










Toronto Industrial, Q3 2018

Oakville

 Inventory (sq. ft.) 18.2 million ↑	 Average Net Rental Rate (\$ per sq. ft.) \$7.13 ↑	 Average Sale Price (\$ per sq. ft.) \$185.69 ↑
 Availability Rate (sq. ft.) 2.3% ↓	 TMI (\$ per sq. ft.) \$3.61 ↑	 Average Land Price (\$ per acre) \$1,100,000 ↑
 Absorption Q3 (sq. ft.) 674,074 ↑	 Realty Taxes (\$ per sq. ft.) \$1.71 ↓	 Average Days on Market 211 ↑

Recent Transactions

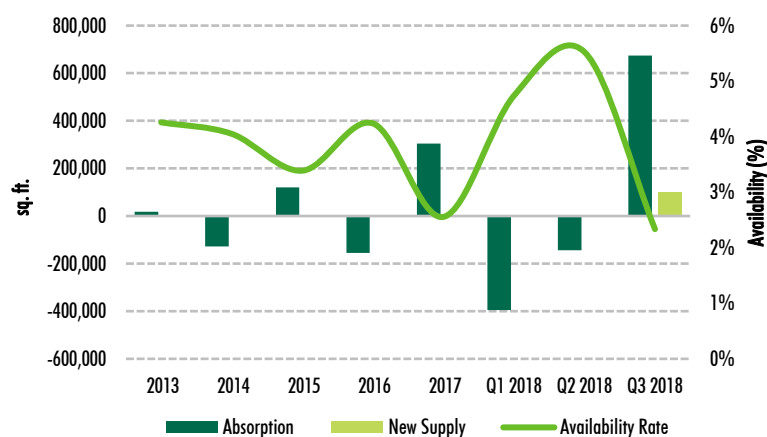
Lease Transactions			
Tenant	Address	Size (sq. ft.)	Deal Type
Muir Sales (Muir Tapes & Adhesives)	2815 Bristol Circle	60,834	New
Carestream Medical ULC	1293 North Service Road	23,040	New

Sale Transactions			
Purchaser	Address	Size (sq. ft.)	\$ per sq. ft.
Bristol Properties	2775 Coventry Road	84,150	\$117.67
U-Haul	1296 South Service Road	79,861	\$175.31

Market Highlights

- Following four straight quarterly increases, Oakville’s availability rate has decreased by 3.2% and currently resides at 2.3%. With only 425,225 sq. ft. available, this submarket is nearing its historic low of 397,678 sq. ft. from Q2 2017.
- The average asking sale price and net asking lease rate continues to soar, accounting for a year-over-year appreciation of 17.0% and 14.6% respectively.
- Properties with clear heights above 26’ saw the largest decrease in available space this quarter, as over 500,000 sq. ft. was absorbed in this segment.

Supply & Demand



Weighted Average Occupancy Costs

