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Q2 2022 STATISTICS | QUARTERLY REPORT***Almost 7 Million Square Feet Leased in Q2 2022***

TRREB Commercial Network Members reported 6,912,490 square feet of leased space through TRREB's MLS® System in Q2 2022 for all lease transactions types across the industrial, commercial, and office market. This result represented a 12.7% decrease in comparison to Q2 2021.

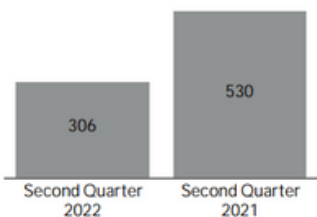
The average industrial lease rate for Q2 2022 is up to \$13.33 per sq. ft. compared to \$11.08 per sq. ft. in Q2 2021. It is important to note that annual changes in average lease rates can be a result of changing market conditions and changes in the mix of properties leased from one year to the next, in terms of location, size, property type mix and other related variables.

Sales in the industrial sector were down to 93 from 188 reported during the same period in 2021.

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.

**TRREB MLS® System
All Sales Activity*****TRREB MLS® System Average Lease Rates (\$/Sq. Ft. Net)*****Q2 2022 AVERAGE LEASE RATE****\$13.33**

+ 20.3% Year-Over-Year Increase

Q2 2022 LEASING ACTIVITY**6.9 M**

- 12.7% Year-Over-Year Decrease

Q2 2022 AVERAGE INDUSTRIAL SALE PRICE**\$339.86 PSF**

+ 7.1% Year-Over-Year Increase

Q2 2022 SALES ACTIVITY**306**

- 42.3% Year-Over-Year Decrease

FEATURED PROPERTIES**2425 LUCKNOW DR #5-6**

FOR LEASE
9,800 SQ. FT.

474 ATTWELL DR

FOR SALE/LEASE
24,272 SQ. FT.

110 UDINE AVE

FOR SALE
92.03 ACRES

1134 WESTPORT CRES

FOR SALE
17,492 SQ. FT.


SOLD

555 Admiral Rd & 639 Sovereign Rd | London
Fully Leased Industrial Properties
73,649 Sq. Ft. | Situated on 4.09 Acres


LEASED

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


LEASED

750 Appleby Line | Burlington
Pristine Building With 32.0' Clear Height
137,000 Sq. Ft. | Multiple Cranes


SUBLEASED

35 Staples Ave #120 | Richmond Hill
Great Access To HWYS 404, 407 & 401
85,636 Sq. Ft. | 28' Clear Height


LEASED

2 Guided Dr | Etobicoke
1 Acre of Paved, Fenced Outside Storage
14,922 Sq. Ft. | 4 Drive in Doors


LEASED

930 Lakefront Promenade | Mississauga
Freestanding Building On Corner Lot
32,278 Sq. Ft. | Immediate Highway Access

Commercial Real Estate Market Facing Macroeconomic Headwinds

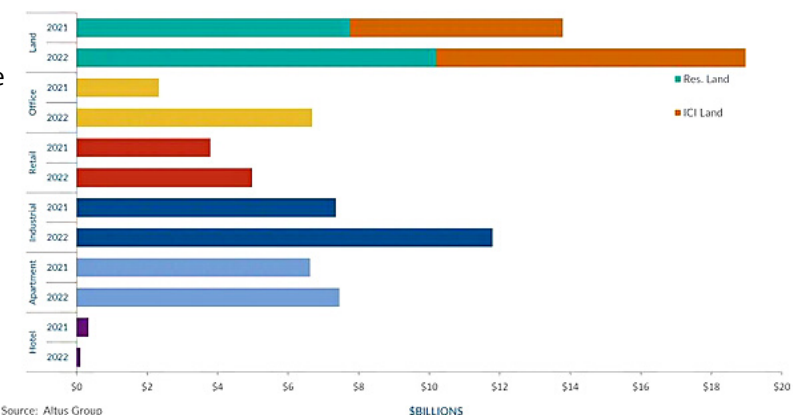
Senior Analyst from Altus Group, Mahek Shah, states that "a combination of exuberance and apprehension characterized the first half of 2022 in Canada's commercial real estate market". There has been an **increase in investment volume** across all asset classes (excluding hotels) with Land investment purchases experiencing the most activity. Shah notes that the office sector in Canada remained active in the first half of 2022 despite decreased dollar volumes in each quarter. Investments in office properties represents the largest volume increase in dollar volume compared to other asset classes. As investor interests in acquiring office assets are revived, employers are continuously gauging their need for office; some are downsizing while others sanction employees back to the office. "The next two quarters will be crucial in determining the course of office investment into 2023 and likely beyond."

"Canada's commercial real estate industry registered a **strong performance in the first half of 2022**. While the market was potentially poised for growth throughout the remainder of the year, some obstacles may hinder or perhaps reverse the trends noted in the first six months of 2022. Rising interest rates combined with elevated construction costs are some of the factors threatening heightened investment activity in the industry in the back half of the year.

...With the second half of the year still on the horizon, and the market facing several economic headwinds, the response of investors in the coming months will validate whether the rebound in activity that had manifested in the first six months of 2022 is strong enough to meet or surpass last year's levels of investment activity".

Mahek Shah | Altus Group | Oct 4, 2022

National Markets | Property transactions by asset class (H1 2021 vs. H1 2022)



In Search Of 10,000-60,000 Sq. Ft. Industrial Building for Sale/Lease...



- ✓ For Sale Or Lease
- ✓ Freestanding Industrial
- ✓ 10,000-60,000 Sq. Ft.
- ✓ In the Greater Toronto Area

Should you have any on or off market opportunities that may fulfill this requirement, please contact us!



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