

COMMERCIAL SPOTLIGHT

COMMERCIAL REAL ESTATE PROSPECTS LOOKING UP

TORONTO REAL ESTATE BOARD: ALMOST 500,000 SQUARE FEET OF SPACE TRADED IN NOVEMBER

TREB Commercial Members reported 468,350 square feet of leased space in November, down 58 per cent from the 1,113,195 square feet recorded in November of 2008, Commercial Council Chair Garry Lander announced today.

"While both the monthly and year-to-date figures are considerably below 2008 levels, recent economic news, including third quarter GDP growth and November employment gains, suggests that the health of the commercial real estate market should improve in 2010"

Prices were mixed in November. Industrial space in all size categories leased for \$5.69 per square foot net (sfm), up three per cent from the \$5.51 per sfm recorded in November of 2008. Office space traded for \$12.83 per sfm, up to 27 per cent from the \$10.10 per sfm figure recorded last November.

However, prices for commercial space fell nine per cent to \$16.65 per sfm from the same time in 2008.

Sales Market Highlights

TREB Commercial Members recorded 51 sales of IC&I properties in November, including 26 industrial buildings of all size categories which averaged \$95.49 per square foot. This compares to a figure of \$85.73 per square foot derived from non-MLS sources.

SOURCE: Toronto Real Estate Board

FEATURED LISTINGS

FOR SUBLEASE – 30,852 sq. ft. - Mississauga
Dixie Rd. / Matheson Blvd.



- * Great warehousing opportunity
- * Close to Pearson Airport, Hwy. 401, 427, 410 & 403
- * Clear height varies from 22' clear to 18' clear

FOR LEASE – 31,000 sq. ft. - Mississauga
Dixie Rd. / Derry Rd.



- * Price Reduced, Quality Freestanding Building
- * Heavy Power—3000 AMPS
- * Oversized Bays
- * Close To Major Highways; 427, 401, 410, 407 and 403 and Lester B. Pearson International Airport

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"EXCEEDING OUR CLIENTS' EXPECTATIONS SINCE 1978"

These statements are based on the information furnished by the principal and sources which we deem reliable for which we assume no responsibility. This submission is made subject to prior sale, change in price or terms, or withdrawal without notice. Other advisors should be consulted if desired, on matters related to this presentation.

COMMERCIAL SPOTLIGHT

FOR LEASE – 12,320 sq. ft. - Mississauga
Tomken / Matheson



- * Great location
- * Close to Hwy. 401, 403, 410 & Pearson International Airport
- * Perfect for Many Uses

FOR LEASE – 17,500 sq. ft. - Mississauga
Bramalea Rd. / Drew Rd.



- * Price Reduced
- * Freestanding Building In An Excellent Location
- * Great For Warehousing Or Manufacturing
- * Great Signage On Drew Road; 400 AMPS

FOR LEASE – 27,507 sq. ft. - Mississauga
Hwy. 10 / Hwy. 401



- * Price Reduced, warehouse in immaculate condition
- * Great location, close to the airport and 400 series highways
- * Prestigious business park, great shipping, trailer parking

STATS

Market Stats November 2009	
Inflation Rate ¹	Oct 2009
Total CPI (Yr./Yr. % Change)	0.1%
Bank of Canada ⁴	Nov 2009
Prime Rate	2.25%
Bank of Canada ⁴	Nov 2009
Target for Overnight Rate	0.25%
Canadian GDP Growth ¹	Aug 2009
Month/Month % Change	-0.1%
Unemployment Rate ¹	Oct 2009
Canada	8.6%

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- Relocation
- Sale / Lease Back
- Sublease Marketing
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TO SEE COMPLETE INFORMATION PACKAGES FOR OUR LISTINGS PLEASE GO TO...

<http://GTAIndustrial.ca/ListingPackages>

If you would prefer to receive this newsletter by email, please email jvance@hectare.com

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Hectare **GMAC**
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BRIDGEWATER, independently owned and operated.

Commercial Division

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