

## Colliers Toronto One, Industrial Statistics Q3 - 2009

Market / Submarket	Total Inventory Sq Ft	Direct Availability		Sublease Availability		Total Availability			Absorption Sq Ft		New Supply		Under Construction Sq. Ft.	Avg Net Rent \$ / Sq. Ft.	Q3 2009 Weighted Avg Sale Price \$ / Sq Ft	12 Months Weighted Avg Sale Price \$ / Sq Ft
		Sq Ft	Rate	Sq Ft	Rate	Sq Ft	Rate Q3 09	Rate Q2-09	Current Period	12 Months	Current Period	12 Months				
<b>GTA CENTRAL</b>																
East York	7,751,020	110,725	1.4%	-	0.0%	110,725	1.4%	1.6%	10,984	220,984	-	-	-	\$ 4.17	\$ 104.00	\$ 75.88
Etobicoke	73,981,610	4,050,062	5.5%	938,445	1.3%	4,988,507	6.7%	6.8%	44,362	(1,744,526)	-	-	-	\$ 3.89	\$ 51.32	\$ 59.37
North York	77,513,077	1,748,976	2.3%	262,938	0.3%	2,011,914	2.6%	2.7%	86,553	1,274,104	-	706,403	-	\$ 4.42	\$ 77.39	\$ 61.39
Scarborough	59,618,285	3,318,105	5.6%	196,253	0.3%	3,514,358	5.9%	6.1%	115,075	(1,368,496)	-	17,773	-	\$ 4.24	\$ 43.11	\$ 56.20
Toronto	26,112,171	263,434	1.0%	8,400	0.0%	271,834	1.0%	0.9%	(32,825)	(19,853)	-	-	-	\$ 4.56	\$ -	\$ 160.80
York	5,939,930	86,000	1.4%	-	0.0%	86,000	1.4%	1.0%	(29,500)	13,000	-	-	-	\$ 4.43	\$ 171.00	\$ 28.96
<b>Total</b>	<b>250,916,093</b>	<b>9,577,302</b>	<b>3.8%</b>	<b>1,406,036</b>	<b>0.6%</b>	<b>10,983,338</b>	<b>4.4%</b>	<b>4.5%</b>	<b>194,649</b>	<b>(1,624,787)</b>	<b>-</b>	<b>724,176</b>	<b>-</b>	<b>\$ 4.12</b>	<b>\$ 53.93</b>	<b>\$ 57.34</b>
<b>GTA EAST</b>																
Ajax	6,558,660	279,436	4.3%	62,629	1.0%	342,065	5.2%	5.2%	(631)	91,116	-	100,000	-	\$ 5.10	\$ 806.00	\$ 46.33
Oshawa	9,068,505	444,804	4.9%	14,100	0.2%	458,904	5.1%	4.3%	(68,663)	(228,554)	-	-	-	\$ 4.82	\$ -	\$ 19.50
Pickering	9,662,249	530,484	5.5%	42,932	0.4%	573,416	5.9%	4.1%	(175,489)	96,922	-	43,403	-	\$ 4.20	\$ -	\$ 55.89
Whitby	8,028,740	735,364	9.2%	178,355	2.2%	913,719	11.4%	9.2%	(178,355)	(477,977)	-	-	-	\$ 5.05	\$ -	\$ 44.09
<b>Total</b>	<b>33,318,154</b>	<b>1,990,088</b>	<b>6.0%</b>	<b>298,016</b>	<b>0.9%</b>	<b>2,288,104</b>	<b>6.9%</b>	<b>5.6%</b>	<b>(423,138)</b>	<b>(518,493)</b>	<b>-</b>	<b>143,403</b>	<b>-</b>	<b>\$ 4.76</b>	<b>\$ 806.00</b>	<b>\$ 40.13</b>
<b>GTA NORTH</b>																
Aurora	4,781,894	349,637	7.3%	-	0.0%	349,637	7.3%	7.9%	28,778	(182,193)	-	-	-	\$ 4.61	\$ 17.00	\$ 24.88
Markham	31,887,576	1,737,988	5.5%	142,713	0.4%	1,880,701	5.9%	6.5%	204,007	57,024	-	60,814	-	\$ 5.72	\$ 70.97	\$ 74.34
Newmarket	5,314,721	175,628	3.3%	-	0.0%	175,628	3.3%	2.1%	(41,080)	9,814	22,996	22,996	-	\$ 5.22	\$ 81.00	\$ 92.25
Richmond Hill	13,763,197	646,031	4.7%	47,813	0.3%	693,844	5.0%	5.9%	119,337	(118,146)	-	-	243,118	\$ 6.19	\$ 94.91	\$ 94.41
Vaughan	70,511,911	4,452,517	6.3%	1,125,379	1.6%	5,577,896	7.9%	9.1%	852,810	(461,850)	-	247,934	345,614	\$ 5.23	\$ 96.79	\$ 76.89
Whitchurch-Stouffville	616,339	-	0.0%	-	0.0%	0	0.0%	0.0%	-	22,000	-	-	-	\$ -	\$ -	\$ 164.80
<b>Total</b>	<b>126,875,638</b>	<b>7,361,801</b>	<b>5.8%</b>	<b>1,315,905</b>	<b>1.0%</b>	<b>8,677,706</b>	<b>6.8%</b>	<b>7.7%</b>	<b>1,163,852</b>	<b>(673,351)</b>	<b>22,996</b>	<b>331,744</b>	<b>588,732</b>	<b>\$ 5.40</b>	<b>\$ 69.86</b>	<b>\$ 76.23</b>
<b>GTA WEST</b>																
Brampton	82,865,333	4,913,700	5.9%	1,208,221	1.5%	6,121,921	7.4%	6.5%	(776,462)	(1,636,195)	-	1,061,051	-	\$ 4.84	\$ 86.39	\$ 83.12
Burlington	18,786,397	1,645,357	8.8%	153,458	0.8%	1,798,815	9.6%	8.3%	(236,709)	(14,244)	-	339,970	-	\$ 5.25	\$ 89.62	\$ 66.93
Caledon*	10,691,880	1,825,544	17.1%	87,736	0.8%	1,913,280	17.9%	16.5%	(152,712)	(415,659)	-	1,819,626	640,843	\$ 4.75	\$ 105.41	\$ 81.03
Milton	11,645,347	1,031,647	8.9%	61,087	0.5%	1,092,734	9.4%	10.1%	83,891	(66,476)	-	110,000	900,845	\$ 5.06	\$ 93.27	\$ 84.26
Mississauga	158,238,997	9,249,359	5.8%	2,390,919	1.5%	11,640,278	7.4%	7.8%	714,180	(913,451)	-	1,792,242	-	\$ 5.20	\$ 61.17	\$ 82.82
Oakville	26,707,076	1,305,589	4.9%	104,941	0.4%	1,410,530	5.3%	4.8%	(131,323)	(823,900)	-	-	-	\$ 5.05	\$ 82.17	\$ 58.94
<b>Total</b>	<b>308,935,030</b>	<b>19,971,196</b>	<b>6.5%</b>	<b>4,006,362</b>	<b>1.3%</b>	<b>23,977,558</b>	<b>7.8%</b>	<b>7.6%</b>	<b>(499,135)</b>	<b>(3,869,925)</b>	<b>-</b>	<b>5,122,889</b>	<b>1,541,688</b>	<b>\$ 5.06</b>	<b>\$ 77.77</b>	<b>\$ 80.93</b>
<b>GRAND TOTALS</b>																
<b>All</b>	<b>720,044,915</b>	<b>38,900,387</b>	<b>5.4%</b>	<b>7,026,319</b>	<b>1.0%</b>	<b>45,926,706</b>	<b>6.4%</b>	<b>6.4%</b>	<b>436,228</b>	<b>(6,686,556)</b>	<b>22,996</b>	<b>6,322,212</b>	<b>2,130,420</b>	<b>\$ 4.89</b>	<b>\$ 69.86</b>	<b>\$ 70.80</b>

\*Note: Colliers integrated industrial buildings located in Caledon into its Market Survey Inventory in Q1 2009.

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Colliers Macaulay Nicolls (Ontario) Inc., Brokerage.



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