

August 4, 2011 -- Last month, TREB Commercial Members reported 658,167 square feet of leased space, down 9.2 per cent from the 724,590 leased square feet recorded in July of 2010.

"While the amount of leased space was down compared to last year, activity remained well-above what was experienced during the recession. By all accounts businesses are expecting their sales books to expand and, as a result, growth in business investment, including in real estate, should continue as well," Toronto Real Estate Board Commercial Division Chair Larry Purchase said. "It is important to recognize, however, that risks to growth do remain, including sluggish economic expansion south of the border coupled with sovereign debt issues in a number of countries around the world."

By category, TREB Commercial Members leased 576,069 square feet of industrial space, down 10.7 per cent compared to the July 2010 total of 644,830 square feet. In addition, 41,108 square feet of commercial space was leased, down 13.3 per cent from the 2010 figure of 47,406. Finally, 40,990 square feet of office space was leased – up 26.7 per cent from the 32,354 square feet leased in July 2010.

Industrial space in all size categories leased for an average of \$4.81 per square foot net (sfm), down 12.9 per cent from the average of \$5.53/sfm recorded in July 2010. Commercial space traded for an average of \$20.32/sfm, up 2.9 per cent from the average of \$19.75/sfm reported for July 2010. Office space traded for an average of \$10.91/sfm, up 6.1 percent from last year's average of \$10.28/ sfm.

Sales Market Highlights

TREB Commercial Members recorded 36 sales of IC&I properties last month, including 20 industrial buildings of all size categories which sold for an average price of \$107.32 per square foot – up 74 per cent from the average sale price of \$61.35 per square foot recorded in July 2010. The average price recorded for industrial properties sold through non-MLS sources was \$81.57 per square foot. In addition, 16 Commercial/Retail sales were reported in July, with an average price of \$197.15 per square foot. This was up 29 per cent from the average of \$152.30 per square foot recorded in the same month last year.

FEATURED LISTING

FOR SALE

7017 Fir Tree Drive, Mississauga



- 30,082 Sq. Ft.
- Derry Road exposure
- 3 truck-level & 1 drive-in door
- E2 zoning

Market Stats July 2011

Inflation Rate ¹	Jun 2011
Total CPI (Yr./Yr. % Change)	3.1%
Bank of Canada ⁴	Jul 2011
Prime Rate	3.00%
Bank of Canada ⁴	Jul 2011
Target for Overnight Rate	1.00%
Canadian GDP Growth ¹	Apr 2011
Month/Month % Change	0.0%
Unemployment Rate ¹	Jun 2011
Canada	7.4%



KEVIN BRENNAN, B Comm.
Broker/Senior Vice President
905-624-4456 ext. 214
kbrennan@binswangerhectare.com
www.kevinbrennan.ca



JASON VANCE, Hon B.A.
Broker / Vice President
905-624-4456 ext. 208
jvance@binswangerhectare.com
www.GTAIndustrial.ca

REGIONAL • NATIONAL • INTERNATIONAL REAL ESTATE

REGIONAL OPERATIONS: Atlanta, GA • Charlotte, NC • Chicago, IL • Dallas, TX • Denver, CO • Detroit, MI • King of Prussia, PA • Los Angeles, CA • Melville, NY • Meriden, CT • Miami, FL • Minneapolis, MN • Montreal, Quebec • Morristown, NJ • Nashville, TN • Natick, MA • New York, NY • North Haledon, NJ • Owings Mills, MD • Oxford, MS • Philadelphia, PA • Phoenix, AZ • Tampa, FL • Toledo, OH • Toronto, Ontario • Valencia, CA • Vienna, VA
Bangkok • Bogota • Buenos Aires • Caracas • Copenhagen • Haarlem • Hamburg • Lima • London • Manila • Mexico City • Mumbai • Paris • San Juan • Santiago • Sao Paulo • Seoul • Shanghai • Singapore • Tel Aviv • Tokyo • Warsaw

BINSWANGER HECTARE, BROKERAGE

Worldwide Coverage
North America • South America
Europe • Middle East
Asia • Australia
www.binswangerhectare.com

Commercial Spotlight

**100 KENNEDY ROAD SOUTH
BRAMPTON, FOR SALE**



- 158,000 Sq. Ft. / 7.21 acre site
- Potential for rail access
- Redevelopment opportunity

**2201 DREW ROAD
MISSISSAUGA, FOR SALE**



- 22,000 Sq. Ft.
- 1.2 acres outside storage
- Rare corner lot freestand

**3110 WHARTON WAY
MISSISSAUGA, FOR SALE**



- 13,634 Sq. Ft.
- 0.66 acres
- Layout divided in 2 sections

**100 HOLLINGER CRESCENT
KITCHENER, FOR SALE**



- 107,000 Sq. Ft.
- Tenanted until August 5, 2014
- Single tenant investment

**1070 MID-WAY BOULEVARD
MISSISSAUGA, FOR LEASE**



- Up to 13,902 Sq. Ft.
- Saw tooth shipping
- Lots of space for trailers

**6811 GOREWAY DRIVE
MISSISSAUGA, FOR SUBLEASE**



- 64,200 Sq. Ft. - 107,000 Sq. Ft.
- Additional 42800 Sq Ft available
- Low lease rate

**3340 MAINWAY
BURLINGTON, FOR LEASE**



- 2,424 - 18,272 Sq. Ft.
- GE1 zoning
- Mainway / Walkers Line

**6459 NETHERHART ROAD
MISSISSAUGA, FOR LEASE**



- 17,181 Sq. Ft.
- 2 T/L & 3 D/I doors
- Outside storage

WANTED

- Investment opportunities
Tenanted Properties
Southern Ontario
\$1 Million Dollars & Over

- Hotel Land Sites
\$1 - \$4 million

REGIONAL • NATIONAL • INTERNATIONAL REAL ESTATE

REGIONAL OPERATIONS: Atlanta, GA • Charlotte, NC • Chicago, IL • Dallas, TX • Denver, CO • Detroit, MI • King of Prussia, PA • Los Angeles, CA • Melville, NY • Meriden, CT • Miami, FL • Minneapolis, MN • Montreal, Quebec • Morristown, NJ • Nashville, TN • Natick, MA • New York, NY • North Haledon, NJ • Owings Mills, MD • Oxford, MS • Philadelphia, PA • Phoenix, AZ • Tampa, FL • Toledo, OH • Toronto, Ontario • Valencia, CA • Vienna, VA
Bangkok • Bogota • Buenos Aires • Caracas • Copenhagen • Haarlem • Hamburg • Lima • London • Manila • Mexico City • Mumbai • Paris • San Juan • Santiago • Sao Paulo • Seoul • Shanghai • Singapore • Tel Aviv • Tokyo • Warsaw

BINSWANGER HECTARE, BROKERAGE

Worldwide Coverage
North America • South America
Europe • Middle East
Asia • Australia
www.binswangerhectare.com