

GTA WEST INDUSTRIAL Q4 2022 REPORT



1015 MATHESON BLVD E, STE. 11
MISSISSAUGA, ON L4W 3A4

905-624-3500
www.indusite.com



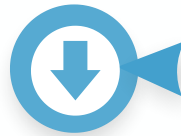
OVER
5.1
MILLION

**Square Feet
Leased in Q3 2022**

Source | Toronto Regional Real Estate Board (TRREB)



The average industrial Lease rate for Q4 2022 went up to \$19.23, from \$12.84 in Q4 2021.



Industrial sales over 10,000 sq. ft. amounted to 15 in Q4 2022 - a slight increase from 13 sales in Q4 2021.



Lingering effects from COVID-19 Policies

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

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

**TRREB MLS
AVERAGE
SALE PRICES**

\$407.97
Per Sq. Ft.
for Industrial Space



**TRREB MLS
AVERAGE
LEASE PRICES**

\$19.23
Per Sq. Ft.
for Industrial Space

NOTE: Average per square foot sale price for industrial properties over 10,000 sq. ft. in Peel within Q4 2022.

NOTE: Average lease rates for industrial properties over 10,000 sq. ft. in Peel within Q4 2022.

**FEATURED
PROPERTIES**

2425 LUCKNOW DR #5-6

FOR LEASE
9,800 SQ. FT.

6305 DANVILLE RD

FOR SALE
37,710 SQ. FT.

93 REGAL RD

FOR SALE
18,850 SQ. FT.

60-62 BRISBANE RD

FOR LEASE
16,772 SQ. FT.

1015 MATHESON BLVD E., STE. 11, MISSISSAUGA ON, L4W 3A4 | T: 905-624-3500 | F: 905-624-2636 | WWW.INDUSITE.COM

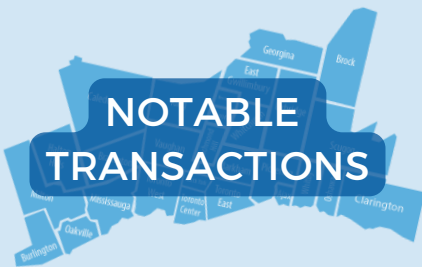
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SOLD

100 Hollinger Crescent | Kitchener
Outside Storage Available
107,000 Sq. Ft. | 4 Truck Level & 3 Drive in



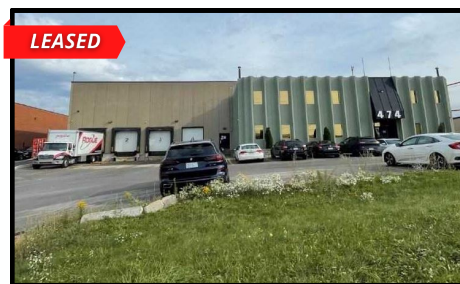
SOLD

1134 Westport Crescent | Mississauga
Oversized Drive-In Shipping Doors
17,492 Sq. Ft. | 16' Clear



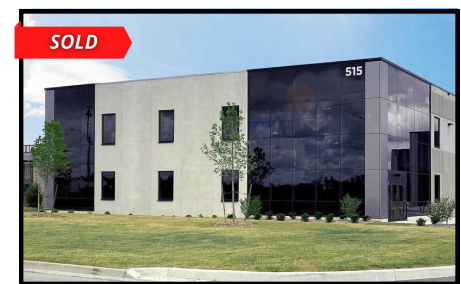
SUBLEASED

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



LEASED

474 Attwell Drive | Toronto
Freestanding Building With 27' Clear Height
22,072 Sq. Ft. | Load Levelers on Shipping Doors



SOLD

515 Hanlon Creek | Guelph
4 Truck Level and 4 Drive-In Doors
44,800 Sq. Ft. | Brand New Building

Canadian Commercial Real Estate Market Experiences Cautious Optimism in Investor Sentiment

"Strong demand for most asset classes through the first half of 2022, which had carried forward from the fourth quarter of 2021, was tempered in the third quarter. While investors had aggressively acquired assets through the second quarter of the year even as interest rates rose, the appetite for acquisitions slowed notably as the **impact of rising interest rates** became more apparent in the third quarter of 2022. Heading into the last quarter of the year, investment activity is expected to further slow but not pause completely. Investors will continue to prefer industrial and multi-family assets; however, questions may remain around office assets for some purchasers as return-to-office policies continue to be considered and implemented. Based on the investment activity recorded through the first nine months of the year, it is anticipated that dollar volume in 2022 will be similar to 2021 but is unlikely to surpass the record totals registered last year."

Source | Altus Group | <https://www.altusgroup.com/insights/canadian-commercial-real-estate-market-update/>

In Search Of 150,000- 200,000 Sq. Ft. Industrial Building for Purchase...



- ✓ For Sale Or Lease
- ✓ 150,000-200,000 Sq. Ft.
- ✓ Greater Toronto Area
- ✓ Freestanding Industrial

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