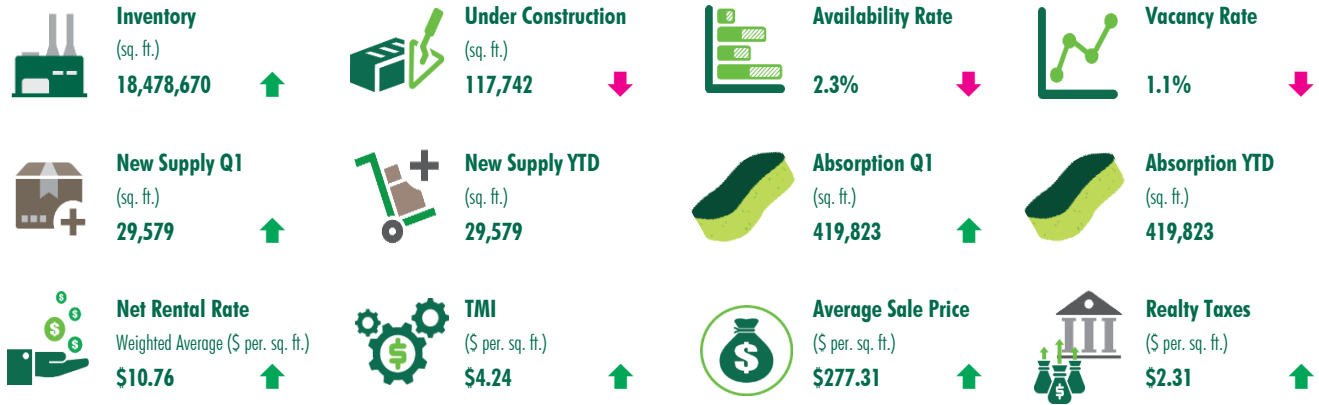


Toronto, Industrial - Q1 2021

**Oakville**



**Recent Transactions**

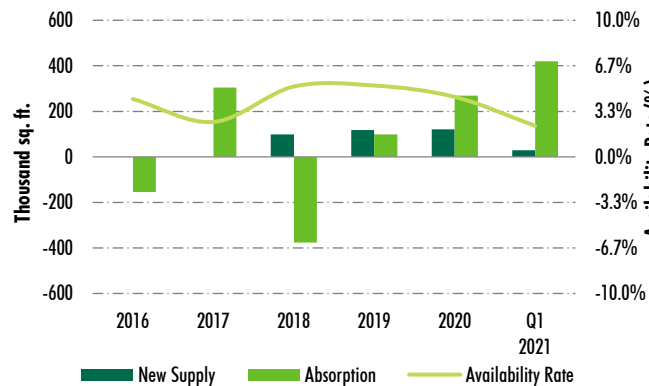
Lease Transactions			
Tenant	Address	Size (sq.ft.)	Deal Type
Polynt Group	2275 Bristol Circle	45,500	New Lease
8902127 Canada Inc. & Arkel Motor	2695 Bristol Circle	26,786	New Lease

Sale Transactions				
Purchaser	Vendor	Address	Size (sq.ft.)	\$ per. sq.ft.
Molinaro Management	Savant Technologies Canada	1290 South Service Road W	124,840	\$148.00
Policaro Group	2390 South Service Rd. Ltd.	2390 South Service Road W	34,680	\$303.00

**Market Highlights**

- Oakville’s availability rate experienced a sharp quarterly contraction of 210 bps to 2.3%. Similarly, the vacancy dropped to 1.1%, after a quarter-over-quarter decrease of 130 bps.
- Only 29,579 sq. ft. of new space was introduced this quarter, which consisted of Woodward Meat Purveyors’ design build at 2586 Bristol Circle. Presently, 117,742 sq. ft. is under construction and set to be completed this year.
- The average asking lease rate has reached an all-time of \$10.76 per sq. ft., accounting for a quarter-over-quarter increase of 5.3%, and a year-over-year increase of 12.2%. The average asking sale price has also reached a record high of \$277.31 per sq. ft., accounting for a quarterly growth of 27.6%, and a substantial year-over-year growth of 46.0%.

**Supply & Demand**



**Weighted Average Occupancy Cost**

