

**TORONTO, September 7, 2011** — Last month, TREB Commercial Members reported 561,994 square feet of leased space, down 36.7 per cent from the 887,434 leased square feet recorded in August 2010.

"Exports to the United States contracted recently due to slower than expected growth south of the border. It is reasonable to assume this temporarily impacted the demand for commercial real estate in the GTA," said Commercial Division Chair Larry Purchase. "By all accounts, the trade situation is expected to improve. This bodes well for resumption in growth for commercial leasing and sales."

By category, TREB Commercial Members leased 460,659 square feet of industrial space, down 42.6 per cent compared to 803,134 square feet in August 2010. In addition, 43,782 square feet of commercial space was leased, up 6.7 per cent from 41,028 square feet in August 2010. Finally, 57,553 square feet of office space was leased – up 33 per cent from 43,272 square feet leased in August 2010.

Industrial space in all size categories leased for an average of \$4.56 per square foot net (sf/n), down 14.6 per cent from the average of \$5.34/sfn recorded in August 2010. Commercial space leased for an average of \$27.34/sfn, up 16.5 per cent from the average of \$23.47/sfn reported for August 2010. Finally, office space leased for an average of \$14.41/sfn, up 48.7 per cent from the average of \$9.70/sfn recorded in August 2010.

**Sales Market Highlights**

TREB Commercial Members reported 52 sales of IC&I properties last month, including 27 industrial buildings of all size categories which sold for an average price \$58.83 per square foot. This represented a 42.2 per cent decline from the average of \$101.77 per square foot recorded in August of 2010. The dip in the average industrial selling price was due in part to the sale of several large industrial properties, which generally sell at a lower per square foot price compared to smaller properties. The average price recorded for industrial properties sold through non-MLS sources during the same time-frame was \$83.04 per square foot. There were 25 Commercial/Retail sales in August for an average of \$193.80 per square foot – up 36.9 per cent from the average of \$141.60 per square foot in August 2010.

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



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# Commercial Spotlight

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



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

**107 ALFRED KUEHNE BLVD  
BRAMPTON, FOR SALE**



- 407 exposure
- Expansion capability
- Prime location

**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

**6069 SHAWSON DRIVE  
MISSISSAUGA, FOR LEASE**



- 17,000 sq. ft.
- 18' clear / 400 amps
- Ideal for manufacturing

**6811 GOREWAY DRIVE  
MISSISSAUGA, FOR SUBLEASE**



- 64,200 Sq. Ft. - 107,000 Sq. Ft.
- Additional 42800 Sq Ft available
- Leased by our team

**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

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