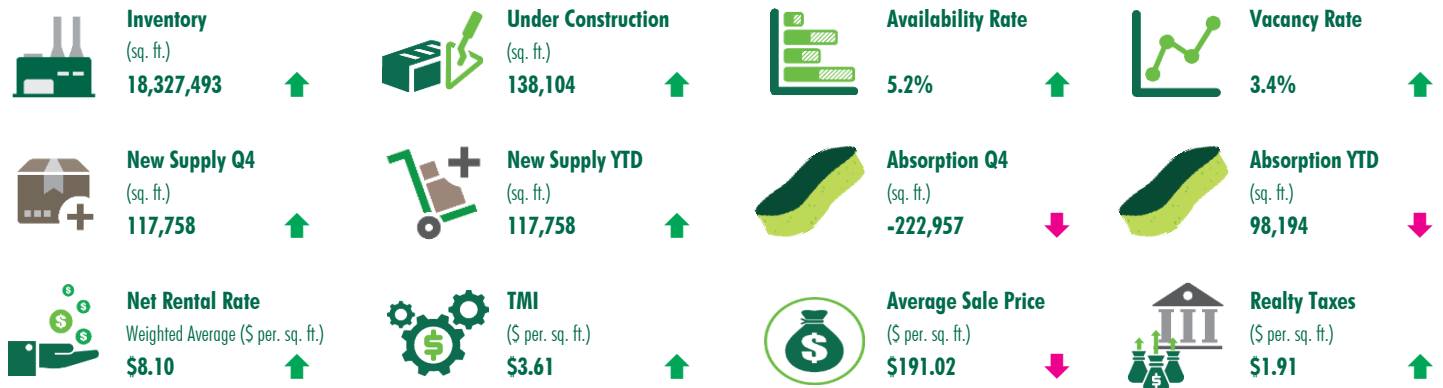


Toronto, Industrial - Q4 2019
Oakville



Recent Transactions

Lease Transactions

Tenant	Address	Size (sq. ft.)	Deal Type
ASL Distribution Services	2160 Buckingham Road	166,217	Extension
Dana Canada	1400 Advance Road	36,221	Renewal

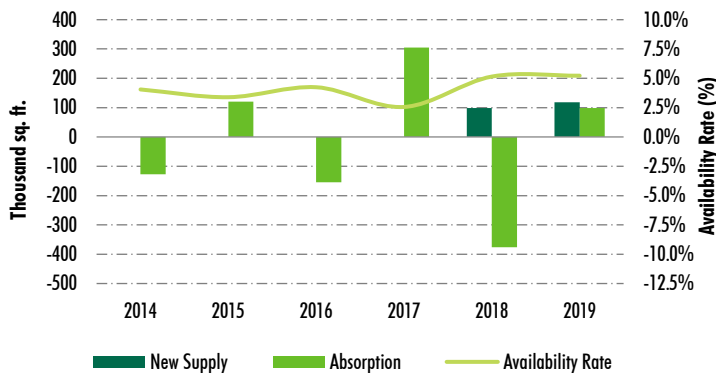
Sale Transactions

Purchaser	Vendor	Address	Size (sq. ft.)	\$ per. sq. ft.
Ecofitt Corporation	Li-Ping Chang	2770 Plymouth Drive	50,484	\$234.73
5021868 Ontario Inc.	Heng Da Development Corpora	2124 London Lane	31,842	\$236.53

Market Highlights

- The average net asking lease rate has appreciated to a new record high of \$8.10 per sq. ft., accounting for a quarter-over-quarter increase of 1.8%, or \$0.14 per sq. ft. This marks the first time in which the asking rate has surpassed the \$8.00 per sq. ft. mark in Oakville.
- The Oakville submarket registered a significant increase to its availability rate, which surged from 3.4% in Q3 2019 to 5.2% in Q4 2019. Most of the gain in available space was seen among buildings with a clear height higher than 26', as the availability for space in that segment nearly doubled.
- The vacancy rate increased by 40 bps quarter-over-quarter to 3.4%, its highest level since Q1 2017.

Supply & Demand



Weighted Average Occupancy Cost

