

VACANCY SNAPSHOT

GTA Industrial Market



Q3 2019

MUNICIPALITY	INVENTORY (000's sf)	% of MARKET	VACANCY - PAST YEAR			VACANCY - PAST QUARTER		
			Q3 2018	Q3 2019	TREND	Q2 2019	Q3 2019	TREND
East York	16,072	6.9%	0.3%	0.9%	↑	0.4%	0.9%	↑
Etobicoke	68,614	29.7%	2.6%	2.1%	↓	2.0%	2.1%	↑
North York	72,440	31.3%	1.2%	1.9%	↑	1.6%	1.9%	↑
Scarborough	58,955	25.5%	1.1%	0.9%	↓	0.8%	0.9%	↑
Toronto	4,240	1.8%	0.0%	0.0%	→	0.0%	0.0%	→
York	10,970	4.7%	0.0%	0.0%	→	0.0%	0.0%	→
GTA CENTRAL	231,292	29.5%	1.5%	1.5%	→	1.3%	1.5%	↑
Bolton/Caledon	13,960	3.9%	1.1%	0.8%	↓	0.4%	0.8%	↑
Brampton	96,620	26.9%	0.4%	0.6%	↓	0.8%	0.6%	↓
Burlington	22,447	6.3%	3.1%	2.9%	↓	3.1%	2.9%	↓
Milton/Halton Hills	26,826	7.5%	8.4%	1.5%	↓	2.2%	1.5%	↓
Mississauga	175,600	48.9%	1.3%	1.2%	↓	1.2%	1.2%	→
Oakville	23,385	6.5%	3.8%	2.8%	↑	2.7%	2.8%	↑
GTA WEST	358,837	45.8%	1.9%	1.2%	↓	1.4%	1.2%	↓
Aurora	5,827	3.8%	2.1%	2.9%	↑	1.6%	2.9%	↑
Markham	31,145	20.5%	2.4%	1.3%	↓	1.9%	1.3%	↓
Newmarket	7,086	4.7%	1.3%	1.2%	↓	1.3%	1.2%	↓
Richmond Hill	13,265	8.7%	0.6%	0.7%	↑	0.4%	0.7%	↑
Vaughan	94,859	62.3%	1.4%	1.2%	↓	1.5%	1.2%	↓
GTA NORTH	152,181	19.4%	1.5%	1.2%	↓	1.5%	1.2%	↓
Ajax	7,172	17.1%	0.3%	0.7%	↑	0.7%	0.7%	→
Oshawa	17,642	42.0%	3.1%	1.2%	↓	1.5%	1.2%	↓
Pickering	8,847	21.1%	4.1%	0.4%	↓	0.5%	0.4%	↓
Whitby	8,320	19.8%	1.1%	2.2%	↑	2.7%	2.2%	↓
GTA EAST	41,981	5.4%	2.2%	1.1%	↓	1.4%	1.1%	↓
SUBURBAN	552,999	70.5%	1.8%	1.2%	↓	1.4%	1.2%	↓
GTA OVERALL	784,290	100.0%	1.7%	1.3%	↓	1.4%	1.3%	↓
Hamilton	50,074	6.4%	4.1%	2.9%	↓	2.5%	2.9%	↑

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Source: Cushman & Wakefield ULC, Brokerage
Toronto Industrial Research

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Q3 2019

MUNICIPALITY	ASKING SALE PRICE* - PAST YEAR			ASKING LEASE RATE* - PAST YEAR			TMI** - PAST YEAR		
	Q3 2018	Q3 2019	TREND	Q3 2018	Q3 2019	TREND	Q3 2018	Q3 2019	TREND
East York	n/a	n/a	n/a	\$10.76	\$8.00	↓	\$3.89	\$2.15	↓
Etobicoke	\$200.15	\$199.16	↓	\$5.94	\$8.59	↑	\$3.35	\$3.28	↓
North York	\$166.57	\$315.82	↑	\$6.96	\$9.41	↑	\$3.78	\$3.92	↑
Scarborough	\$103.85	\$277.09	↑	\$6.48	\$7.04	↑	\$3.54	\$3.79	↑
Toronto	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
York	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
GTA CENTRAL	\$134.58	\$233.26	↑	\$6.39	\$8.69	↑	\$3.51	\$3.62	↑
Bolton/Caledon	\$140.03	\$140.03	↓	\$8.38	\$6.96	↓	\$2.84	\$3.75	↑
Brampton	\$241.44	\$286.34	↑	\$6.75	\$8.18	↑	\$3.56	\$3.64	↑
Burlington	\$118.82	\$175.63	↑	\$6.47	\$7.79	↑	\$3.11	\$3.42	↑
Milton/Halton Hills	\$262.71	n/a	n/a	\$6.67	\$8.34	↑	\$2.50	\$2.85	↑
Mississauga	\$214.80	\$197.65	↓	\$7.11	\$8.72	↑	\$3.41	\$4.13	↑
Oakville	n/a	n/a	n/a	\$7.25	\$8.12	↑	\$3.02	\$3.40	↑
GTA WEST	\$195.89	\$199.43	↑	\$6.89	\$8.33	↑	\$3.00	\$3.70	↑
Aurora	22063.0%	\$277.78	↑	\$7.58	\$8.86	↑	\$3.54	\$4.12	↑
Markham	28671.0%	\$313.08	↑	\$8.01	\$8.79	↑	\$3.68	\$3.95	↑
Newmarket	\$255.10	\$307.08	↑	\$7.95	\$7.00	↓	\$3.00	\$3.00	→
Richmond Hill	28-Sep-00	\$265.26	↓	\$8.30	\$9.93	↑	\$4.03	\$4.68	↑
Vaughan	\$260.07	\$307.00	↑	\$6.34	\$9.67	↑	\$2.92	\$3.50	↑
GTA NORTH	\$264.95	\$305.40	↑	\$7.12	\$9.31	↑	\$3.24	\$3.72	↑
Ajax	n/a	\$163.31	↑	\$10.24	\$6.00	↓	\$6.00	\$3.75	↓
Oshawa	n/a	n/a	n/a	\$6.32	\$6.42	↑	\$3.11	\$3.02	↓
Pickering	n/a	n/a	n/a	\$6.16	\$7.88	↑	\$3.13	\$4.25	↑
Whitby	n/a	n/a	n/a	\$6.21	\$8.10	↑	\$3.25	\$3.77	↑
GTA EAST	n/a	\$163.31	↑	\$6.32	\$7.23	↑	\$3.23	\$3.47	↑
SUBURBAN	\$214.09	\$225.36	↑	\$6.90	\$8.51	↑	\$3.07	\$3.68	↑
GTA OVERALL	\$187.98	\$228.27	↑	\$6.78	\$8.57	↑	\$3.18	\$3.66	↑
Hamilton	\$87.31	\$106.83	↑	\$6.23	\$5.93	↓	\$2.96	\$2.75	↓

*Per SF ** Taxes, Maintenance & Insurance

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