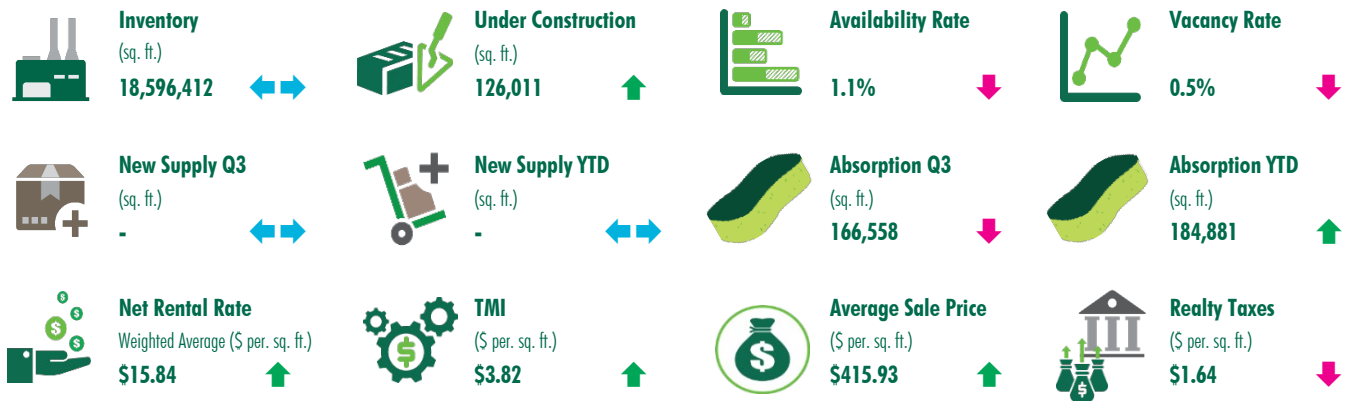


Toronto, Industrial - Q3 2022  
**Oakville**



**Recent Transactions**

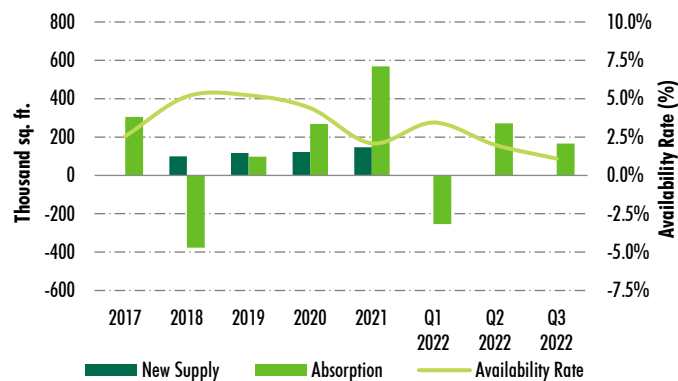
Lease Transactions			
Tenant	Address	Size (sq.ft.)	Deal Type
ACI Brands	2770 Plymouth Drive	15,728	New Lease

Sale Transactions				
Purchaser	Vendor	Address	Size (sq.ft.)	\$ per. sq.ft.
2677384 Ontario Inc.	R.J. Multi Litho	2708 Coventry Road	22,138	\$493.44

**Market Highlights**

- Oakville’s quarterly availability rate decreased 90 bps to a low of 1.1%, similarly, the vacancy rate declined 20 bps to reach 0.5%.
- The average asking lease rate increased for the 21st consecutive quarter to \$15.84 per sq. ft, representing a quarter-over-quarter increase of 2.1% or \$0.32 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 stages, with completion dates forecasted for late 2023 at the earliest. Notably, construction began this quarter at Melrose Investments’ 126,011 sq. ft. speculative build at 3278 South Service Road, with 36% already pre-leased.

**Supply & Demand**



**Weighted Average Occupancy Cost**

