

Watch

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Volume and Rates up in January

Last month the amount of Commercial/Industrial space leased through the TREB MLS system rose almost 11% to 801,558 square feet over January 2000, Commercial Council Chair Michael Dosman announced today. "Not only that," Dosman continued, "lease rates were up for almost all categories of space." Some of the highlights from this month's report:

- Industrial space leased on average for \$5.39 sfm, up 9% from the \$4.95 sfm recorded in the same month last year.
- Commercial/Retail space between 0-5,000 sq. ft leased at \$14.74 sfm, up 4% from the \$14.14 sfm recorded in January of last year.
- Office space between 0-5,000 sq. ft. leased at \$9.17 sfm, up 2% from the \$8.99 of last January.

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Sales Market Highlights

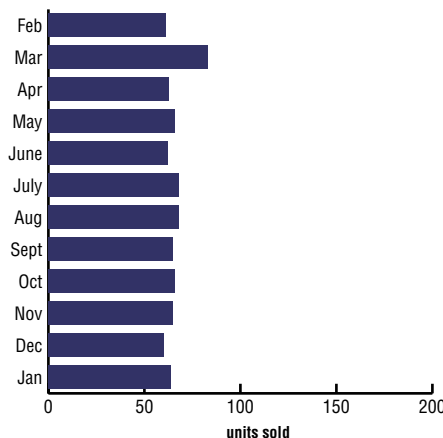
In January, 64 sales of commercial/industrial properties and 16 land transactions went through the TREB MLS system.

- 27 were industrial properties of under 5,000 square feet, which averaged \$71.25 per sq. ft., up 16% from January of last year.
- 8 were commercial/retail properties over 5000 square feet, and these sold for an average of \$74.51 per sq. ft.
- Finally, land parcels over 130,000 square feet sold for \$42,946 per acre.

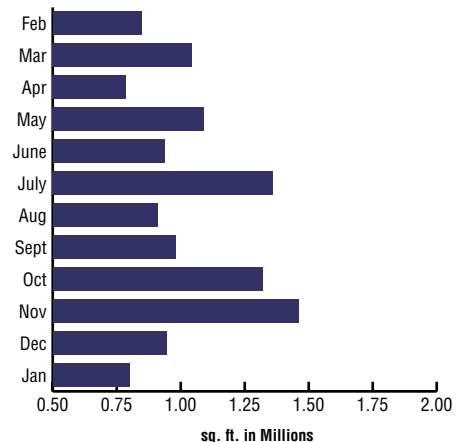
Please note that the statistical information contained in this report is restricted to those transactions which pass through the TREB MLS system, and represent only a portion of the total market. For example, 42 industrial sales were reported in January through MLS, for a total dollar volume of \$14,619,057. Other non MLS-based tracking services reported about 20 industrial transactions with a dollar volume of approximately \$30,000,000.



Total Number of Commercial Sales



Total Square Footage of all Leased Space



SOLD INDUSTRIAL PROPERTIES

January 2001

0 - 5,000 SQ. FT.

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
East			
E-4	1	3,300	\$100.00 sf
E-7	2	4,220	55.24
E-15	1	820	67.68
E-17	2	4,240	44.81
Total	6	12,580	\$64.28 sf

North			
N-4	1	1,923	\$77.48 sf
N-7	2	3,089	45.97
Total	3	5,012	\$58.06 sf

West			
W-2	1	1,267	101.82 sf
W-5	5	8,647	77.11
W-7	2	3,434	68.72
W-10	2	2,849	71.96
W-12	1	974	99.59
W-17	4	10,881	70.67
W-24	3	5,544	80.27
Total	18	33,596	\$75.83 sf

Grand Total	27	51,188	\$71.25 sf
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5,000 - 15,000 SQ. FT.

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
East			
E-4	2	14,010	\$82.08 sf
E-12	1	13,500	55.56
Total	3	27,510	\$69.07 sf

North			
N-14	1	13,000	\$48.46 sf
Total	1	13,000	\$48.46 sf

West			
W-5	1	9,327	\$62.83 sf
W-7	1	5,000	56.00
W-9	1	9,332	63.22
W-10	1	6,378	72.91
W-13	1	10,253	75.59
W-24	2	11,088	51.54
Total	7	51,378	\$63.60 sf

Grand Total	11	91,888	\$63.09 sf
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15,000 - 50,000 SQ. FT.

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
North			
N-10	1	21,389	\$73.40 sf
Total	1	21,389	\$73.40 sf

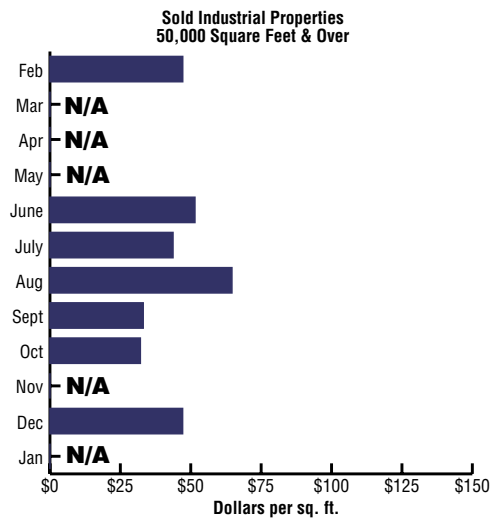
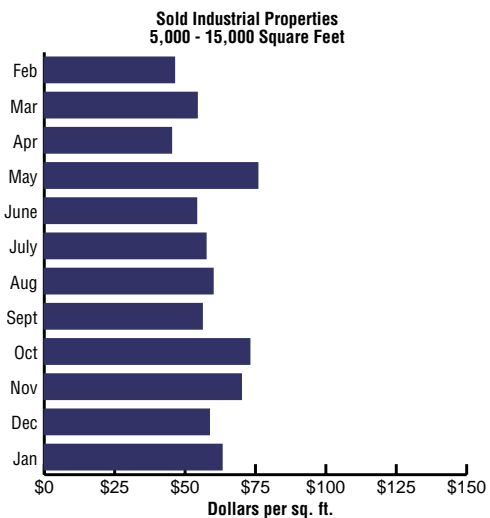
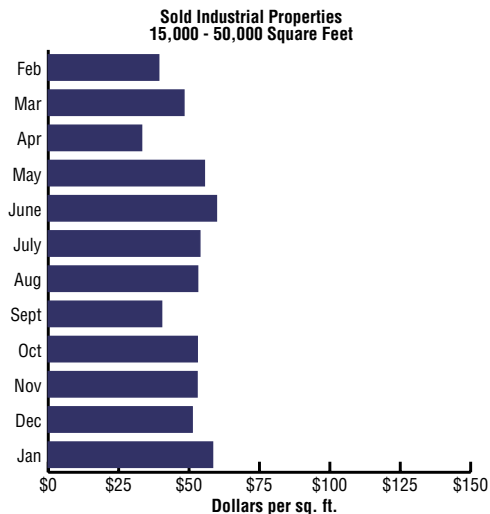
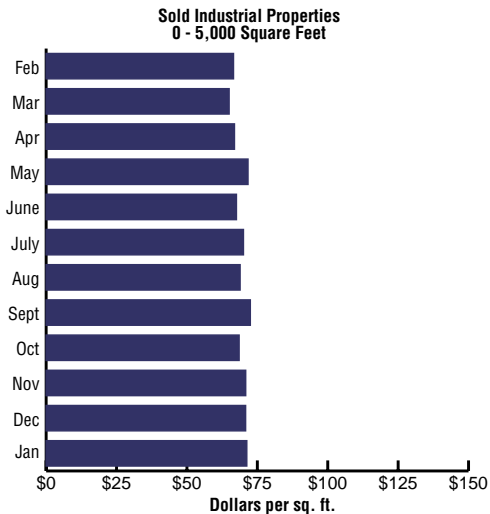
West			
W-10	1	27,000	\$46.30 sf
W-17	2	40,310	58.42
Total	3	67,310	\$53.56 sf

Grand Total	4	88,699	\$58.34 sf
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50,000 SQ. FT. AND OVER

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
N/A	N/A	N/A	N/A

SOLD INDUSTRIAL PROPERTIES
January 2001



LEASED INDUSTRIAL SPACE
January 2001

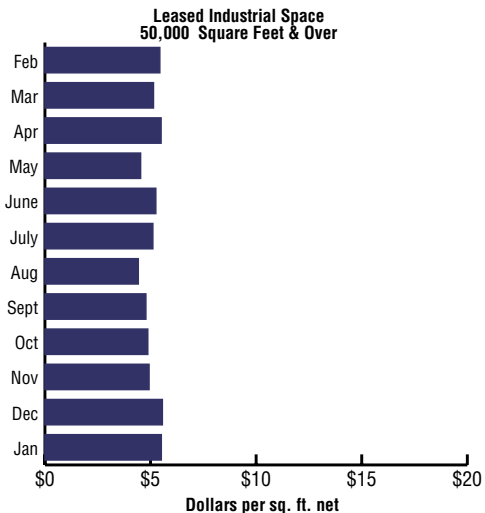
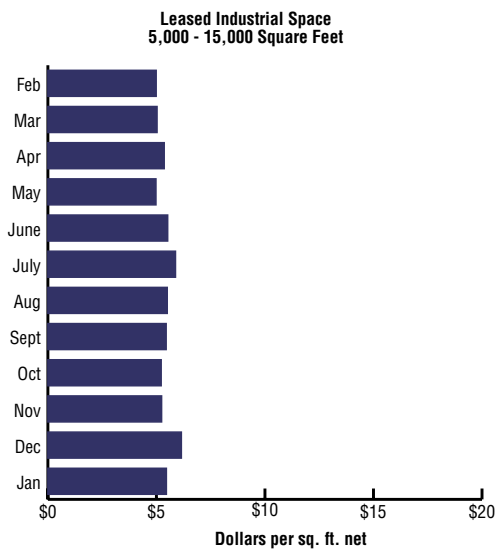
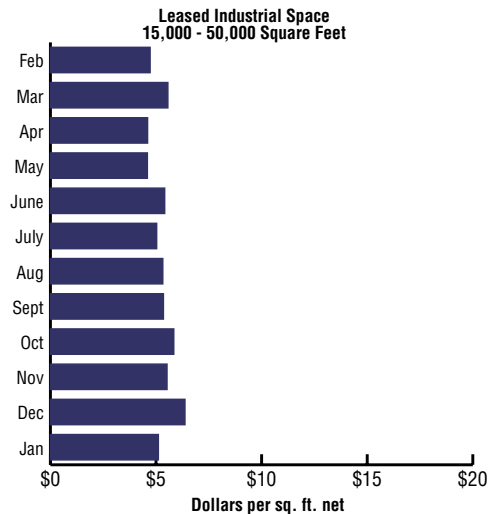
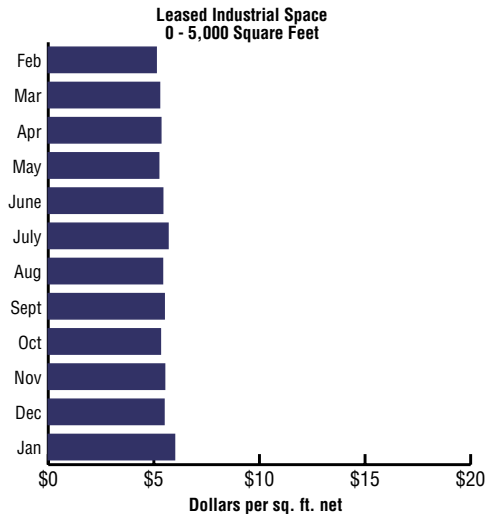
0 - 5,000 SQ. FT.			
<u>Area</u>	<u>Leased</u>	<u>Total Leased</u>	<u>Av. Price</u>
East			
E-7	6	14,945	\$5.53 sfn
E-11	1	3,564	4.50
E-12	1	3,750	5.13
Total	8	22,259	\$5.30 sfn
North			
N-3	1	2,651	\$7.75 sfn
N-8	3	4,968	6.18
N-10	6	15,513	7.35
Total	10	23,132	\$7.14 sfn
West			
W-5	3	10,096	\$5.02 sfn
W-12	1	4,893	6.50
W-16	1	3,200	4.75
W-17	4	9,961	6.07
W-21	1	3,217	5.75
W-23	3	7,824	5.86
Total	13	39,191	\$5.68 sfn
Grand Total	31	84,582	\$5.98 sfn

5,000 - 15,000 SQ. FT.			
<u>Area</u>	<u>Leased</u>	<u>Total Leased</u>	<u>Av. Price</u>
Central			
C-15	1	10,177	\$6.50 sfn
Total	1	10,177	\$6.50 sfn
East			
E-4	2	15,184	\$5.70 sfn
E-11	1	9,350	4.95
Total	3	24,534	\$5.41 sfn
North			
N-4	1	10,082	\$5.25 sfn
N-8	1	8,700	5.75
N-10	2	21,870	5.99
Total	4	40,652	\$5.76 sfn
West			
W-5	4	24,876	\$4.95 sfn
W-9	1	8,000	5.75
W-10	2	20,184	4.58
W-12	3	30,500	5.66
W-21	1	5,955	5.50
W-23	1	9,180	5.50
W-24	1	14,400	5.50
Total	13	113,095	\$5.27 sfn
Grand Total	21	188,458	\$5.46 sfn

15,000 - 50,000 SQ. FT.			
<u>Area</u>	<u>Leased</u>	<u>Total Leased</u>	<u>Av. Price</u>
East			
E-4	1	20,250	\$3.95 sfn
E-11	2	44,061	5.00
Total	3	64,311	\$4.67 sfn
North			
N-3	1	15,068	\$7.50 sfn
N-8	2	61,156	5.16
N-10	3	76,876	5.60
Total	6	153,100	\$5.61 sfn
West			
W-5	1	25,014	\$4.00 sfn
W-10	1	34,440	4.40
W-17	1	19,173	5.30
Total	3	78,627	\$4.49 sfn
Grand Total	12	296,038	\$5.11 sfn

50,000 SQ. FT. AND OVER			
<u>Area</u>	<u>Leased</u>	<u>Total Leased</u>	<u>Av. Price</u>
West			
W-21	1	79,160	\$5.25 sfn
W-24	1	71,367	5.80
Total	2	150,527	\$5.51 sfn
Grand Total	2	150,527	\$5.51 sfn

LEASED INDUSTRIAL SPACE
January 2001



SOLD COMMERCIAL/RETAIL PROPERTIES

January 2001

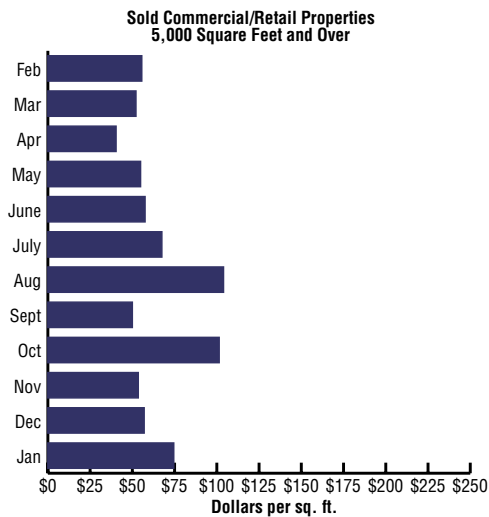
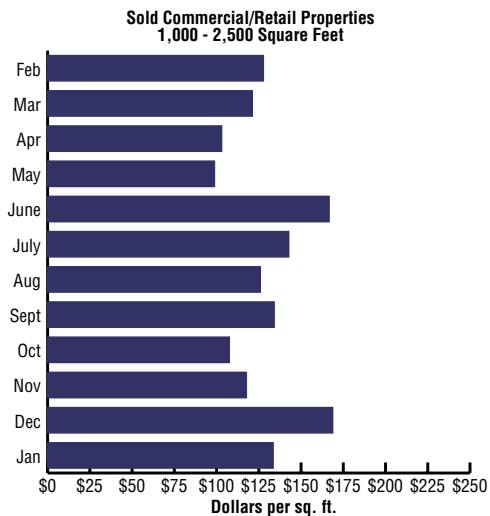
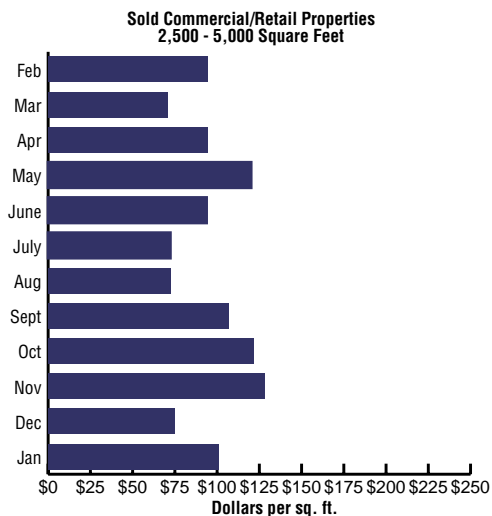
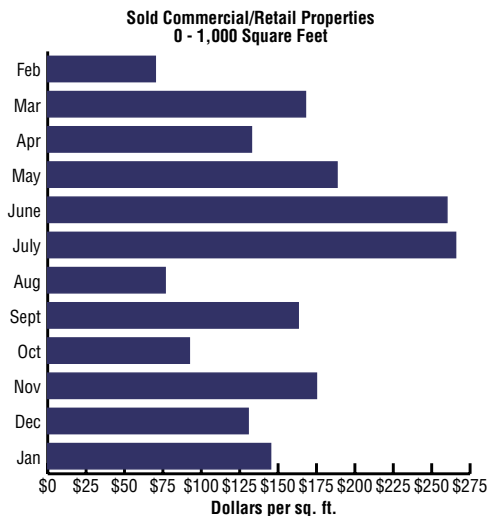
0 - 1,000 SQ. FT.			
<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
North			
N-3	2	1,659	\$147.68 sf
N-10	1	278	312.95
Total	3	1,937	\$171.40 sf
West			
W-5	1	750	\$153.33 sf
W-14	1	750	69.07
Total	2	1,500	\$111.20 sf
Grand Total	5	3,437	\$145.13 sf

1,000 - 2,500 SQ. FT.			
<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
East			
E-16	1	1,800	\$83.33 sf
Total	1	1,800	\$83.33 sf
North			
N-11	1	1,185	\$270.04 sf
Total	1	1,185	\$270.04 sf
West			
W-5	1	1,960	\$96.94 sf
Total	1	1,960	\$96.94 sf
Grand Total	3	4,945	\$133.47 sf

2,500 - 5,000 SQ. FT.			
<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
Central			
C-1	1	2,564	\$90.29 sf
Total	1	2,564	\$90.29 sf
East			
E-3	1	4,076	\$190.14 sf
E-13	1	4,299	80.25
E-15	1	2,685	94.97
Total	3	11,060	\$124.32 sf
North			
West			
W-10	1	3,000	\$117.67 sf
W-29	1	4,201	32.85
Total	2	7,201	\$68.18 sf
Grand Total	6	20,825	\$100.72 sf

5,000 SQ. FT. AND OVER			
<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
East			
E-9	1	5,550	\$111.71 sf
E-16	1	6,400	31.25
Total	2	11,950	\$68.62 sf
North			
N-5	1	5,000	\$178.00 sf
Total	1	5,000	\$178.00 sf
West			
W-1	1	14,085	\$56.44 sf
W-3	1	5,475	105.94
W-10	1	12,000	29.42
W-17	1	10,000	74.00
W-29	1	5,454	107.76
Total	5	47,014	\$65.00 sf
Grand Total	8	63,964	\$74.51 sf

SOLD COMMERCIAL/RETAIL PROPERTIES
January 2001



LEASED COMMERCIAL/RETAIL SPACE

January 2001

0 - 5,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
Central			
C-1	1	1,211	\$21.30 sfn
C-2	1	1,900	22.74
C-3	1	731	27.91
C-7	1	452	26.00
C-8	2	2,320	18.36
Total	6	6,614	\$21.73 sfn

East			
E-1	1	1,216	\$12.34 sfn
E-3	1	1,425	11.79
E-7	1	625	16.00
E-14	1	1,600	12.00
E-15	1	709	11.85
Total	5	5,575	\$12.45 sfn

North			
N-1	1	887	\$21.00 sfn
N-2	1	852	24.65
N-3	1	390	21.54
N-8	1	1,500	7.25
N-19	1	963	6.25
Total	5	4,592	\$14.14 sfn

West			
W-4	1	3,500	\$7.20 sfn
W-6	1	1,650	18.18
W-12	1	3,073	12.00
W-23	1	1,150	13.40
Total	4	9,373	\$11.47 sfn

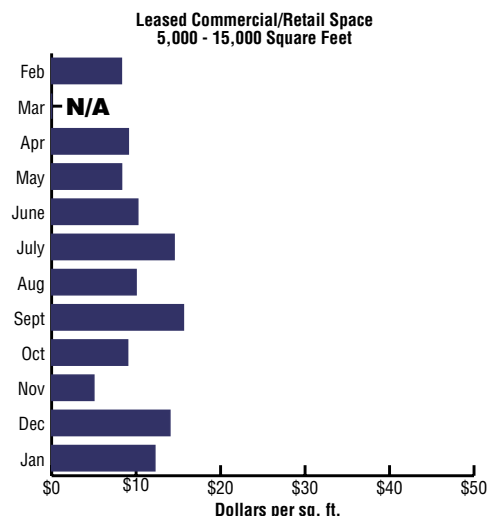
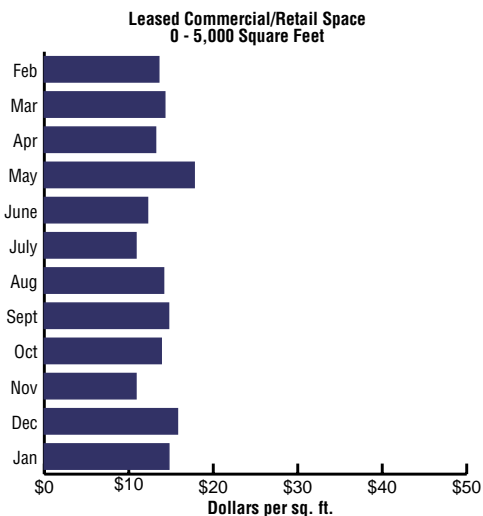
Grand Total	20	26,154	\$14.74 sfn
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5,000 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
North			
N-6	1	5,000	\$12.00 sfn
Total	1	5,000	\$12.00 sfn
West			
W-24	1	5,686	\$16.00 sfn
Total	1	5,686	\$16.00 sfn

Grand Total	2	10,686	\$14.13 sfn
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15,000 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

50,000 SQ. FT. AND OVER			
Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

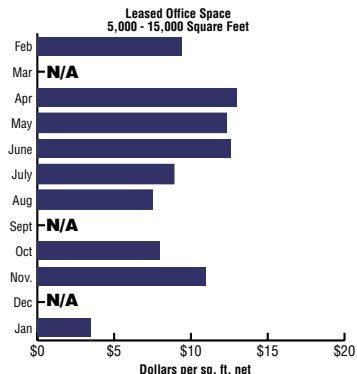
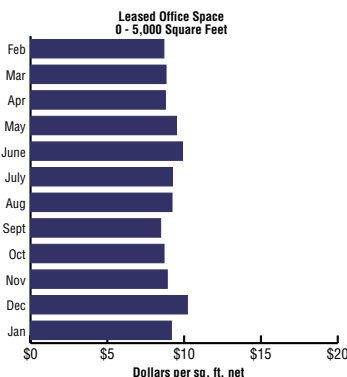


LEASED OFFICE SPACE January 2001

0 - 5,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
Central			
C-13	1	836	\$14.35 sfn
Total	1	836	\$14.35 sfn
East			
E-4	1	2,420	\$7.95 sfn
E-15	1	1,000	10.00
E-16	1	1,011	8.50
Total	3	4,431	\$8.54 sfn
North			
N-3	2	2,178	\$9.49 sfn
N-7	1	500	12.00
N-10	2	2,040	8.38
N-11	2	2,903	9.74
Total	7	7,621	\$9.46 sfn
West			
W-14	1	3,108	\$8.00 sfn
W-17	3	4,317	9.17
Total	4	7,425	\$8.68 sfn
Grand Total	15	20,313	\$9.17 sfn

15,000 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
West			
W-10	1	17,800	\$6.00 sfn
Total	1	17,800	\$6.00 sfn
Grand Total	1	17,800	\$6.00 sfn

50,000 SQ. FT. AND OVER			
Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

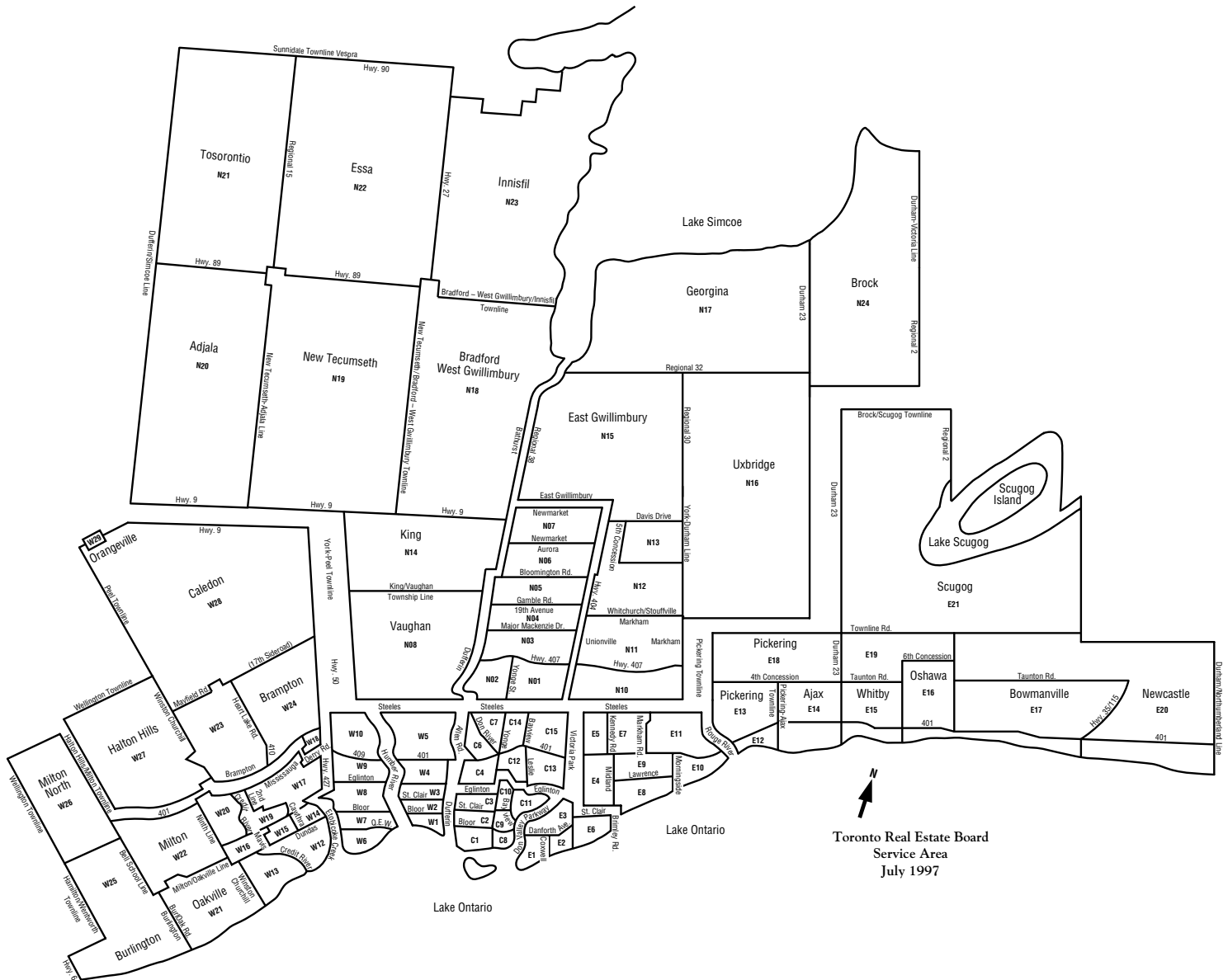


5,000 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
West			
W-13	1	7,000	\$3.50 sfn
Total	1	7,000	\$3.50 sfn
Grand Total	1	7,000	\$3.50 sfn

SOLD LAND January 2001

0 - 130,000 SQ. FT.					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E-8	1	23,995	27.92 sf	.55	\$1,218,181.82 ac
E-17	3	32,430	4.32	1.49	93,959.73
E-20	1	43,560	1.95	1.00	85,000.00
Total	5	99,985	\$8.95 sf	3.04	\$294,407.89 ac
North					
N-8	1	117,612	9.27	2.70	\$403,703.70 ac
N-11	1	45,302	7.28	1.04	317,307.69
N-12	1	89,298	1.34	2.05	58,536.59
N-14	1	52,272	2.97	1.20	129,166.67
Total	4	304,484	\$5.57 sf	6.99	\$242,489.27 ac
West					
W-26	1	43,560	9.07 sf	1.00	\$395,000.00 ac
Total	1	43,560	\$9.07 sf	1.00	\$395,000.00 ac
Grand Total	10	448,029	\$6.66 sf	11.03	\$270,625.57 ac

130,000 SQ. FT. AND OVER					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
North					
N-5	1	2,018,134	\$44 sf	46.33	\$19,015.76 ac
N-8	2	2,805,699	2.00	68.41	82,192.66
N-15	1	2,178,000	.80	50.00	35,000.00
Total	4	7,001,833	\$1.18 sf	164.74	\$50,101.98 ac
West					
W-13	1	311,889	\$1.95 sf	7.16	\$85,000.00 ac
W-28	1	3,174,652	.52	72.88	22,639.96
Total	2	3,486,541	\$6.65 sf	80.04	\$28,218.39 ac
Grand Total	6	10,488,374	\$1.05 sf	244.78	\$42,946.32



GLOSSARY OF TERMS

Average Square Foot Net:

The trimmed average of all Net Leases in a particular MLS district or Area expressed on a per square foot basis. (ie: total \$ volume for a district or area ÷ total square footage for the district or area)

Commercial/Retail:

Commercial or Retail space for user, excluding Offices and Office Buildings.

Industrial:

Industrial buildings or space for user.

Net Lease:

A Leasing agreement whereby the tenant pays the rent and certain expenses connected with the leased premises. All information contained in the Commercial Insight concerns Net agreements.

Office:

Office space for lease (the Commercial Realty Watch contains no sold information for office buildings).

Total Leased/Total Sold/Sold (space):

The amount, expressed in square feet, of space actually leased in a particular MLS district or Area.

Note: When making use of the figures contained in this report, please be advised that the sold and leased properties reported on are only those listed through the TREB MLS system. There are transactions that take place outside the purview of this system and therefore cannot be captured in this report.