

VACANCY SNAPSHOT GTA Industrial Market



Q2 2017

MUNICIPALITY	INVENTORY (000's sf)	% of MARKET	VACANCY - PAST YEAR			VACANCY - PAST QUARTER		
			Q2 2016	Q2 2017	TREND	Q1 2017	Q2 2017	TREND
East York	17,648	7.2%	0.4%	0.5%	↑	0.6%	0.5%	↓
Etobicoke	74,201	30.3%	2.9%	2.6%	↓	3.0%	2.6%	↓
North York	74,023	30.2%	2.8%	1.9%	↓	2.2%	1.9%	↓
Scarborough	58,798	24.0%	3.1%	2.3%	↓	2.7%	2.3%	↓
Toronto	8,932	3.6%	0.1%	0.0%	↓	0.0%	0.0%	→
York	11,652	4.8%	0.2%	0.0%	↓	0.0%	0.0%	→
GTA CENTRAL	245,255	31.5%	2.5%	1.9%	↓	2.3%	1.9%	↓
Bolton/Caledon	13,201	3.7%	12.7%	8.0%	↓	8.4%	8.0%	↓
Brampton	96,471	27.3%	2.7%	1.5%	↓	2.0%	1.5%	↓
Burlington	22,347	6.3%	4.2%	4.5%	↑	3.6%	4.5%	↑
Milton/Halton Hills	26,253	7.4%	10.1%	12.1%	↑	15.9%	12.1%	↓
Mississauga	172,061	48.7%	4.0%	2.6%	↓	3.0%	2.6%	↓
Oakville	23,119	6.5%	3.3%	1.9%	↓	2.7%	1.9%	↓
GTA WEST	353,451	45.4%	4.3%	3.3%	↓	3.9%	3.3%	↓
Aurora	5,925	3.9%	2.0%	2.5%	↑	3.0%	2.5%	↓
Markham	33,361	22.1%	2.4%	2.1%	↓	2.4%	2.1%	↓
Newmarket	6,393	4.2%	7.7%	10.1%	↑	8.6%	10.1%	↑
Richmond Hill	12,536	8.3%	4.4%	1.6%	↓	1.9%	1.6%	↓
Vaughan	92,724	61.4%	2.5%	2.4%	↓	2.6%	2.4%	↓
GTA NORTH	150,939	19.4%	2.8%	2.6%	↓	2.8%	2.6%	↓
Ajax	7,425	4.9%	1.4%	2.1%	↑	2.1%	2.1%	→
Oshawa	5,286	3.5%	7.9%	7.4%	↓	7.0%	7.4%	↑
Pickering	8,723	5.8%	3.8%	1.5%	↓	3.6%	1.5%	↓
Whitby	8,223	5.4%	6.4%	7.0%	↑	4.7%	7.0%	↑
GTA EAST	29,657	10.6%	4.6%	4.2%	↓	4.1%	4.2%	↑
SUBURBAN	534,047	68.5%	3.9%	3.1%	↓	3.6%	3.1%	↓
GTA OVERALL	779,301	100.0%	3.5%	2.8%	↓	3.2%	2.8%	↓

Stuart Barron
National Director of Research
416 359 2652
stuart.barron@cushwake.com

Pam Jiang
GTA Industrial Research Manager
905 501 6476
pam.jiang@cushwake.com

Source: Cushman & Wakefield Ltd., Brokerage
Toronto Industrial Research

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Q2 2017

MUNICIPALITY	ASKING SALE PRICE* - PAST YEAR			ASKING LEASE RATE* - PAST YEAR			TMI** - PAST YEAR		
	Q2 2016	Q2 2017	TREND	Q2 2016	Q2 2017	TREND	Q2 2016	Q2 2017	TREND
East York	\$204.55	n/a		\$5.60	\$5.92	↑	\$5.30	\$3.61	↓
Etobicoke	\$96.01	\$215.38	↑	\$4.95	\$5.44	↑	\$3.37	\$3.57	↑
North York	\$98.16	\$125.61	↑	\$5.72	\$5.70	↓	\$3.51	\$3.21	↓
Scarborough	\$116.81	\$175.81	↑	\$5.13	\$5.79	↑	\$3.64	\$3.66	↑
Toronto	\$125.00	n/a		n/a	n/a		n/a	n/a	
York	\$219.53	n/a		n/a	n/a		n/a	n/a	
GTA CENTRAL	\$106.43	\$157.33	↑	\$5.28	\$5.62	↑	\$3.51	\$3.50	↓
Bolton/Caledon	\$146.56	n/a		\$5.50	\$6.26	↑	\$2.69	\$2.89	↑
Brampton	\$131.75	\$146.70	↑	\$6.02	\$6.33	↑	\$2.93	\$3.15	↑
Burlington	\$74.52	\$92.67	↑	\$4.83	\$5.54	↑	\$3.10	\$3.61	↑
Milton/Halton Hills	\$71.91	n/a		\$6.37	\$6.55	↑	\$2.65	\$2.55	↓
Mississauga	\$109.54	\$137.78	↑	\$5.75	\$6.41	↑	\$3.09	\$3.32	↑
Oakville	\$159.34	\$175.00	↑	\$6.28	\$5.60	↓	\$2.94	\$2.78	↓
GTA WEST	\$108.11	\$117.81	↑	\$5.86	\$6.37	↑	\$2.94	\$3.00	↑
Aurora	n/a	n/a		\$5.22	\$7.60	↑	\$2.67	\$2.90	↑
Markham	\$161.63	n/a		\$6.00	\$6.39	↑	\$3.24	\$3.33	↑
Newmarket	\$178.03	n/a		\$5.26	\$5.36	↑	\$3.06	\$2.86	↓
Richmond Hill	\$158.62	n/a		\$6.51	\$7.04	↑	\$3.43	\$3.63	↑
Vaughan	\$229.50	n/a		\$5.41	\$6.16	↑	\$3.07	\$3.06	↓
GTA NORTH	\$166.48	n/a	n/a	\$5.61	\$6.15	↑	\$3.13	\$3.09	↓
Ajax	\$144.92	n/a		\$3.80	\$4.86	↑	\$3.01	\$3.64	↑
Oshawa	\$87.43	\$121.76		\$4.90	\$4.75	↓	\$3.10	\$2.04	↓
Pickering	\$74.63	n/a		\$4.44	\$4.97	↑	\$3.08	\$3.22	↑
Whitby	n/a	n/a		\$4.99	\$5.77	↑	\$3.19	\$3.14	↓
GTA EAST	\$81.88	\$121.76	↑	\$4.77	\$5.27	↑	\$3.13	\$2.88	↓
SUBURBAN	\$116.17	\$117.90	↑	\$5.74	\$6.23	↑	\$2.99	\$3.01	↑
GTA OVERALL	\$112.91	\$126.00	↑	\$5.64	\$6.09	↑	\$3.10	\$3.12	↑

*Per SF ** Taxes, Maintenance & Insurance

Source: Cushman & Wakefield Ltd., Brokerage
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Stuart Barron
National Director of Research
(416) 359 2652
stuart.barron@cushwake.com

Pam Jiang
GTA Industrial Research Manager
905-501-6476
pam.jiang@cushwake.com

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