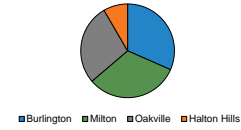


Industrial Real Estate Market Overview in Halton ¹

Location	2020				2021			
	I	II	III	IV	I	II	III	IV
Burlington								
Inventory (million sq ft)	20.9	21.1	21.1	21.1	21.2	21.2	21.2	21.1
Availability Rate	3.2%	4.0%	4.9%	3.2%	3.6%	3.8%	1.9%	1.7%
Absorption (sq ft)	-17,291	-68,349	-193,935	360,856	37,999	-37,780	419,049	97,801
Net Rental Rate (per sq ft)	\$7.14	\$8.18	\$7.86	\$8.42	\$8.03	\$9.32	\$9.96	\$12.51
Average Sale Price (per sq ft)	\$198.59	\$198.06	\$190.33	\$192.25	\$206.93	\$210.13	\$287.62	\$305.92
Milton								
Inventory (million sq ft)	19.6	19.8	20.6	21.1	21.1	21	21	21.5
Availability Rate	2.2%	2.5%	6.6%	0.6%	0.0%	0.2%	0.0%	0.3%
Absorption (sq ft)	63,590	210,016	-107,023	1,786,793	134,750	-49,975	39,710	453,959
Net Rental Rate (per sq ft)	\$9.44	\$9.94	\$9.08	\$9.08	\$9.08	\$11.95	\$11.95	\$11.95
Average Sale Price (per sq ft)	\$185.00	\$185.00	\$264.39	\$278.30	\$278.30	\$278.30	\$278.30	\$338.90
Oakville								
Inventory (million sq ft)	18.3	18.4	18.4	18.4	18.5	18.5	18.6	18.6
Availability Rate	3.9%	3.8%	3.8%	4.4%	2.3%	1.6%	1.0%	2.1%
Absorption (sq ft)	238,136	49,535	87,984	-106,910	419,823	173,779	179,298	-203,744
Net Rental Rate (per sq ft)	\$9.59	\$10.02	\$10.03	\$10.22	\$10.76	\$11.09	\$12.51	\$13.18
Average Sale Price (per sq ft)	\$189.93	\$220.79	\$224.15	\$217.39	\$277.31	\$315.49	\$307.26	\$323.40
Halton Hills								
Inventory (million sq ft)	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6
Availability Rate	2.0%	2.0%	1.9%	1.6%	1.6%	1.0%	1.2%	1.0%
Absorption (sq ft)	-73,914	-1,384	8,730	14,345	0	36,925	-10,398	10,000
Net Rental Rate (per sq ft)	\$7.50	\$7.95	\$8.72	\$8.72	\$8.72	\$10.40	\$11.50	\$11.50
Average Sale Price (per sq ft)	\$175.00	\$175.00	\$261.00	\$259.90	\$248.71	\$230.69	\$242.65	\$322.92

Distribution of Industrial Inventory ¹



GTA* Industrial Availability Rate Comparisons, Q4 2021 ¹

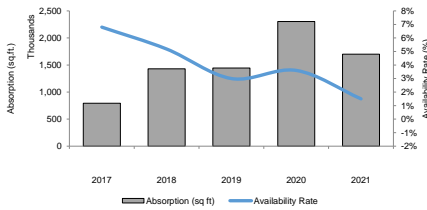
Market	Location	Rate
GTA Central	Toronto	0.2%
	North York	0.8%
	Scarborough	0.7%
	Etobicoke	0.9%
	East York	0.0%
GTA East	York	0.0%
	Pickering	2.1%
	Ajax	3.8%
	Whitby	1.0%
	Oshawa	0.6%
GTA North	Markham	1.2%
	Richmond Hill	1.4%
	Vaughan	0.9%
GTA West	Aurora	1.4%
	Newmarket	0.0%
	Whitchurch-Stouffville	3.3%
	Mississauga	0.8%
	Brampton	0.8%
	Caledon	1.1%
	Oakville	2.1%
Burlington	1.7%	
Milton	0.3%	
Halton Hills	1.0%	

Industrial Real Estate Market Trends in Halton ¹

	Availability Rate	Absorption (sq ft)	Net Rental Rate (per sq ft)	Sale Price (per sq ft)
2017	6.8%	793,170	\$6.05	\$123.53
2018	5.2%	1,428,493	\$6.81	\$140.66
2019	3.0%	1,445,162	\$7.76	\$174.68
2020	3.6%	2,302,802	\$9.08	\$212.02
2021	1.5%	1,701,196	\$10.95	\$279.32
5 year average	4.0%	1,534,165	\$8.13	\$186.04

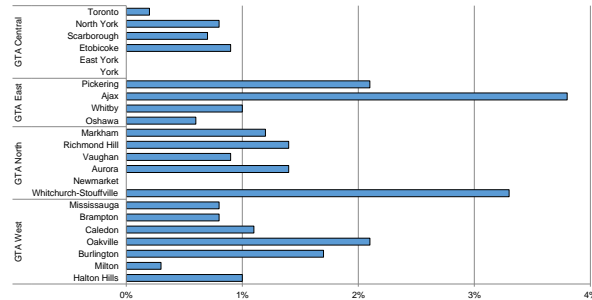
* Represented by Burlington, Milton and Oakville prior to 2021

Halton Industrial Real Estate Supply and Demand Trends ¹



* Represented by Burlington, Milton and Oakville prior to 2021

Availability Rates across the GTA Q4 2021 ¹



Sources
¹ CBRE

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.

Last modified: March 10, 2022