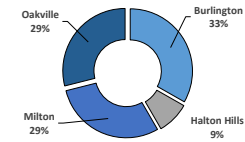


Industrial Real Estate Market Overview in Halton ^{1&2}

Location	2017				2018				2019			
	I	II	III	IV	I	II	III	IV	I	II	III	IV
Burlington	20.9	20.9	20.9	20.9	20.9	20.9	20.9	20.9	20.9	20.9	20.9	20.9
Availability Rate	4.2%	3.6%	4.8%	3.5%	3.7%	2.9%	3.3%	3.6%	3.6%	3.6%	3.6%	3.6%
Absorption (sq ft)	-172,494	119,044	-253,150	276,859	-36,176	150,092	4,728	-63,886	-	-	-	-
Average Land Price (per acre)	\$850,000	\$850,000	\$850,000	\$900,000	\$900,000	\$900,000	\$900,000	-	-	-	-	-
Net Rental Rate (per sq ft)	\$6.14	\$6.58	\$6.83	\$6.12	\$6.19	\$7.36	\$7.52	\$8.24	-	-	-	-
Average Sale Price (per sq ft)	\$105.72	\$123.25	\$87.87	\$142.59	\$156.04	\$178.97	\$196.33	\$207.55	-	-	-	-
Halton Hills*	8.0	8.3	5.2	5.3	5.3	-	5.3	-	-	-	-	-
Availability Rate	14.9%	15.0%	23.2%	18.0%	13.5%	-	3.4%	-	-	-	-	-
Net Rental Rate (per sq ft)	\$5.98	\$6.48	\$6.49	\$6.53	\$7.34	-	\$7.50	-	-	-	-	-
Milton	18.3	18.3	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5
Availability Rate	11.6%	9.6%	9.3%	6.8%	3.3%	1.5%	1.4%	3.4%	-	-	-	-
Absorption (sq ft)	81,961	370,978	212,965	454,245	660,035	320,609	29,142	-19,208	-	-	-	-
Average Land Price (per acre)	\$1,000,000	\$1,000,000	\$1,000,000	\$1,050,000	\$1,075,000	\$1,075,000	-	-	-	-	-	-
Net Rental Rate (per sq ft)	\$6.76	\$6.76	\$6.89	\$6.84	\$7.42	\$7.89	\$8.24	\$8.24	-	-	-	-
Average Sale Price (per sq ft)	\$110.57	\$110.57	\$110.57	\$110.57	\$110.57	\$110.57	\$110.57	\$110.57	-	-	-	-
Oakville	18.1	18.1	18.1	18.2	18.2	18.2	18.2	18.2	18.2	18.2	18.2	18.2
Availability Rate	2.6%	4.7%	5.5%	2.3%	5.1%	3.6%	3.7%	3.4%	-	-	-	-
Absorption (sq ft)	-2,196	-394,905	-143,027	674,074	-512,449	282,821	-11,712	50,042	-	-	-	-
Average Land Price (per acre)	\$900,000	\$900,000	\$1,000,000	\$1,100,000	\$1,100,000	\$1,100,000	-	-	-	-	-	-
Net Rental Rate (per sq ft)	\$6.73	\$6.83	\$6.87	\$7.13	\$7.27	\$7.45	\$7.81	\$7.96	-	-	-	-
Average Sale Price (per sq ft)	\$165.48	\$167.63	\$161.89	\$185.69	\$220.62	\$220.62	\$236.18	\$230.54	-	-	-	-

* Only partial industrial real estate market information is available for Halton Hills

Distribution of Industrial Inventory Q3 2019 ^{1&2}



GTA* Industrial Availability Rate Comparisons, Q3 2019 ¹

Market	Location	Rate
GTA Central	Toronto	0.0%
	North York	1.4%
	Scarborough	0.8%
	Etobicoke	1.7%
	East York	0.0%
	York	0.0%
GTA East	Pickering	0.6%
	Ajax	0.3%
	Whitby	1.3%
	Oshawa	0.8%
GTA North	Markham	1.1%
	Richmond Hill	0.4%
	Vaughan	1.0%
	Aurora	1.9%
	Newmarket	1.5%
	Whitchurch-Stouffville	0.0%
GTA West	Mississauga	1.2%
	Brampton	0.7%
	Oakville	3.4%
	Milton	1.5%
	Halton Hills	0.0%
	Burlington	3.6%
	Caledon	0.8%

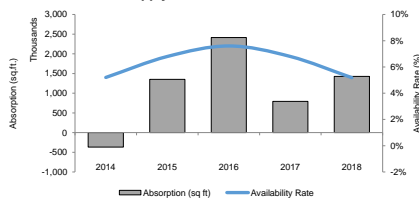
* Greater Toronto Area

Industrial Real Estate Market Trends in Halton ¹

	Availability Rate	Absorption (sq ft)	Land Price (per acre)	Net Rental Rate (per sq ft)	Sale Price (per sq ft)
2014	5.2%	-367,314	\$533,333	\$5.54	\$90.81
2015	6.8%	1,351,319	\$608,333	\$5.53	\$116.38
2016	7.6%	2,414,532	\$635,417	\$5.86	\$110.86
2017	6.8%	793,170	\$716,250	\$6.05	\$123.53
2018	5.2%	1,428,493	\$977,083	\$6.81	\$140.66
5 year average	6.3%	1,124,040	\$694,083	\$5.96	\$116.45

¹ Represented by Burlington, Milton and Oakville

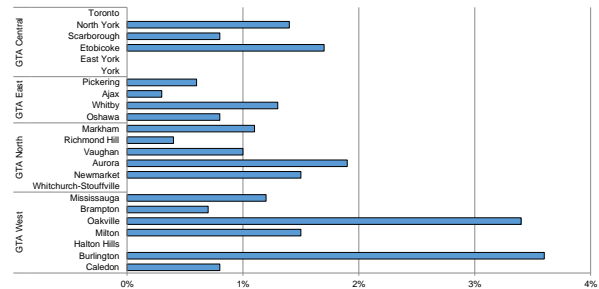
Halton Industrial Real Estate Supply and Demand Trends ¹



* Represented by Burlington, Milton and Oakville

Sources
¹ CBRE
² Avison Young

Availability Rates across the GTA Q3 2019



For more detailed statistics or to request customized reports, please contact us.



Disclaimer: Halton Region does not warrant the completeness or accuracy of the information contained in this report and does not accept liability arising from the use or misuse of all or portions of such information. Caution should be used in interpreting the information in the report and making any conclusions.

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