</b>	<b>1,026,097</b>	<b>2,605,884</b>	<b>1,864,641</b>	<b>1.2%</b>	<b>0.4%</b>	<b>1,043,788</b>	<b>1,256,479</b>	<b>1,666,543</b>	<b>1.1%</b>	<b>1,598,407</b>	<b>4,080,233</b>	<b>35.9%</b>	<b>25.4%</b>	<b>\$9.31</b>	<b>\$3.72</b>	<b>198,098</b>	<b>0.1%</b>	<b>656,602</b>	<b>2,241,525</b>	<b>11.6%</b>	<b>\$305.40</b>
AJAX	137	7,171,955	-	-	330,000	49,744	0.7%	1.8%	1,510	(1,992)	20,000	0.3%	21,510	36,303	0.5%	0.2%	\$6.00	\$3.75	29,744	0.4%	15,050	268,849	0.3%	\$163.31
OSHAWA	116	17,641,730	-	-	742,248	209,991	1.2%	0.6%	11,162	(23,232)	209,991	1.2%	21,162	22,512	0.5%	0.1%	\$6.42	\$3.02	0	0.0%	336,114	377,665	6.0%	n/a
PICKERING	133	8,847,212	-	-	623,836	35,507	0.4%	1.0%	8,716	185,890	35,507	0.4%	40,836	288,513	0.9%	1.8%	\$7.88	\$4.25	0	0.0%	105,407	292,214	1.9%	n/a
WHITBY	113	8,319,757	-	-	185,000	184,855	2.2%	2.2%	38,235	99,118	184,855	2.2%	14,845	14,845	0.3%	0.1%	\$8.10	\$3.77	0	0.0%	0	517,181	0.0%	n/a
<b>GTA EAST</b>	<b>499</b>	<b>41,980,654</b>	<b>-</b>	<b>-</b>	<b>1,881,084</b>	<b>480,097</b>	<b>1.1%</b>	<b>2.6%</b>	<b>59,623</b>	<b>259,784</b>	<b>450,353</b>	<b>1.1%</b>	<b>98,353</b>	<b>362,173</b>	<b>2.2%</b>	<b>2.3%</b>	<b>\$7.23</b>	<b>\$3.47</b>	<b>29,744</b>	<b>0.1%</b>	<b>456,571</b>	<b>1,455,909</b>	<b>8.1%</b>	<b>\$163.31</b>
<b>GTA OVERALL</b>	<b>13,421</b>	<b>784,290,224</b>	<b>942,316</b>	<b>1,570,210</b>	<b>17,906,553</b>	<b>10,296,313</b>	<b>1.3%</b>	<b>0.6%</b>	<b>1,291,800</b>	<b>2,787,649</b>	<b>8,970,339</b>	<b>1.1%</b>	<b>4,450,847</b>	<b>16,058,731</b>	<b>100.0%</b>	<b>100.0%</b>	<b>\$8.57</b>	<b>\$3.66</b>	<b>1,325,974</b>	<b>0.2%</b>	<b>5,636,465</b>	<b>15,746,195</b>	<b>100.0%</b>	<b>\$228.27</b>
Hamilton	825	50,074,165	-	-	330,000	1,440,491	2.9%	0.2%	(174,126)	174,766	969,670	1.9%	101,894	348,125	2.3%	2.2%	\$5.93	\$2.75	470,821	0.9%	182,590	774,902	3.2%	\$106.83

\*Inventory is based on existing buildings equal to or greater than 10,000 sf