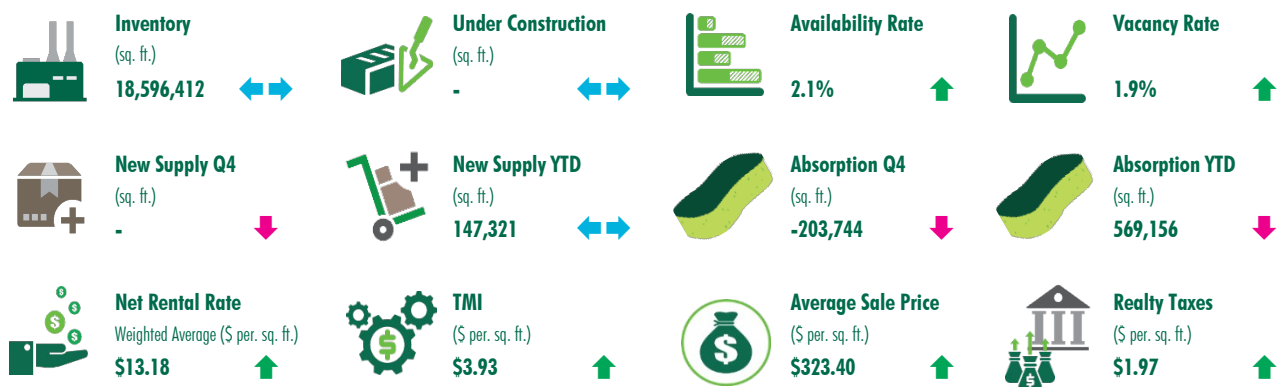


Toronto, Industrial - Q4 2021
Oakville



Recent Transactions

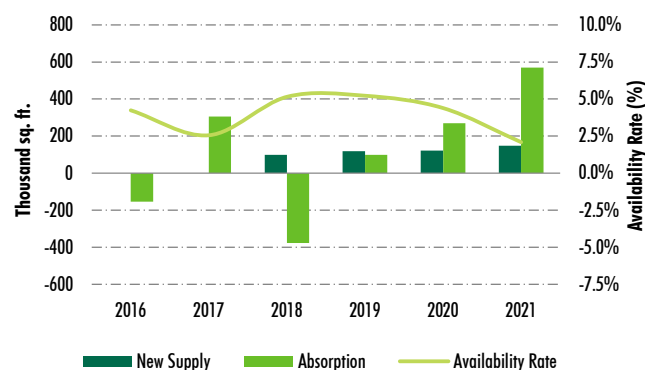
Lease Transactions			
Tenant	Address	Size (sq.ft.)	Deal Type
Meditex	2679 Bristol Circle	36,646	New Lease
Ferris Rafauli Design	2899 Plymouth Drive	20,427	New Lease

Sale Transactions				
Purchaser	Vendor	Address	Size (sq.ft.)	\$ per. sq.ft.
Dream Industrial	CGJC Oakville Inc.	1185 North Service Road	56,848	\$299.00
Metal Top	Barton & Barton Decals	2432 Wyecroft Road	13,500	\$548.15

Market Highlights

- The vacancy rate significantly increased this quarter by 130 bps to 1.9%, the availability rate followed this trend too with a 110 bps increase to 2.1%.
- Oakville’s average asking lease rate increases for the 18th consecutive quarter to \$13.18 per sq. ft, representing a quarterly increase of 5.4% or \$0.67 per sq. ft.
- Currently, there are no actively marketed speculative buildings available for delivery in 2022. The construction pipeline consists of design and speculative builds that are in the preliminary stage, with completion dates forecasted for late 2023 at the earliest.

Supply & Demand



Weighted Average Occupancy Cost

