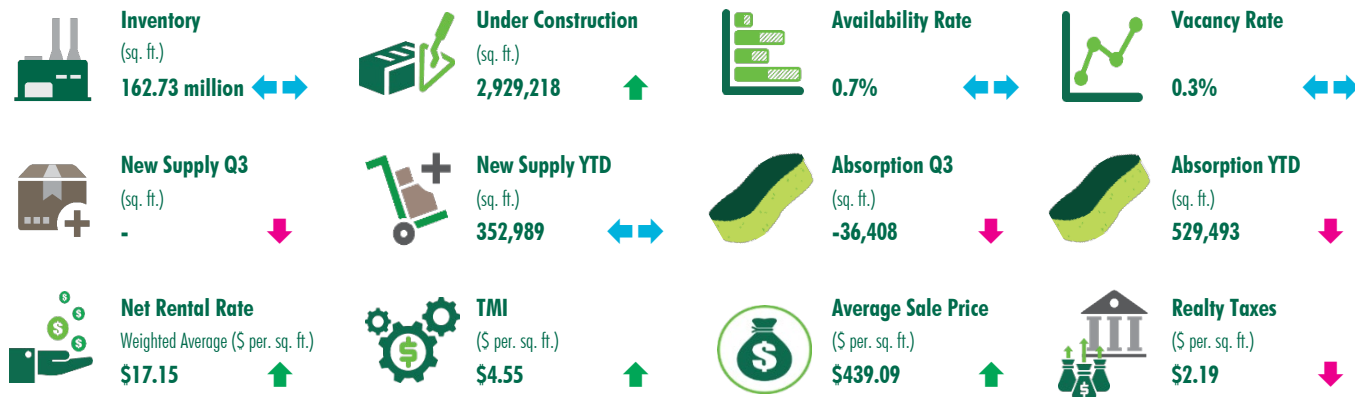


Toronto, Industrial - Q3 2022

Mississauga



Recent Transactions

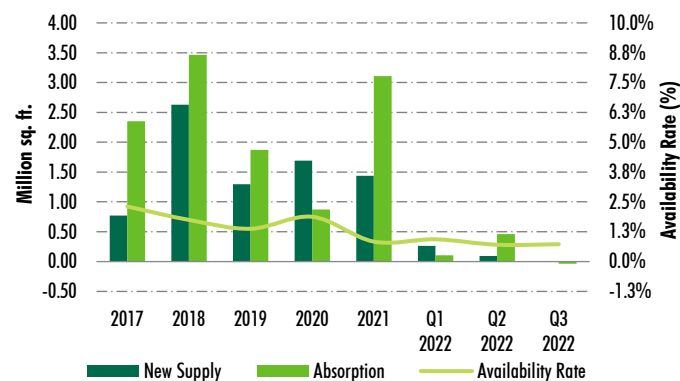
Lease Transactions			
Tenant	Address	Size (sq. ft.)	Deal Type
Pepsi Bottling	5900 Falbourne Street	489,451	Renewal
Cooper Industries	5925 McLaughlin Road	250,309	New Lease

Sale Transactions				
Purchaser	Vendor	Address	Size (sq. ft.)	\$ per. sq. ft.
Roshel	OPTrust	7381 Pacific Circle	43,541	\$410.00
MGB West Holdings Inc.	2821 158 Ontario Inc.	7090 Edwards Boulevard	25,059	\$429.00

Market Highlights

- Mississauga’s availability and vacancy rates both retained their record lows of 0.7% and 0.3%, respectively, for the second consecutive quarter.
- The average asking lease rate increased for the 18th consecutive quarter, reaching an all-time high of \$17.15 per sq. ft. This is the first time the market breaks the \$17.00 per sq. ft. mark, which was made possible by a quarterly increase of 6.9%, or \$1.10 per sq. ft., and a remarkable year-over-year increase of 35.3%, or \$4.47 per sq. ft.
- No completions were recorded this quarter. Three buildings totaling 1,013,424 sq. ft. are forecasted to complete by year-end. Notably, the largest Toronto West new build of 2022 is expected to complete next quarter at 3150 Derry Road E for 605,299 sq. ft., which is still available at the time of writing. Currently, there is 2,929,218 sq. ft. under construction across 11 buildings.

Supply & Demand



Weighted Average Occupancy Cost

