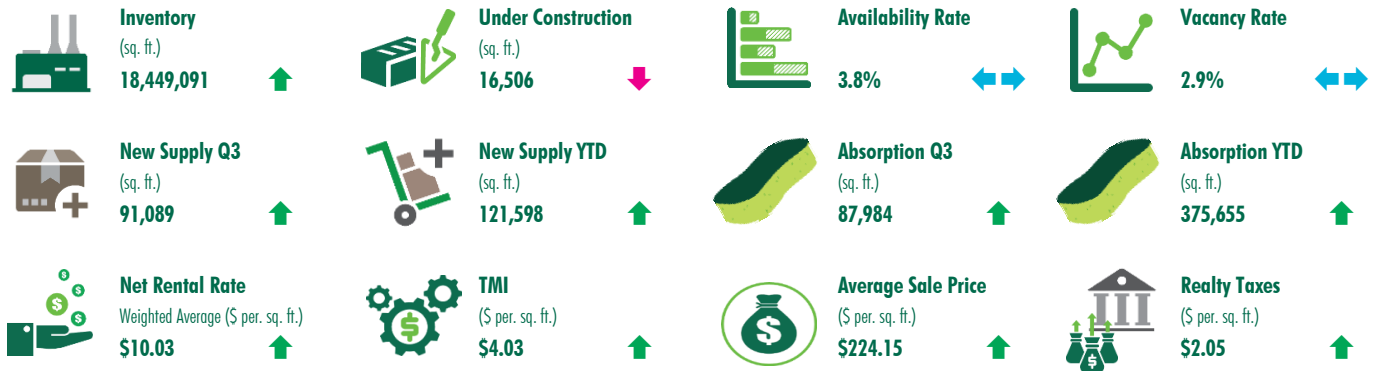


Toronto, Industrial - Q3 2020
Oakville



Recent Transactions

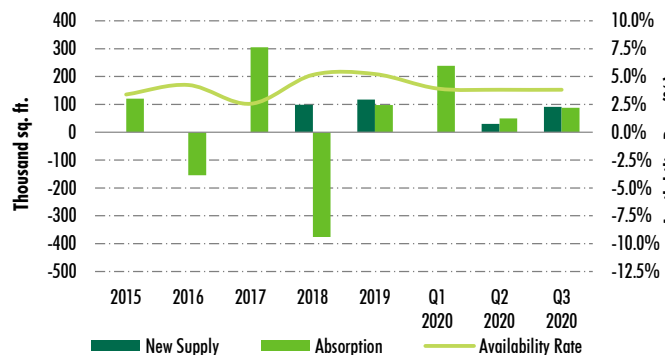
Lease Transactions				
Tenant	Address	Size (sq.ft.)	Deal Type	
Advantech Supply Chain Solutions	2340 Winston Park Drive	100,087	New Lease	
SFE Auto	2771 Portland Drive	38,207	New Lease	

Sale Transactions				
Purchaser	Vendor	Address	Size (sq.ft.)	\$ per. sq.ft.
Skara Group Corp	2094971 Ontario Ltd.	1123 South Service Road W	12,195	\$271.00

Market Highlights

- The vacancy rate increased for the second consecutive quarter to 2.9%, increasing by 40 bps quarter-over-quarter. The availability rate on the other hand maintained the same levels of Q2 2020 at 3.8%
- With 3270 South Service Road W completing construction, Oakville added 91,089 sq. ft. of new supply to the submarket. Presently, only 16,506 sq. ft. of condominium space is under construction.
- At \$10.03 per sq. ft., Oakville’s average net asking lease rate remained practically unchanged from Q2 2020, rising by a miniscule \$0.01 per sq. ft. Likewise, the average asking sale price increased slightly to \$224.15 per sq. ft.; a quarter-over-quarter increase of 1.52%, or \$3.36 per sq. ft.

Supply & Demand



Weighted Average Occupancy Cost

