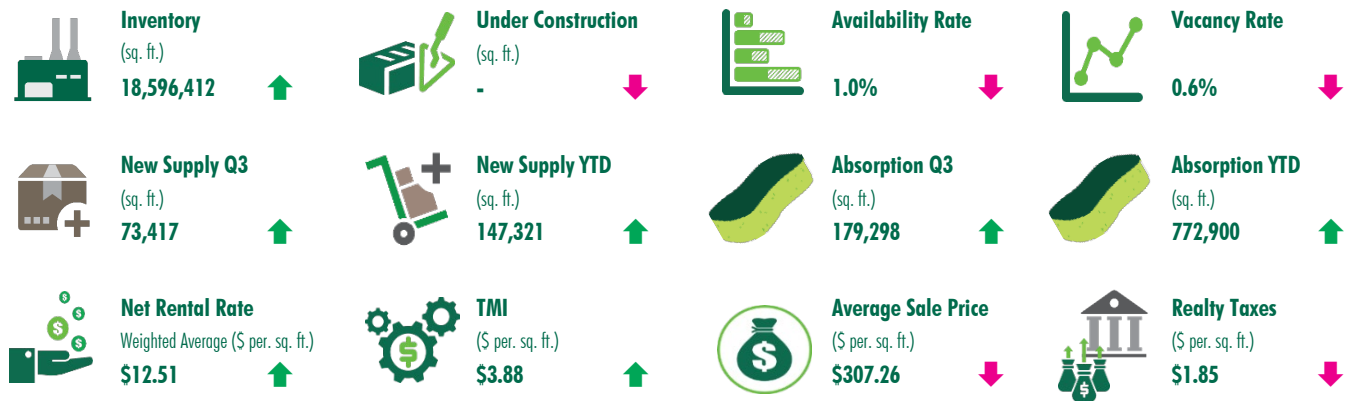


Toronto, Industrial - Q3 2021

Oakville



Recent Transactions

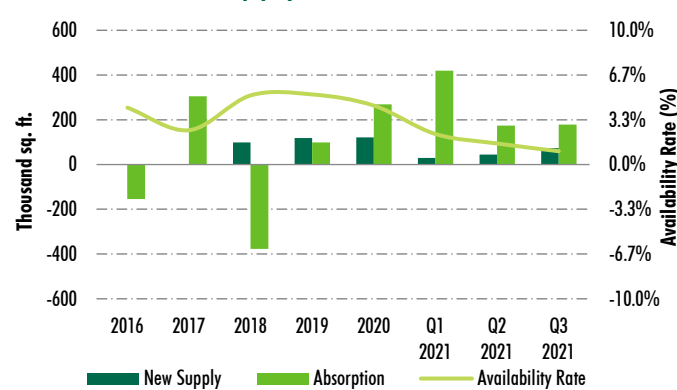
Lease Transactions			
Tenant	Address	Size (sq.ft.)	Deal Type
ASL Distribution	1215 North Service Road	46,402	New Lease
Wolseley	2400 Winston Park Drive	23,102	New Lease

Sale Transactions				
Purchaser	Vendor	Address	Size (sq.ft.)	\$ per. sq.ft.
2842878 Ontario Inc.	AtlasCare	2520 Bristol Circle	22,510	\$409.00
1911458 Ontario Corp.	Top Notch Cabinets	2102 Speers Road	19,530	\$269.00

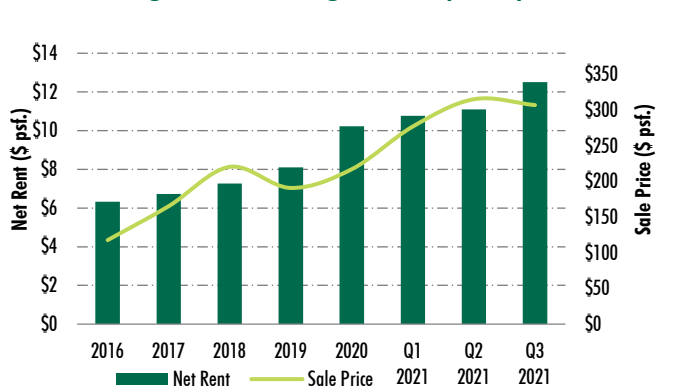
Market Highlights

- Oakville’s availability rate had a moderate quarterly decrease of 60 bps to 1.0% while the vacancy rate decreased by 40 bps to 0.6%.
- The average asking lease rate continues to increase for the 17th consecutive quarter to \$12.51 per sq. ft, representing a quarterly increase of 12.8% or \$1.42 per sq. ft.
- Melrose completed their fully pre-leased 73,417 sq. ft. speculative build at 3260 South Service Road W. Currently, there are no actively marketed speculative buildings available for delivery in 2022.

Supply & Demand



Weighted Average Occupancy Cost



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