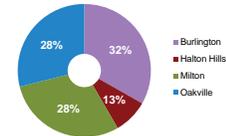


Industrial Real Estate Market Overview in Halton ^{1&2}

Location	2017				2018			
	I	II	III	IV	I	II	III	IV
Burlington	Inventory (million sq ft)	20.9	20.9	20.9	20.9	20.9	20.9	20.9
	Availability Rate	5.4%	4.6%	3.3%	4.2%	3.6%	4.8%	3.7%
	Absorption (sq ft)	-233,630	171,876	264,173	-172,494	119,044	-253,150	276,859
	Average Land Price (per acre)	\$525,000	\$525,000	\$550,000	\$850,000	\$850,000	\$950,000	\$900,000
	Net Rental Rate (per sq ft)	\$4.31	\$4.58	\$5.85	\$6.14	\$6.58	\$6.83	\$6.12
	Average Sale Price (per sq ft)	\$119.61	\$106.70	\$105.72	\$105.72	\$123.25	\$87.87	\$142.59
Halton Hills*	Inventory (million sq ft)	8.0	8.0	8.0	8.3	5.2	5.3	5.3
	Availability Rate	29.4%	15.5%	14.9%	15.0%	23.2%	18.0%	13.5%
	Net Rental Rate (per sq ft)	\$5.93	\$5.67	\$5.98	\$6.48	\$6.49	\$6.53	\$7.34
Milton	Inventory (million sq ft)	18.3	18.3	18.3	18.3	18.3	18.5	18.5
	Availability Rate	16.1%	12.7%	12.1%	11.6%	9.6%	9.3%	6.8%
	Absorption (sq ft)	-353,717	618,335	111,652	81,961	370,978	212,965	454,245
	Average Land Price (per acre)	\$725,000	\$725,000	\$725,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,075,000
	Net Rental Rate (per sq ft)	\$6.68	\$6.70	\$6.73	\$6.76	\$6.76	\$6.89	\$6.84
	Average Sale Price (per sq ft)	\$112.83	\$110.57	\$111.81	\$110.57	\$110.57	\$110.57	\$110.57
Oakville	Inventory (million sq ft)	18.1	18.1	18.1	18.1	18.1	18.1	18.2
	Availability Rate	3.7%	2.2%	2.5%	2.6%	4.7%	5.5%	5.1%
	Absorption (sq ft)	96,202	273,352	-62,944	-2,196	-394,305	-143,027	674,074
	Average Land Price (per acre)	\$685,000	\$685,000	\$700,000	\$900,000	\$900,000	\$1,000,000	\$1,100,000
	Net Rental Rate (per sq ft)	\$6.12	\$5.80	\$6.22	\$6.73	\$6.83	\$6.87	\$7.13
	Average Sale Price (per sq ft)	\$117.30	\$157.35	\$158.71	\$165.48	\$167.63	\$161.89	\$185.69

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

Distribution of Industrial Inventory
2018 (Q4) ^{1&2}



GTA* Industrial Availability Rate
Comparisons, Q4 2018 ¹

Market	Location	Rate
GTA Central	Toronto	0.2%
	North York	1.4%
	Scarborough	1.2%
	Etobicoke	1.3%
	East York	0.3%
	York	1.4%
GTA East	Pickering	0.3%
	Ajax	0.8%
	Whitby	2.9%
	Oshawa	0.9%
GTA North	Markham	2.0%
	Richmond Hill	0.6%
	Vaughan	1.5%
	Aurora	1.8%
	Newmarket	1.5%
	Whitchurch-Stouffville	2.5%
GTA West	Mississauga	1.7%
	Brampton	0.8%
	Oakville	5.1%
	Milton	3.3%
	Burlington	3.7%
	Caledon	1.2%

* 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)
2013	4.7%	720,620	\$583,583	\$5.54	\$88.50
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	6.0%	1,056,803	\$675,667	\$5.89	\$111.79

* 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

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



Disclaimer: Halton Region does not

Last modified: November 30, 2018

Availability Rates across the GTA Q4 2018

