

Various Rates Comparison - Vacancy Rate

Greater Toronto Industrial Market

4th Quarter 2009

Market	Inventory (sf)	% of Market	Vacancy - Past Year			Vacancy - Past Quarter		
			Q4 08	Q4 09	Trend	Q3 09	Q4 09	Trend
Bolton/Caledon	13,278,025	1.6%	-	13.6%	n/a	13.6%	13.6%	↓
Brampton	99,237,841	11.8%	5.2%	7.0%	↑	6.7%	7.0%	↑
Burlington	24,092,309	2.9%	12.7%	12.0%	↓	10.9%	12.0%	↑
Milton/Halton Hills	23,853,303	2.8%	6.0%	10.3%	↑	10.9%	10.3%	↓
Mississauga	178,920,970	21.3%	7.4%	7.4%	↑	8.1%	7.4%	↓
Oakville	28,257,827	3.4%	3.7%	5.8%	↑	6.7%	5.8%	↓
GTA West	367,640,275	43.9%	6.8%	7.9%	↑	8.2%	7.9%	↓
East York	9,677,958	1.2%	1.6%	2.0%	↑	1.5%	2.0%	↑
Etobicoke	85,484,458	10.2%	5.7%	6.9%	↑	7.1%	6.9%	↓
North York	87,444,282	10.4%	5.2%	5.3%	↑	5.3%	5.3%	↑
Scarborough	65,190,757	7.8%	5.8%	6.7%	↑	6.8%	6.7%	↓
Toronto	35,493,950	4.2%	2.5%	2.1%	↓	2.3%	2.1%	↓
York	6,712,447	0.8%	2.8%	1.8%	↓	1.3%	1.8%	↑
GTA Central	290,003,852	34.6%	5.0%	5.5%	↑	5.6%	5.5%	↓
Aurora	6,274,532	0.7%	8.0%	10.8%	↑	9.1%	10.8%	↑
Markham	35,542,216	4.2%	6.2%	8.0%	↑	7.0%	8.0%	↑
Newmarket	6,778,032	0.8%	3.1%	5.2%	↑	5.7%	5.2%	↓
Richmond Hill	13,893,384	1.7%	4.9%	4.8%	↓	5.2%	4.8%	↓
Vaughan	89,475,386	10.7%	7.6%	6.3%	↓	7.3%	6.3%	↓
GTA North	151,963,550	18.1%	6.8%	6.7%	↓	7.1%	6.7%	↓
Ajax	7,845,377	0.9%	4.7%	3.5%	↓	6.6%	3.5%	↓
Oshawa	3,653,828	0.4%	4.5%	5.8%	↑	5.8%	5.8%	↓
Pickering	8,385,274	1.0%	8.7%	8.4%	↓	8.3%	8.4%	↑
Whitby	8,804,362	1.1%	9.3%	12.8%	↑	11.0%	12.8%	↑
GTA East	28,688,841	3.4%	7.3%	8.1%	↑	8.4%	8.1%	↓
GTA Overall	838,296,518	100%	6.2%	6.9%	↑	7.1%	6.9%	↓

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Various Rates Comparison - Sale Price

Greater Toronto Industrial Market

4th Quarter 2009

Market	Asking Sale Price - Past 3 Years			Asking Sale Price - Past Year			Asking Sale Price - Past Quarter		
	Q4 06	Q4 09	Trend	Q4 08	Q4 09	Trend	Q3 09	Q4 09	Trend
Bolton/Caledon	-	\$102.80	n/a	-	\$102.80	n/a	-	\$102.80	n/a
Brampton	\$87.83	\$80.54	↓	\$98.01	\$80.54	↓	\$86.25	\$80.54	↓
Burlington	\$73.61	\$76.00	↑	\$83.44	\$76.00	↓	\$79.51	\$76.00	↓
Milton/Halton Hills	\$115.76	\$95.35	↓	\$129.78	\$95.35	↓	\$87.36	\$95.35	↑
Mississauga	\$90.10	\$84.91	↓	\$93.54	\$84.91	↓	\$83.83	\$84.91	↑
Oakville	\$82.21	\$52.06	↓	\$70.87	\$52.06	↓	\$53.21	\$52.06	↓
GTA West	\$88.52	\$79.36	↓	\$91.61	\$79.36	↓	\$79.95	\$79.36	↓
East York	\$82.27	\$48.71	↓	\$72.73	\$48.71	↓	\$70.13	\$48.71	↓
Etobicoke	\$70.54	\$64.64	↓	\$69.03	\$64.64	↓	\$64.72	\$64.64	↓
North York	\$88.30	\$72.85	↓	\$83.78	\$72.85	↓	\$73.98	\$72.85	↓
Scarborough	\$75.38	\$79.90	↑	\$68.09	\$79.90	↑	\$78.29	\$79.90	↑
Toronto	\$102.93	\$81.95	↓	\$87.34	\$81.95	↓	\$86.17	\$81.95	↓
York	\$98.76	\$71.02	↓	\$76.31	\$71.02	↓	\$79.21	\$71.02	↓
GTA Central	\$78.14	\$72.76	↓	\$75.35	\$72.76	↓	\$73.45	\$72.76	↓
Aurora	\$85.09	\$53.16	↓	\$64.36	\$53.16	↓	\$57.93	\$53.16	↓
Markham	\$114.53	\$95.66	↓	\$104.37	\$95.66	↓	\$100.61	\$95.66	↓
Newmarket	\$124.67	\$79.19	↓	\$90.55	\$79.19	↓	\$79.78	\$79.19	↓
Richmond Hill	\$146.59	\$94.53	↓	\$110.19	\$94.53	↓	\$97.94	\$94.53	↓
Vaughan	\$103.31	\$93.73	↓	\$89.92	\$93.73	↑	\$91.86	\$93.73	↑
GTA North	\$106.37	\$88.52	↓	\$89.78	\$88.52	↓	\$90.02	\$88.52	↓
Ajax	\$53.44	\$30.00	↓	\$80.81	\$30.00	↓	\$51.93	\$30.00	↓
Oshawa	\$44.82	\$58.02	↑	\$63.42	\$58.02	↓	\$58.52	\$58.02	↓
Pickering	\$63.99	\$92.85	↑	\$75.91	\$92.85	↑	\$80.80	\$92.85	↑
Whitby	\$35.88	\$64.89	↑	\$84.43	\$64.89	↓	\$65.19	\$64.89	↓
GTA East	\$49.37	\$70.26	↑	\$77.88	\$70.26	↓	\$65.81	\$70.26	↑
GTA Overall	\$81.49	\$77.93	↓	\$84.91	\$77.93	↓	\$78.48	\$77.93	↓

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Various Rates Comparison - Lease Rate

Greater Toronto Industrial Market

4th Quarter 2009

Market	Asking Lease Rate - Past 3 Years			Asking Lease Rate - Past Year			Asking Lease Rate - Past Quarter		
	Q4 06	Q4 09	Trend	Q4 08	Q4 09	Trend	Q3 09	Q4 09	Trend
Bolton/Caledon	-	\$4.99	n/a	-	\$4.99	n/a	\$4.99	\$4.99	↓
Brampton	\$5.65	\$4.54	↓	\$5.57	\$4.54	↓	\$4.98	\$4.54	↓
Burlington	\$6.04	\$5.42	↓	\$5.80	\$5.42	↓	\$5.69	\$5.42	↓
Milton/Halton Hills	\$5.85	\$5.38	↓	\$6.09	\$5.38	↓	\$5.50	\$5.38	↓
Mississauga	\$5.98	\$5.11	↓	\$5.62	\$5.11	↓	\$5.34	\$5.11	↓
Oakville	\$6.02	\$4.89	↓	\$6.27	\$4.89	↓	\$5.00	\$4.89	↓
GTA West	\$5.91	\$5.00	↓	\$5.67	\$5.00	↓	\$5.26	\$5.00	↓
East York	\$5.10	\$3.99	↓	\$4.91	\$3.99	↓	\$3.85	\$3.99	↑
Etobicoke	\$4.28	\$3.97	↓	\$4.56	\$3.97	↓	\$4.07	\$3.97	↓
North York	\$5.21	\$4.40	↓	\$4.79	\$4.40	↓	\$4.47	\$4.40	↓
Scarborough	\$4.61	\$4.33	↓	\$4.75	\$4.33	↓	\$4.52	\$4.33	↓
Toronto	\$5.54	\$6.97	↑	\$6.21	\$6.97	↑	\$6.82	\$6.97	↑
York	\$4.52	\$4.01	↓	\$4.13	\$4.01	↓	\$3.69	\$4.01	↑
GTA Central	\$4.67	\$4.30	↓	\$4.77	\$4.30	↓	\$4.42	\$4.30	↓
Aurora	\$5.87	\$4.62	↓	\$3.84	\$4.62	↑	\$4.47	\$4.62	↑
Markham	\$6.81	\$5.37	↓	\$6.07	\$5.37	↓	\$5.82	\$5.37	↓
Newmarket	\$6.17	\$5.26	↓	\$5.41	\$5.26	↓	\$5.61	\$5.26	↓
Richmond Hill	\$6.93	\$6.44	↓	\$7.18	\$6.44	↓	\$6.05	\$6.44	↑
Vaughan	\$6.33	\$5.27	↓	\$5.51	\$5.27	↓	\$5.17	\$5.27	↑
GTA North	\$6.48	\$5.32	↓	\$5.72	\$5.32	↓	\$5.35	\$5.32	↓
Ajax	\$5.17	\$4.93	↓	\$5.13	\$4.93	↓	\$4.76	\$4.93	↑
Oshawa	\$5.30	\$3.74	↓	\$5.10	\$3.74	↓	\$4.03	\$3.74	↓
Pickering	\$4.55	\$4.74	↑	\$4.97	\$4.74	↓	\$4.18	\$4.74	↑
Whitby	\$5.00	\$4.29	↓	\$5.24	\$4.29	↓	\$5.01	\$4.29	↓
GTA East	\$4.89	\$4.54	↓	\$5.09	\$4.54	↓	\$4.55	\$4.54	↓
GTA Overall	\$5.62	\$4.87	↓	\$5.43	\$4.87	↓	\$5.04	\$4.87	↓

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Various Rates Comparison - TMI (Taxes, Maintenance, Insurance)

Greater Toronto Industrial Market

4th Quarter 2009

Market	TMI - Past 3 Years			TMI - Past Year			TMI - Past Quarter		
	Q4 06	Q4 09	Trend	Q4 08	Q4 09	Trend	Q3 09	Q4 09	Trend
Bolton/Caledon	-	\$2.54	n/a	-	\$2.54	n/a	\$2.31	\$2.54	↑
Brampton	\$2.65	\$2.81	↑	\$2.80	\$2.81	↑	\$2.78	\$2.81	↑
Burlington	\$2.90	\$3.03	↑	\$2.95	\$3.03	↑	\$3.06	\$3.03	↓
Milton/Halton Hills	\$2.40	\$2.59	↑	\$2.53	\$2.59	↑	\$2.66	\$2.59	↓
Mississauga	\$3.02	\$3.13	↑	\$3.12	\$3.13	↑	\$3.07	\$3.13	↑
Oakville	\$2.99	\$3.04	↑	\$3.20	\$3.04	↓	\$2.99	\$3.04	↑
GTA West	\$2.89	\$2.98	↑	\$3.03	\$2.98	↓	\$2.94	\$2.98	↑
East York	\$3.78	\$2.80	↓	\$2.85	\$2.80	↓	\$2.52	\$2.80	↑
Etobicoke	\$3.25	\$3.22	↓	\$3.54	\$3.22	↓	\$3.20	\$3.22	↑
North York	\$3.44	\$3.57	↑	\$3.55	\$3.57	↑	\$3.46	\$3.57	↑
Scarborough	\$3.74	\$3.85	↑	\$3.99	\$3.85	↓	\$3.78	\$3.85	↑
Toronto	\$3.42	\$2.83	↓	\$3.32	\$2.83	↓	\$2.84	\$2.83	↓
York	\$3.15	\$2.68	↓	\$2.82	\$2.68	↓	\$2.52	\$2.68	↑
GTA Central	\$3.50	\$3.51	↑	\$3.68	\$3.51	↓	\$3.46	\$3.51	↑
Aurora	\$2.89	\$3.01	↑	\$3.45	\$3.01	↓	\$2.99	\$3.01	↑
Markham	\$3.46	\$3.41	↓	\$3.56	\$3.41	↓	\$3.45	\$3.41	↓
Newmarket	\$2.89	\$3.33	↑	\$3.16	\$3.33	↑	\$3.11	\$3.33	↑
Richmond Hill	\$3.41	\$3.27	↓	\$3.52	\$3.27	↓	\$3.22	\$3.27	↑
Vaughan	\$2.98	\$3.03	↑	\$3.06	\$3.03	↓	\$2.94	\$3.03	↑
GTA North	\$3.17	\$3.19	↑	\$3.28	\$3.19	↓	\$3.14	\$3.19	↑
Ajax	\$2.81	\$2.88	↑	\$2.87	\$2.88	↑	\$2.78	\$2.88	↑
Oshawa	\$3.14	\$2.80	↓	\$3.49	\$2.80	↓	\$2.80	\$2.80	↑
Pickering	\$3.23	\$2.81	↓	\$3.31	\$2.81	↓	\$2.54	\$2.81	↑
Whitby	\$2.57	\$3.03	↑	\$3.56	\$3.03	↓	\$3.07	\$3.03	↓
GTA East	\$3.05	\$2.89	↓	\$3.26	\$2.89	↓	\$2.82	\$2.89	↑
GTA Overall	\$3.14	\$3.19	↑	\$3.29	\$3.19	↓	\$3.14	\$3.19	↑

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