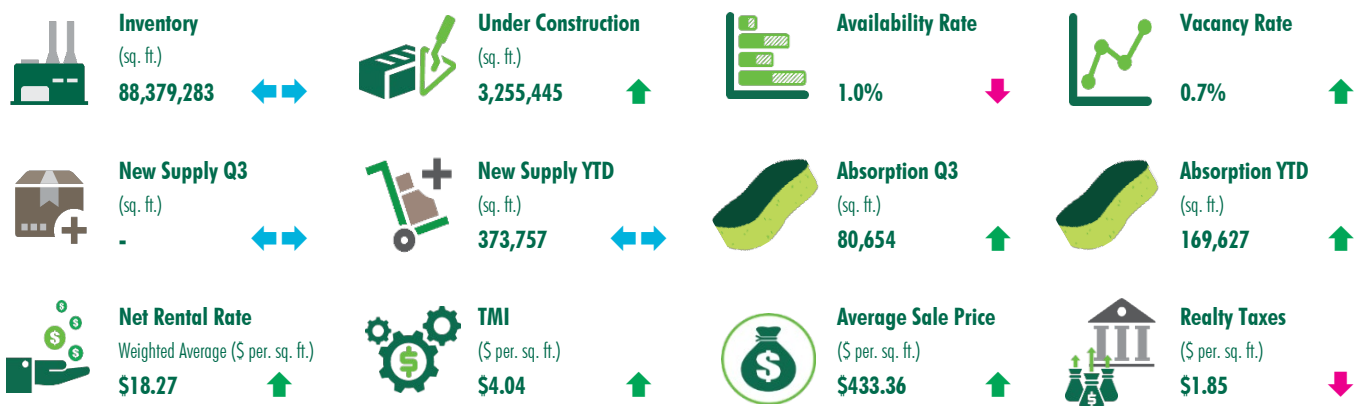


Toronto, Industrial - Q3 2022

Brampton



Recent Transactions

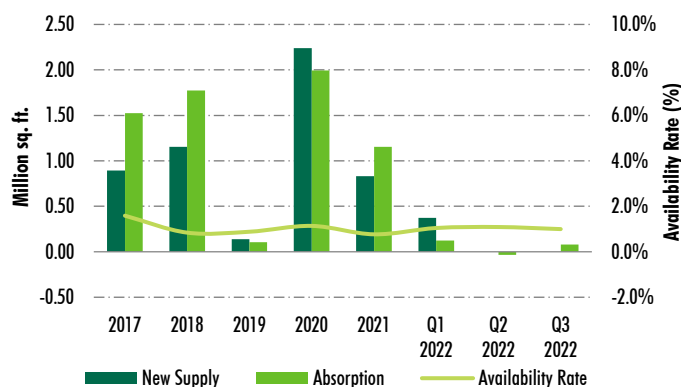
Lease Transactions				
Tenant	Address	Size (sq.ft.)	Deal Type	
NFI Industries	25 Cottrelle Boulevard	353,541	Renewal	
DHL Express	18 Parkshore Drive	119,195	Renewal	

Sale Transactions				
Purchaser	Vendor	Address	Size (sq.ft.)	\$ per. sq.ft.
Pure Industrial	ITPDS Limited	153 Van Kirk Drive	248,000	\$370.00
Fuel Transport	BentallGreenOak	35 Precidio Court	122,442	\$347.00

Market Highlights

- The quarterly availability rate marginally declined 10 bps to 1.0%, while the quarterly vacancy rate increased by 50 bps to 0.7%.
- Brampton’s average asking lease rate continues to experience strong growth, as it surpasses the \$18.00 per sq. ft. mark for the first time. The average asking lease rate now stands at \$18.27 per sq. ft., accounting for a quarter-over-quarter increase of 12.7% or \$2.06 per sq. ft.
- While no completions were recorded this quarter, four Panattoni buildings totaling 999,583 sq. ft. are expected to complete next quarter. Meanwhile, seven buildings for an aggregate of 1,038,767 sq. ft. began construction this quarter, bringing the current total area under construction to 3,255,445 sq. ft, which is the highest in the Toronto West region.

Supply & Demand



Weighted Average Occupancy Cost

