

Commercial Leased Transactions Up In January

February 4, 2011 -- GTA Commercial REALTORS® reported 786,161 square feet of leased space through the TorontoMLS® system in January 2011. This represented a 19 per cent increase over the 660,815 leased square feet recorded in January of 2010.

"The commercial real estate market continued to improve in January. The demand for commercial space has been based on continued economic growth, improving labour market conditions and increased business investment," said Toronto Real Estate Board Commercial Division Chair Larry Purchase.

By category, GTA Commercial REALTORS® leased 739,825 square feet of industrial space, up 31 per cent compared to the 563,427 square feet leased in January 2010. In addition, 17,107 square feet of commercial space was leased, a 69 per cent decline from the January 2010 figure of 54,404 square feet. Finally, 29,229 square feet of office space was leased – down 32 per cent from the 42,984 square feet recorded during January 2010.

Industrial space in all size categories leased for an average of \$4.21 per square foot net (sf_n), down nine per cent from the average of \$4.60/sf_n recorded in January 2010. Commercial space traded for an average of \$13.51/sf_n, a decline of seven per cent from the \$14.59/sf_n figure reported for January 2010. Office space leased for an average of \$12.95/sf_n, up 20 per cent from the average of \$10.83/sf_n reported in January 2010.

Sales Market Highlights

GTA Commercial REALTORS® reported 38 sales of IC&I properties in January, including 20 industrial buildings of all size categories which sold for an average of \$63.74 per square foot, up two per cent from the average of \$62.41 per square foot recorded in January 2010. The average industrial sale price recorded from non-MLS sources was \$69.40 per square foot. The 18 Commercial/Retail sales recorded in January averaged \$206.17 per square foot, up 20 per cent from the average of \$172.44 per square foot recorded during the same month last year.

FEATURED LISTING

FOR SALE

2201 Drew Road, Mississauga



- 22,000 Sq. Ft.
- 1.2 acres allowing outside storage
- Rare corner lot freestanding building
- Access off of both Drew Rd & David Hunting Dr

Market Stats January 2011	
Inflation Rate ¹	Nov 2010
Total CPI (Yr./Yr. % Change)	2.0%
Bank of Canada ⁴	Dec 2010
Prime Rate	3.00%
Bank of Canada ⁴	Jan 2011
Target for Overnight Rate	1.00%
Canadian GDP Growth ¹	Oct 2010
Month/Month % Change	0.2%
Unemployment Rate ¹	Nov 2010
Canada	7.6%



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Commercial Spotlight

**500 EDWARD AVENUE,
RICHMOND HILL, FOR SALE**



- 300,000 Sq. Ft.
- Potential Redevelopment
- 13.86 acre site

**5881 CREDITVIEW ROAD,
MISSISSAUGA, FOR SALE**



- Residential redevelopment site
- Approximately 5 acres
- Listed and Sold by Hectare

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



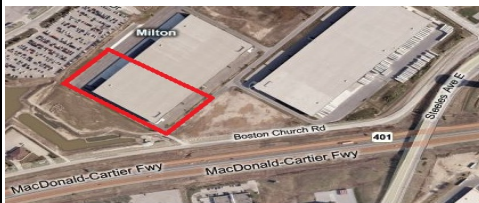
- 4,700 Sq. Ft. - 21,377 Sq. Ft.
- Saw Tooth Shipping
- Minutes to Pearson Airport

**1260 KAMATO ROAD
MISSISSAUGA FOR LEASE**



- 54,590 Sq. Ft.
- Dixie / Matheson
- 2 Storey Office

**8030 ESQUESING LINE,
MILTON, FOR LEASE**



- 30,000 Sq. Ft.
- Warehouse Space
- 30 Ft. Clear

**1795 SISMET ROAD,
MISSISSAUGA, FOR LEASE**



- 10,000 Sq. Ft.
- 2 Drive-in Doors, 16 Ft. Clear
- Dixie / Matheson

**886 WINSTON CHURCHILL BLVD,
MISSISSAUGA, FOR LEASE**



- 3,725 Sq. Ft.
- Office Space
- Winston Churchill/Royal Windsor

**1025 STACEY COURT,
MISSISSAUGA, FOR LEASE**



- 12,320 Sq. Ft.
- Tomken / Matheson
- Freestanding Building

WANTED

Properties to Sell

The sale market is active and we need more product for our Buyers.

40,000 - 80,000 Sq. Ft.

100,000 - 130,000 Sq. Ft.