

Over 500,000 square feet leased in February

March 3, 2011 -- TREB Commercial Members reported 524,741 square feet of leased space in February 2011 – down 13 per cent from the 606,076 leased square feet recorded in February 2010.

"The number and size of commercial real estate transactions can be quite volatile on a monthly basis. Recent economic reports, including those for gross domestic product and employment, suggest that the economy is continuing to improve. These reports point to further growth in business investment, which is a positive sign for the GTA commercial real estate market in 2011," said Toronto Real Estate Board Commercial Division Chair Larry Purchase.

By category, TREB Commercial Members leased 412,182 square feet of industrial space, down 14 per cent from the February 2010 total of 478,200 square feet. In addition, 36,104 square feet of commercial space was leased, up 16 per cent from the February 2010 total of 31,006 square feet. Lastly, 76,455 square feet of office space was leased through the TorontoMLS® system, down 21 cent from the 96,870 square feet reported in February 2010.

Industrial space in all size categories leased for an average of \$5.38 per square foot net (sfm), up 12 per cent from the average of \$4.80/sfm recorded for February 2010. Commercial space leased for an average of \$19.91/sfm, down five per cent from the average of \$20.89/sfm reported in February 2010. Office space leased for an average of \$9.67/sfm, down 25 per cent from the average of \$12.95/sfm in February 2010.

Sales Market Highlights

TREB Commercial Members recorded 50 sales of IC&I properties in February 2011, including 28 industrial buildings of all size categories which sold for an average price of \$96.98 per square foot, an 83 per cent increase over the average price of \$52.89 per square foot recorded in February 2010. This compares to an average sale price of \$77.12 per square foot derived from non-MLS sources. The 22 Commercial/Retail transactions recorded in February 2011 sold for an average of \$178.58 per square foot, a 23 per cent increase compared to the average of \$145.66 per square foot reported in February 2010.

FEATURED LISTING

FOR LEASE

1610 Sismet Road, Mississauga



- 42,542 Sq. Ft.
- Quality freestanding industrial building
- Close to 400 series highways
- 20 ft. clear

Market Stats February 2011

Inflation Rate ¹	Jan 2011
Total CPI (Yr./Yr. % Change)	2.3%
Bank of Canada ⁴	Feb 2011
Prime Rate	3.00%
Bank of Canada ⁴	Jan 2011
Target for Overnight Rate	1.00%
Canadian GDP Growth ¹	Nov 2010
Month/Month % Change	0.4%
Unemployment Rate ¹	Jan 2011
Canada	7.8%





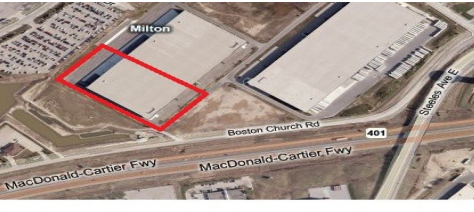





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Commercial Spotlight

<p>500 EDWARD AVENUE, RICHMOND HILL, FOR SALE</p>  <ul style="list-style-type: none"> • 300,000 Sq. Ft. • Potential Redevelopment • 13.86 acre site 	<p>2201 DREW ROAD, MISSISSAUGA, FOR SALE</p>  <ul style="list-style-type: none"> • 22,000 Sq. Ft. • 1.2 acres outside storage • Rare corner lot freestanding 	<p>1070 MID-WAY BOULEVARD, MISSISSAUGA, FOR LEASE</p>  <ul style="list-style-type: none"> • 4,700 Sq. Ft. - 21,377 Sq. Ft. • Saw Tooth Shipping • Minutes to Pearson Airport
<p>1260 KAMATO ROAD MISSISSAUGA FOR LEASE</p>  <ul style="list-style-type: none"> • 54,590 Sq. Ft. • Dixie / Matheson • 2 Storey Office 	<p>8030 ESQUESING LINE, MILTON, FOR LEASE</p>  <ul style="list-style-type: none"> • 30,000 Sq. Ft. • Warehouse Space • 30 Ft. Clear 	<p>5881 CREDITVIEW ROAD, MISSISSAUGA, FOR SALE</p>  <ul style="list-style-type: none"> • Residential redevelopment site • Approximately 5 acres • Listed and Sold by Hectare
<p>886 WINSTON CHURCHILL BLVD, MISSISSAUGA, FOR LEASE</p>  <ul style="list-style-type: none"> • 3,725 Sq. Ft. • Office Space • Winston Churchill/Royal Windsor 	<p>1025 STACEY COURT, MISSISSAUGA, FOR LEASE</p>  <ul style="list-style-type: none"> • 12,320 Sq. Ft. • Tomken / Matheson • Freestanding Building 	<p><u>WANTED</u> Properties to Sell The sale market is active and we need more product for our Buyers. 40,000 - 80,000 Sq. Ft. 100,000 - 150,000 Sq. Ft.</p>