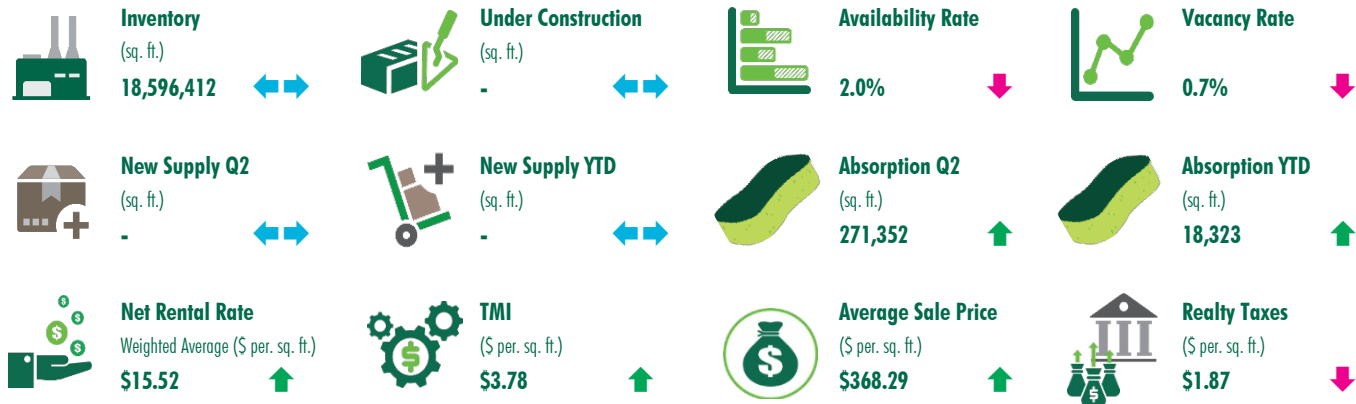


Toronto, Industrial - Q2 2022

Oakville



Recent Transactions

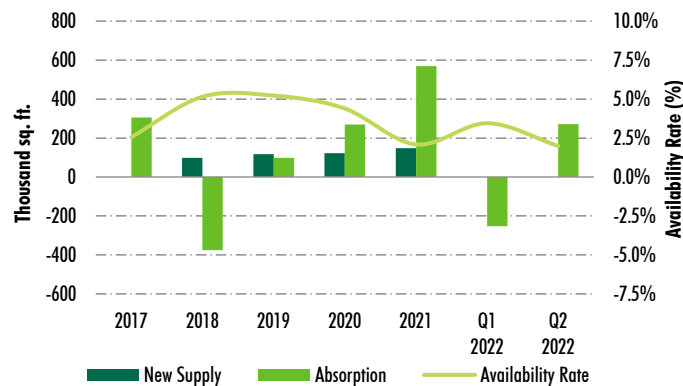
Lease Transactions			
Tenant	Address	Size (sq.ft.)	Deal Type
Advantech Supply Chain Solutions	2175 Cornwall Road	314,166	New Lease
Element Materials Technology	Bldg. B, 2405 Speers Road	54,552	New Lease

Sale Transactions				
Purchaser	Vendor	Address	Size (sq.ft.)	\$ per sq.ft.
KingSett Capital	Park Property Management	1300 South Service Road	146,425	\$329.00
Northbridge Capital	Alliance Labeling	201 Speers Road	89,345	\$250.00

Market Highlights

- Oakville's quarterly vacancy rate significantly decreased by 230 bps to 0.7% along with the availability rate declining 140 bps to 2.0%. These large drops were caused primarily by the leasing of 2175 Cornwall, which previously accounted for nearly half of all available space.
- The average asking lease rate increases for the 20th consecutive quarter to \$15.52 per sq. ft, representing a quarterly increase of 9.4% or \$1.34 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

