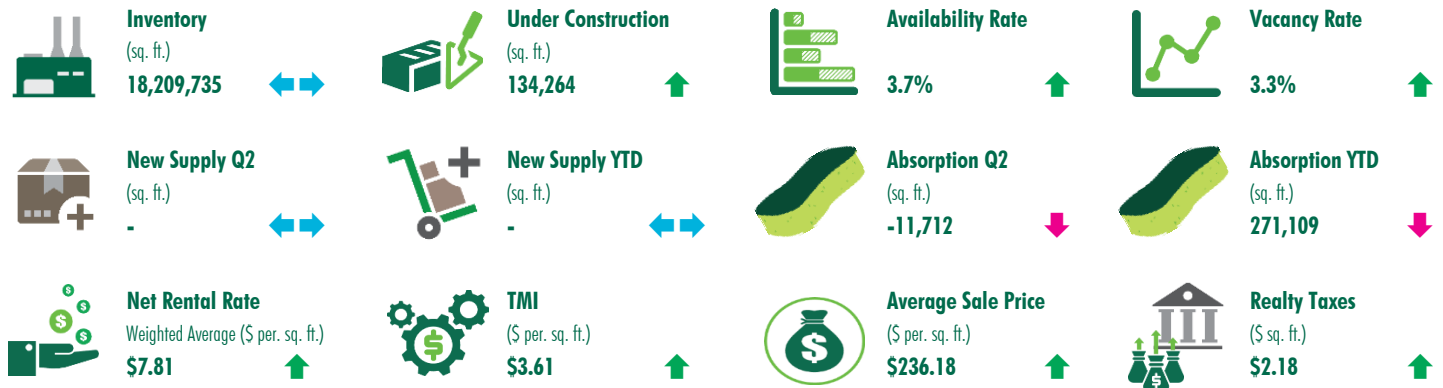


Toronto, Industrial - Q2 2019
Oakville



Recent Transactions

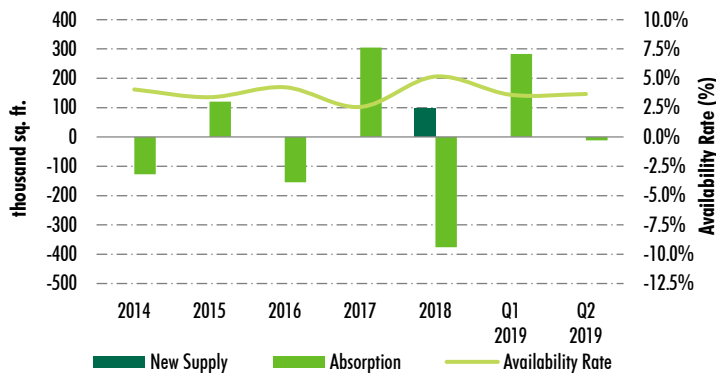
Lease Transactions			
Tenant	Address	Size (sq. ft.)	Deal Type
GLSP Canada	2425 Wycroft Road	17,433	New Lease
BCIS	2172 Wycroft Road	10,000	New Lease

Sale Transactions				
Purchaser	Vendor	Address	Size (sq. ft.)	\$ per. sq. ft.
Dream Industrial REIT	Cross Tang Holdings	333 Wycroft Road	43,000	\$163.00
CCPS Land Development	ATD Contracting Services	2170 Speers Road	12,000	\$258.00

Market Highlights

- Oakville's availability rate increased 10 bps quarter-over-quarter to 3.7%. The vacancy rate also increased to 3.3%, the highest rate since Q1 2017.
- The average asking lease rate has increased to a new record high of \$7.81 per sq. ft., accounting for a quarter-over-quarter increase of 4.8%, or \$0.36 per sq. ft.
- The year-over-year growth for the average asking lease rate from Q2 2018 is 14.1%. Comparatively, the year-over-year growth from Q2 2017 was slightly higher at 18.4%.

Supply & Demand



Weighted Average Occupancy Cost

