

REAL ESTATE
BROKERAGE
FOR BUSINESS



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Q1 2022 STATISTICS | QUARTERLY REPORT

Over 6.5 Million Square Feet Leased in Q1 2022

TRREB Commercial Network Members reported over 6.5 million square feet of leased space through TRREB's MLS® System in Q1 2022 for all lease transactions types across the industrial market. This result represented a decrease in comparison to Q1 2021.

The average industrial lease rate for Q1 2022 was up 28.6% to \$13.17 per sq. ft. compared to \$10.24 per sq. ft. in Q1 2021. It is important to note that annual changes in average lease rates can be a result of changing market conditions and changes in the mix of properties leased from one year to the next, in terms of location, size, property type mix and other related variables.

Sales in the industrial sector were down to 91 from 135 reported during the same period in 2021, showing a year-over-year decrease by 32.6%.

It is important to recognize that the effects from COVID-19-related policies have impacted the commercial real estate industry, which have resulted in some variances in year-over-year comparison numbers.

Source | Toronto Regional Real Estate Board (TRREB)

NOTE: Average prices are reported only for those properties for which the selling price was disclosed.



Q1 2022 AVERAGE LEASE RATE



\$13.17

+ 25.4% Year-Over-Year Increase

Q1 2022 LEASING ACTIVITY



8.7 M

+ 40% Year-Over-Year Increase

Q1 2022 AVERAGE INDUSTRIAL SALE PRICE



\$300.33 PSF

+ 62% Year-Over-Year Increase

Q1 2022 SALES ACTIVITY



307

- 21.7% Year-Over-Year Decrease

FEATURED PROPERTIES

5280 CREEKBANK RD



FOR SALE

830 LAKESHORE RD E



FOR LEASE

8207 ESQUESING LINE



FOR SALE

6581 KITIMAT DR #3-4



FOR LEASE

ALTUS: INTEREST IN CANADA'S COMMERCIAL PROPERTIES REMAINS STRONG

Despite substantial global economic turbulence at the beginning of 2022, investors remain keenly interested in acquiring Canadian commercial real estate assets, particularly in Vancouver and Toronto, according to Altus Group. Also boosting the Canadian commercial market's prospects is a recovery that has started taking root in Alberta, Altus said. "The Canadian commercial real estate industry demonstrated resiliency throughout 2021, [and] investment activity kicked off 2022 with an upswing in momentum. All asset classes reported an increase in activity (with the exception of hotels) accompanied by a return in investor confidence," Altus reported.

The Canadian commercial segment saw nearly \$23.8 billion (up by 52% annually) across 3,250 transactions (up by 25%) during the first quarter of 2022.

"A combination of excitement and tentativeness characterized 2022 with a note of cautious optimism and anticipation of growth in Canada's commercial real estate space," Altus said. The most active asset classes in Q1 2022 were industrial (\$5.8 billion) and office properties (just above \$3 billion), followed by ICI and residential land (approximately \$8.9 billion combined). Retail property transactions during the first quarter totalled \$2.6 billion. "While 2022 started with an upswing in investment momentum (especially for office assets), commercial properties that are essential and flexible in nature will continue to remain investor favourites as demand quickly evolves in response to changing macroeconomic factors," Altus stated.

Source | MPAMAG - Ephraim Vecina - June 27, 2022

NOTABLE TRANSACTIONS | GTA WEST



SOLD

639 Sovereign Road | London
Fully Leased Industrial Property
40,360 Sq. Ft. | Situated on 2.04 Acres



LEASED

6705 Millcreek Drive #1-2 | Mississauga
Great Location in Meadowvale Business Park
23,110 Sq. Ft. | 2 Truck Level & 1 Drive in Shipping



LEASED

750 Appleby Line #A | Burlington
Pristine Building With 32.0' Clear Height
23,000 Sq. Ft. | Two Five Ton Cranes in Unit



SOLD

6225 Danville Road | Mississauga
2.68 Total Acres of Land
15,500 Sq. Ft. | 30' Clear Height



SOLD

14 Tideman Drive | Orangeville
Highly Sought After Crane Facility
12,250 Sq. Ft. | 3.17 Acre Lot



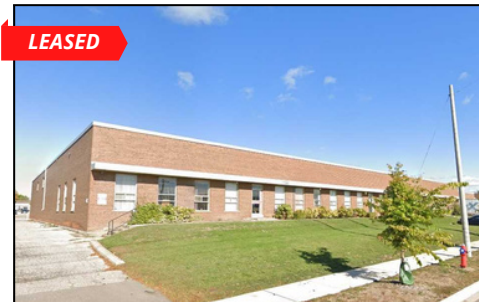
SOLD

6265 Netherhart Road | Mississauga
Building Allows for Outside Storage
18,686 Sq. Ft. | 1.20 Acre Lot



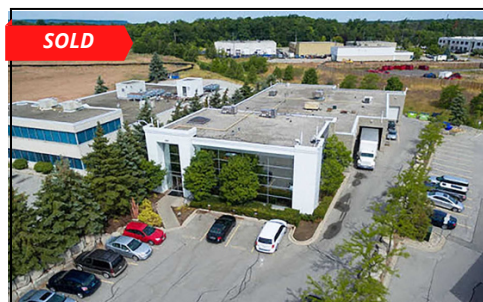
SOLD

5605 Timberlea Blvd. | Mississauga
Well Maintained Freestanding Building
20,026 Sq. Ft. | Bonus Mezzanine



LEASED

851 Rangeview Road | Mississauga
Lots of Natural Light in Warehouse
10,250 Sq. Ft. | Very Clean



SOLD

5437 John Lucas Drive | Burlington
Fantastic Office/Industrial Flex Space
16,671 Sq. Ft. | Freestanding

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