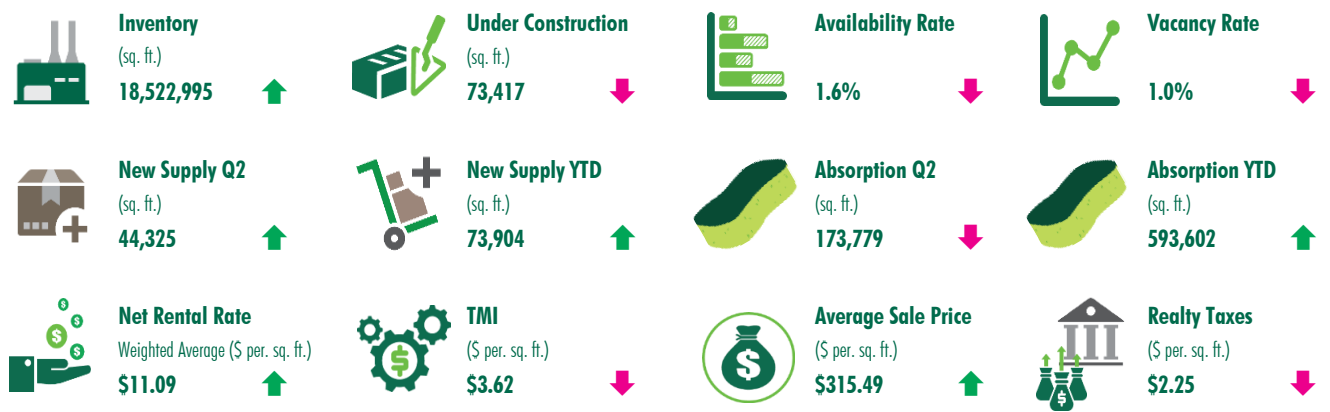


Toronto, Industrial - Q2 2021

**Oakville**



**Recent Transactions**

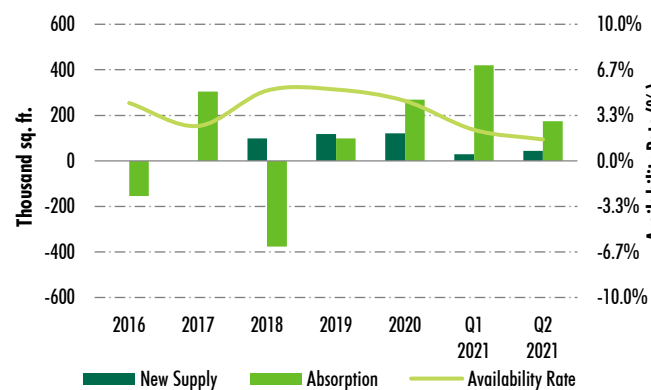
Lease Transactions			
Tenant	Address	Size (sq.ft.)	Deal Type
Lakeside Performance Gas Services	355 Wyecroft Road	12,240	New Lease
Corbix Storage	2219 Wyecroft Road	10,949	New Lease

Sale Transactions				
Purchaser	Vendor	Address	Size (sq.ft.)	\$ per. sq.ft.
SmartStop Self Storage	2467359 Ontario Inc.	450 Iroquois Shore Road	81,500	\$307.00
Nicola Wealth	Mancor Industries	2481&2529 Royal Windsor	83,000	\$218.00

**Market Highlights**

- With an average asking lease rate of \$11.09 per sq. ft., Oakville becomes the latest market to break the \$11.00 mark following a quarter-over-quarter increase of 3.1% and a year-over-year increase of 10.7%.
- While the vacancy rate experienced a nominal decrease of 10 bps to reach 1.0% this quarter, the availability rate sank to a record low of 1.6%, accounting for a quarter-over-quarter contraction of 70 bps.
- Only 44,325 sq. ft. of new industrial supply was added this quarter, which belongs to a building addition at 2323 Winston Park Drive. Currently, 73,417 sq. ft. at 3260 South Service Road W is under construction and fully pre-leased.

**Supply & Demand**



**Weighted Average Occupancy Cost**

