

Watch

August 2007

For All Media/Public
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August Sees Over 800,000 Square Feet In Leased Space

Tuesday, September 11, 2007 -- With 806,743 square feet of space leased, August 2007 turned out to be another solid month for the Greater Toronto Area Industrial/Commercial market, Commercial Council Vice Chairman Garry Lander announced today.

"This summer, a total of 3,070,102 square feet of space has traded through the TorontoMLS system," Mr. Lander said. "This is up 13 per cent over the 2,716,065 recorded during summer 2006."

At \$6.35 sfn, prices for Industrial leased space (all size categories) rose 12 per cent over August 2006. Commercial properties also increased from that time-frame, rising 12 per cent from \$15.86 sfn to \$17.86 sfn.

Executive Council, Commercial Division

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Garry Lander
Vice Chairman

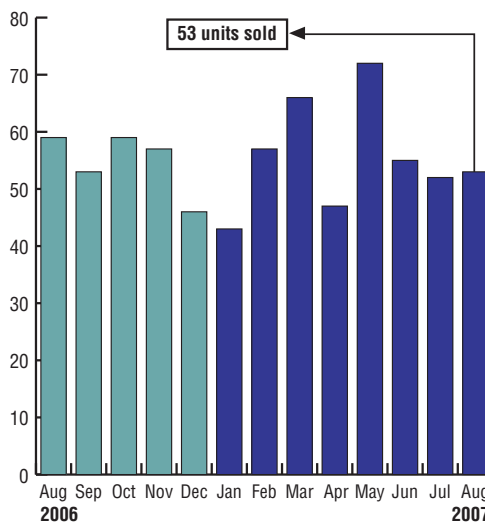
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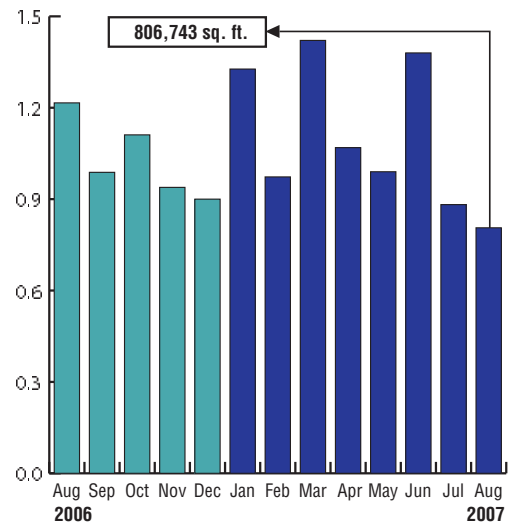
Sales Market Highlights

In August, 53 sales of Industrial/Commercial properties took place through the TorontoMLS system. Of them, 23 were industrial buildings in all size categories that sold for an average of \$100.30 per square foot. This compares to a figure of \$78.54 derived from non-MLS sources. ♦

Total Number of Commercial Sales

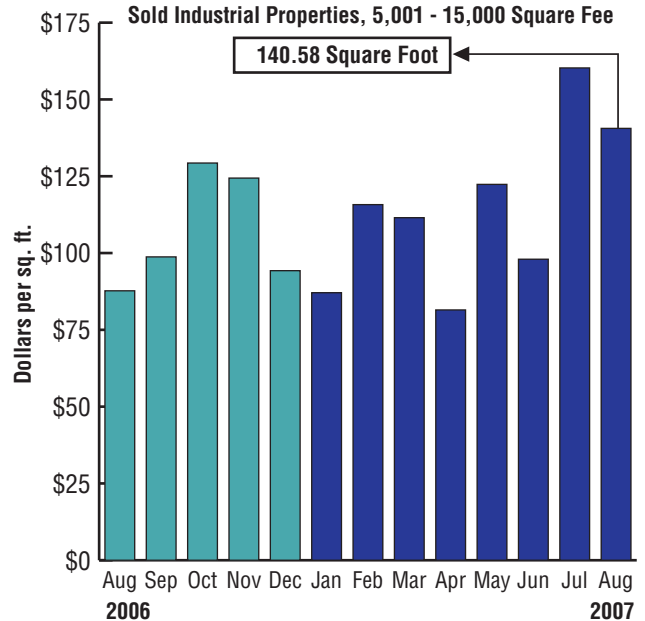
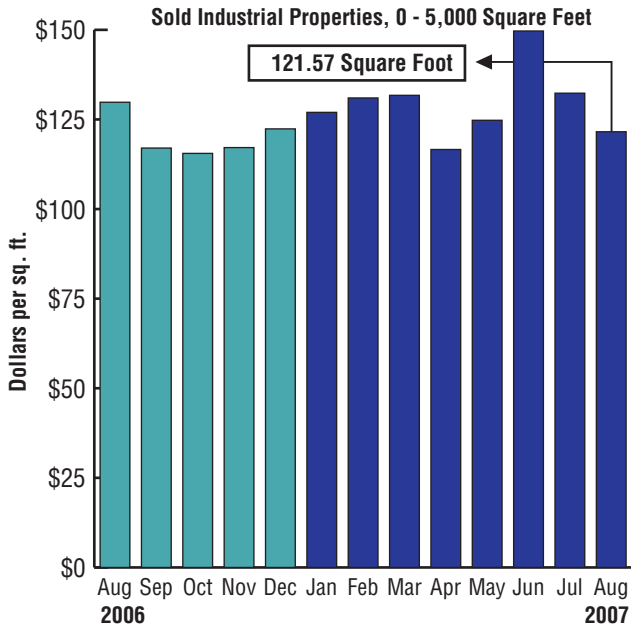


Total Square Footage of all Leased Space



Commercial Division
Toronto Real Estate Board

SOLD INDUSTRIAL PROPERTIES



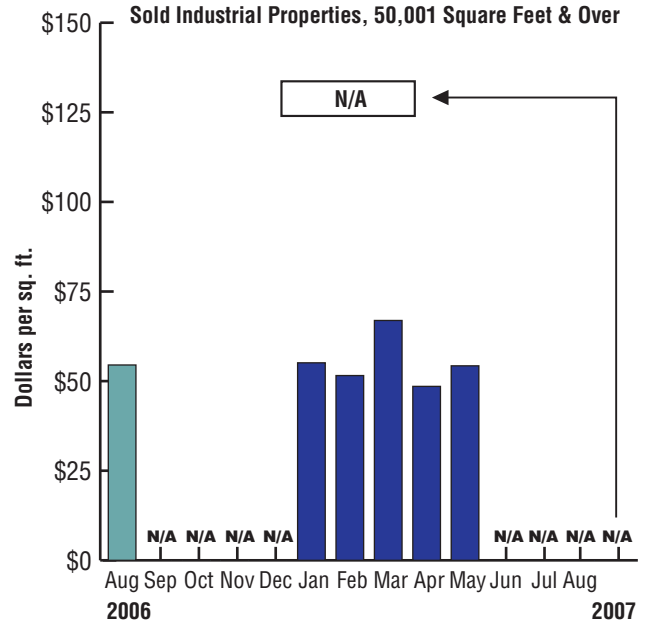
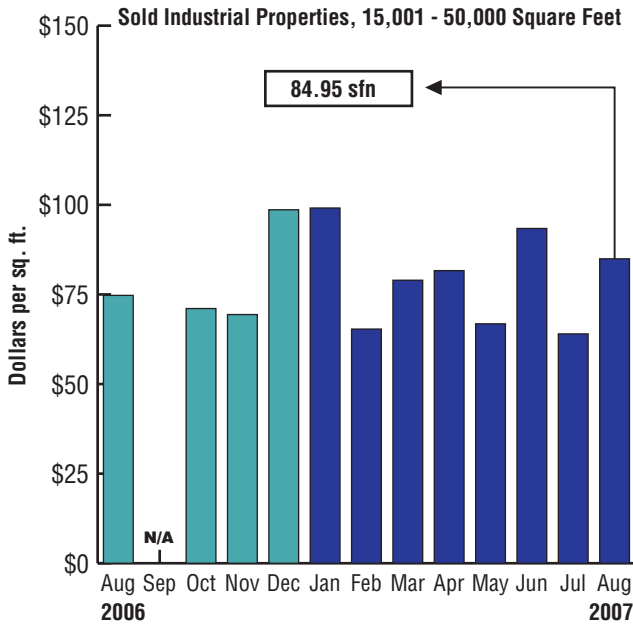
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E07	3	3,760	\$103.72
W05	4	10,434	\$98.57
Total:	7	14,194	\$99.94
West			
W17	2	4,508	\$139.53
Total:	2	4,508	\$139.53
North			
N03	1	4,188	\$148.04
N06	1	1,380	\$134.06
N07	1	2,420	\$124.79
N08	2	4,450	\$145.39
N10	3	2,968	\$116.24
Total:	8	15,406	\$136.25
Grand Total:			
	17	34,108	\$121.57

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E14	1	10,000	\$165.00
Total:	1	10,000	\$165.00
North			
N10	1	6,147	\$100.86
Total:	1	6,147	\$100.86
Grand Total:			
	2	16,147	\$140.58

SOLD INDUSTRIAL PROPERTIES



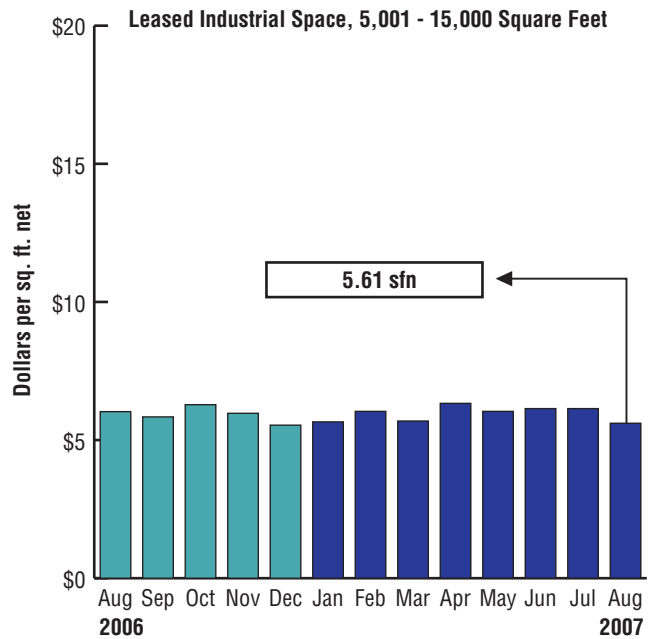
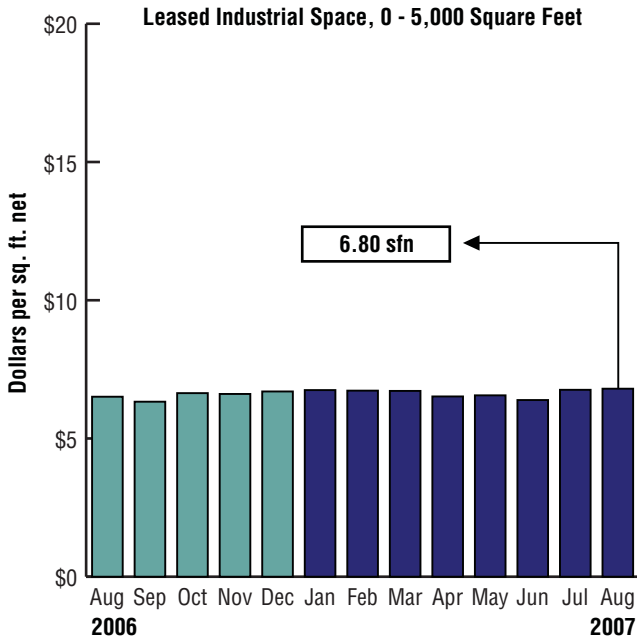
15,001 - 50,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
W05	1	18,000	\$68.89
Total:	1	18,000	\$68.89
West			
W17	2	44,163	\$88.99
W23	1	27,500	\$88.98
Total:	3	71,663	\$88.99
Grand Total:			
	4	89,663	\$84.95

50,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
N/A	N/A	N/A	N/A

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LEASED INDUSTRIAL SPACE



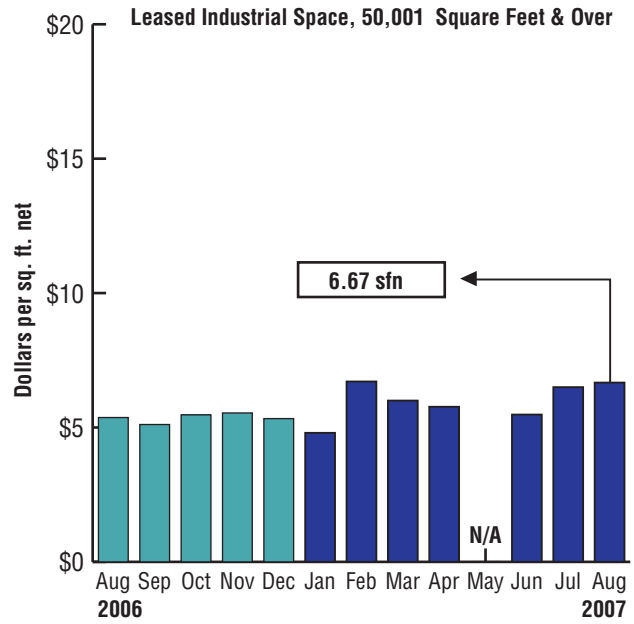
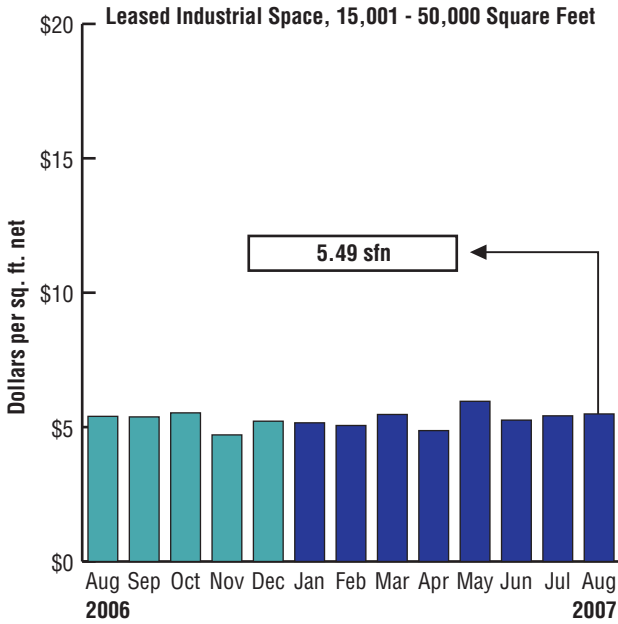
0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	1,525	\$6.75
E07	4	4,282	\$7.06
E09	2	5,750	\$5.17
W05	10	25,837	\$5.36
W09	2	5,735	\$5.52
Total:	19	43,129	\$5.57
East			
E11	2	5,307	\$5.59
E12	1	1,254	\$7.25
E15	1	2,500	\$5.50
E16	1	3,600	\$6.38
Total:	5	12,661	\$5.96
West			
W14	1	2,200	\$6.00
W17	4	10,368	\$7.20
W20	2	7,700	\$7.25
W21	5	9,144	\$11.35
W23	1	1,541	\$8.75
W24	4	12,419	\$5.98
Total:	17	43,372	\$7.73
North			
N03	1	2,284	\$8.77
N04	2	5,352	\$7.75
N08	7	15,236	\$7.35
N10	2	2,370	\$8.88
Total:	12	25,242	\$7.71
Grand Total:	53	124,404	\$6.80

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	8,500	\$4.75
E05	3	31,561	\$6.25
E09	1	12,654	\$5.95
W05	4	32,008	\$5.21
Total:	9	84,723	\$5.66
East			
E11	1	8,990	\$4.95
Total:	1	8,990	\$4.95
West			
W12	1	10,320	\$4.75
W16	1	12,143	\$4.50
W17	2	15,928	\$6.18
W25	1	6,070	\$5.85
Total:	5	44,461	\$5.34
North			
N08	2	14,016	\$5.86
N11	1	7,285	\$7.00
Total:	3	21,301	\$6.25
Grand Total:	18	159,475	\$5.61

LEASED INDUSTRIAL SPACE



15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
East			
E11	1	16,355	\$4.00
Total:	1	16,355	\$4.00
West			
W17	2	39,719	\$6.33
W20	1	17,609	\$5.75
Total:	3	57,328	\$6.15
North			
N10	2	80,225	\$5.33
Total:	2	80,225	\$5.33
Grand Total:	6	153,908	\$5.49

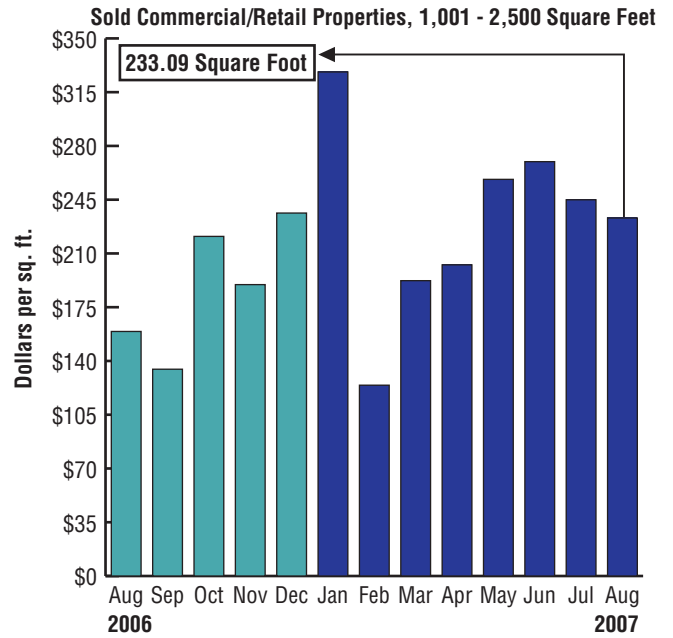
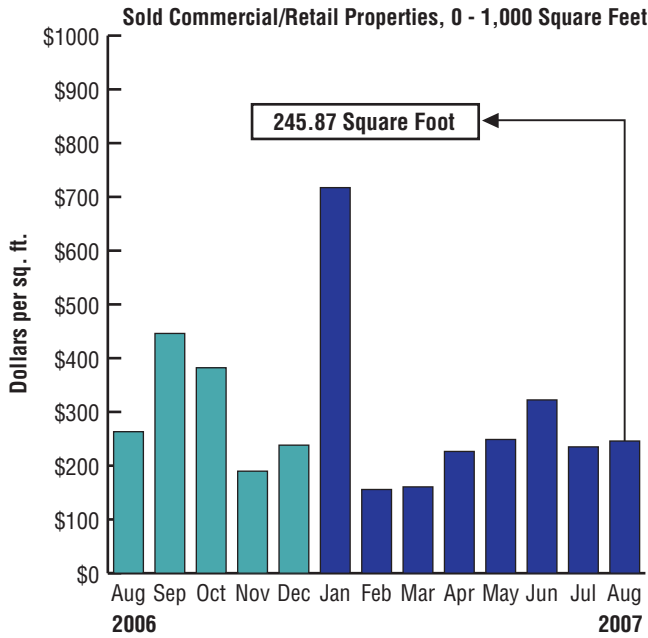
50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
West			
West			
W17	1	293,955	\$6.67
Total:	1	293,955	\$6.67
Grand Total:	1	293,955	\$6.67

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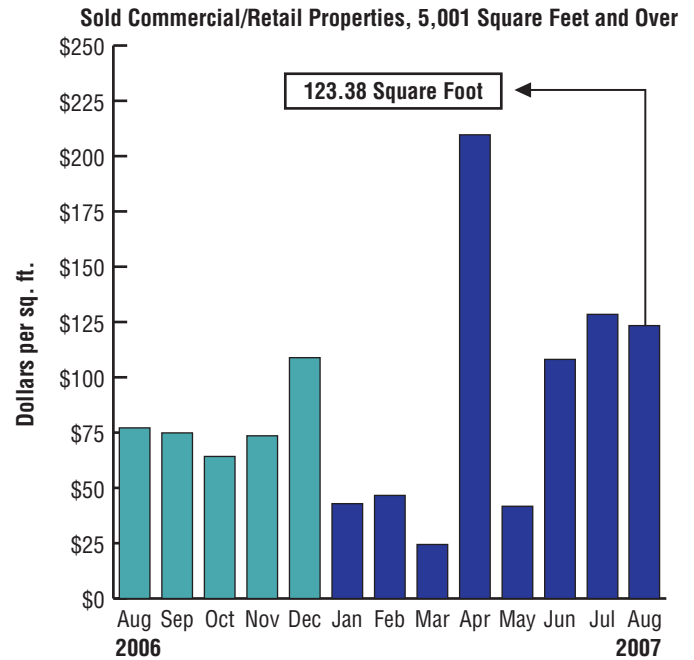
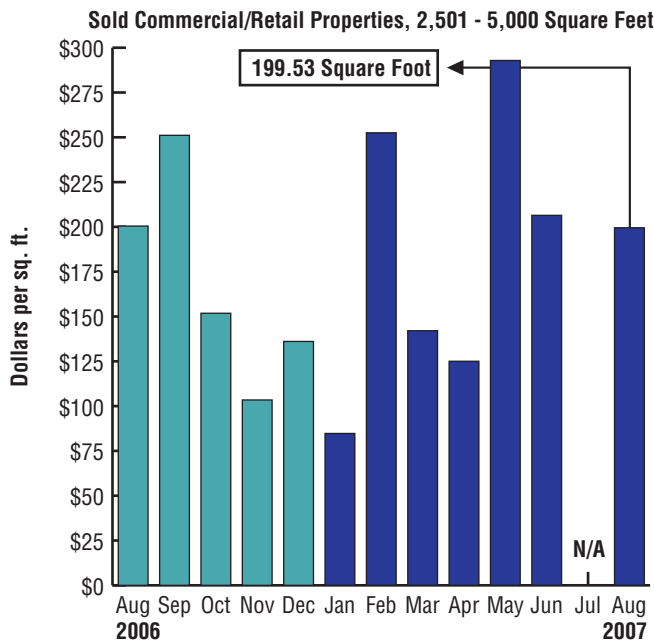
SOLD COMMERCIAL/RETAIL PROPERTIES



0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
E07	1	751	\$146.47
W02	1	960	\$196.88
Total:	2	1,711	\$174.75
North			
N10	2	1,027	\$364.36
Total:	2	1,027	\$364.36
Grand Total:	4	2,738	\$245.87

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C10	1	1,526	\$425.88
E07	1	1,144	\$190.56
W06	1	1,200	\$112.08
Total:	3	3,870	\$259.02
West			
W12	2	3,400	\$122.06
W19	1	1,226	\$338.50
W23	1	1,258	\$39.75
Total:	4	5,884	\$149.56
North			
N02	1	1,250	\$152.00
N06	1	2,000	\$324.95
N17	1	2,000	\$387.50
Total:	3	5,250	\$307.60
Grand Total:	10	15,004	\$233.09

SOLD COMMERCIAL/RETAIL PROPERTIES



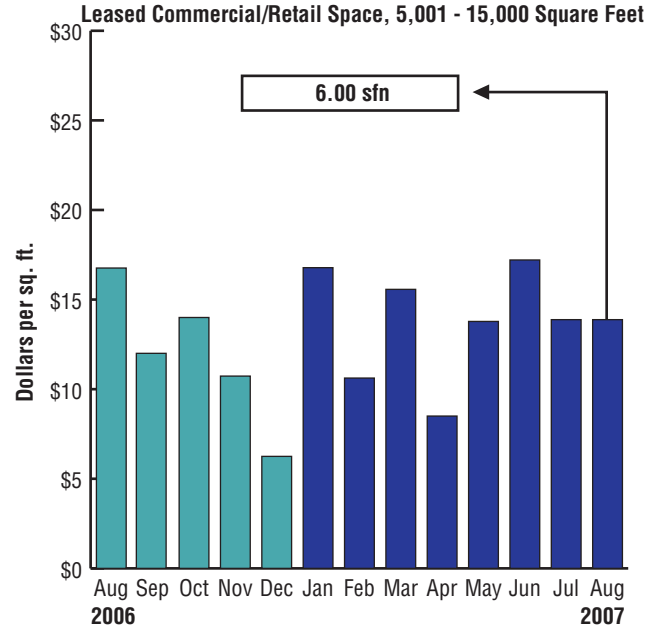
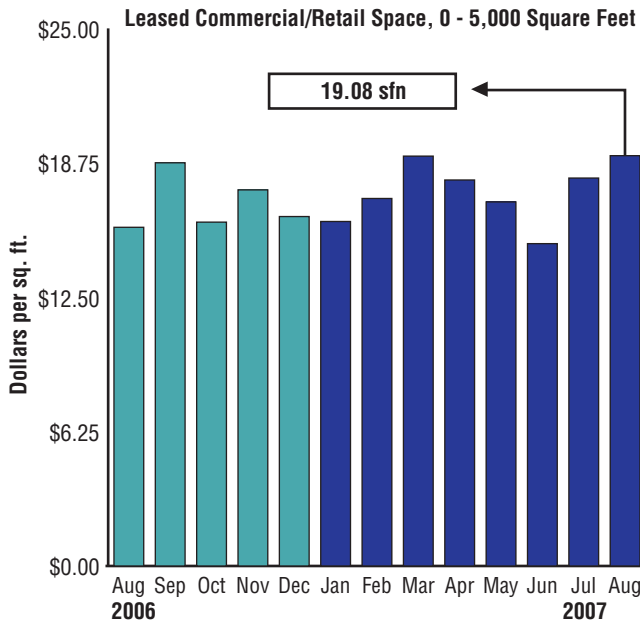
2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	2,600	\$271.15
E02	2	7,865	\$139.22
E03	1	4,400	\$86.36
W02	1	5,000	\$495.00
W10	1	2,925	\$109.40
Total:	6	22,790	\$218.30
West			
W16	1	3,432	\$208.92
W26	1	3,624	\$121.14
Total:	2	7,056	\$163.83
North			
N03	1	3,332	\$242.95
N08	2	7,120	\$154.49
Total:	3	10,452	\$182.69
Grand Total:	11	40,298	\$199.53

5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
Toronto			
E01	1	6,200	\$194.68
W07	1	35,033	\$98.48
Total:	2	41,233	\$112.94
East			
E17	1	7,171	\$183.38
Total:	1	7,171	\$183.38
Grand Total:	3	48,404	\$123.38

LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	3	5,200	\$37.69
C04	1	1,250	\$24.00
C10	2	2,534	\$55.00
C11	1	1,375	\$8.73
E01	1	1,200	\$34.00
E03	1	1,300	\$11.08
E07	2	2,348	\$16.89
W04	1	700	\$17.00
W07	2	5,489	\$8.85
Total:	14	21,396	\$24.90
East			
E12	1	1,554	\$10.50
E13	1	1,100	\$13.00
E14	1	1,148	\$13.00
E17	1	1,200	\$21.05
Total:	4	5,002	\$14.15
West			
W16	1	1,350	\$18.00
W23	1	1,380	\$11.00
W24	1	1,064	\$0.14
Total:	3	3,794	\$10.44
North			
N03	2	1,720	\$12.42
N06	1	1,450	\$16.00
N07	1	950	\$12.63
N08	2	4,580	\$14.64
N10	1	2,910	\$27.00
N11	2	1,174	\$31.93
N12	1	1,440	\$12.50
N17	2	3,837	\$8.39
N19	1	1,625	\$11.50
Total:	13	19,686	\$15.67
Grand Total:	34	49,878	\$19.08

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W12	1	5,180	\$6.00
Total:	1	5,180	\$6.00
Grand Total:			
	1	5,180	\$6.00

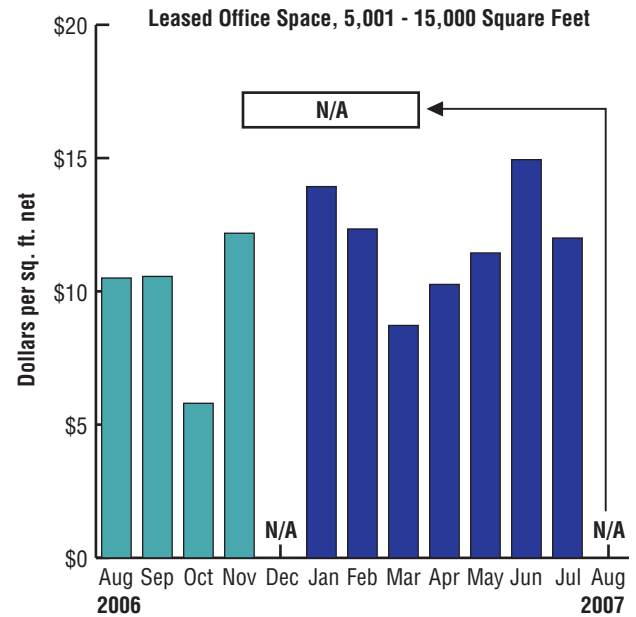
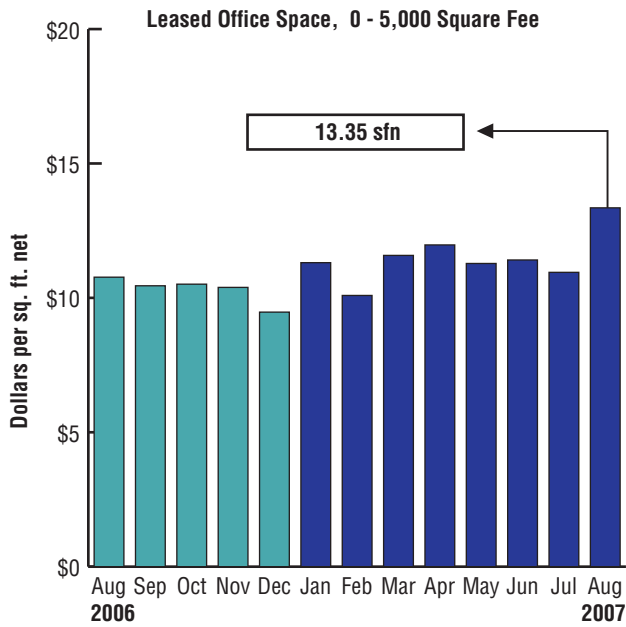
15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

LEASED OFFICE SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	3	2,323	\$23.36
C13	1	619	\$6.50
C14	1	765	\$14.00
E03	1	1,200	\$11.00
E07	1	450	\$25.07
E10	1	1,630	\$8.83
W05	2	2,068	\$6.50
W10	1	1,010	\$10.69
Total:	11	10,065	\$13.13
West			
W17	2	1,345	\$16.01
W20	1	1,167	\$8.00
Total:	3	2,512	\$12.29
North			
N01	1	1,950	\$20.31
N03	4	3,916	\$10.75
N08	1	300	\$40.00
N10	2	1,200	\$8.03
Total:	8	7,366	\$14.03
Grand Total:	22	19,943	\$13.35

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

50,001 AND OVER SQ. FT.

Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

SOLD LAND

0 - 130,000 SQ. FT.

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
Toronto					
E06	1	4,600	\$73.91	0.11	\$3,090,909.09
Total:	1	4,600	\$73.91	0.11	\$3,090,909.09
North					
N12	1	104,544	\$11.48	2.40	\$500,000.00
N17	1	11,674	\$19.70	0.27	\$851,851.85
Total:	2	116,218	\$12.30	2.67	\$535,580.52
Grand					
Total:	3	120,818	\$14.65	2.78	\$636,690.65

130,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E18	1	274,428	\$2.55	6.30	\$111,111.11
E19	1	435,600	\$1.45	10.00	\$63,000.00
E20	1	1,360,379	\$0.10	31.23	\$4,322.77
Total:	3	2,070,407	\$0.71	47.53	\$30,822.64
West					
W27	2	387,248	\$2.32	8.89	\$101,237.35
W28	1	198,634	\$11.36	4.56	\$495,000.00
Total:	3	585,882	\$5.39	13.45	\$234,736.06
North					
N22	1	4,177,404	\$0.18	95.90	\$7,820.65
Total:	1	4,177,404	\$0.18	95.90	\$7,820.65
Grand					
Total:	7	6,833,693	\$0.79	156.88	\$34,244.01

TORONTO REAL ESTATE BOARD SERVICE AREAS



GLOSSARY OF TERMS

Average Square Foot Net:

The trimmed average of all Net Leases in a particular MLS® district or Area expressed on a per square foot basis. (ie: total \$ volume for a district or area ÷ total square footage for the district or area)

Commercial/Retail:

Commercial or Retail space for user, excluding Offices and Office Buildings.

Industrial:

Industrial buildings or space for user.

Net Lease:

A Leasing agreement whereby the tenant pays the rent and certain expenses connected with the leased premises. All information contained in the Commercial Insight concerns Net agreements.

Office:

Office space for lease (the Commercial Realty Watch contains no sold information for office buildings).

Total Leased/Total Sold/Sold (space):

The amount, expressed in square feet, of space actually leased in a particular MLS® district or Area.

Note: When making use of the figures contained in this report, please be advised that the sold and leased properties reported on are only those listed through the TREB MLS® system. There are transactions that take place outside the purview of this system and therefore cannot be captured in this report.