

Watch

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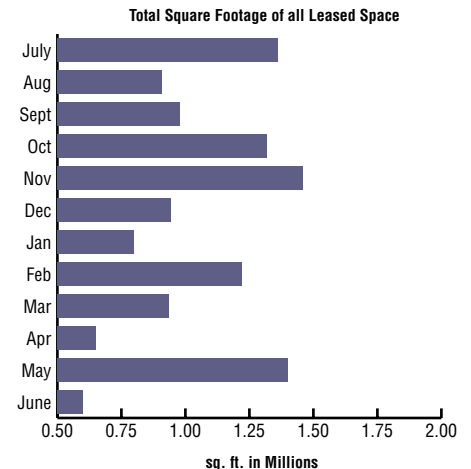
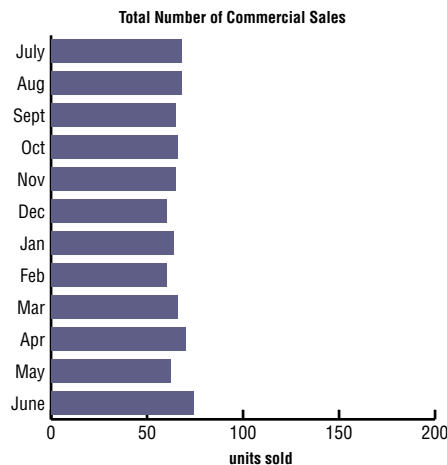
Rates Trend Upward in Second Quarter

Lease rates for industrial space continued to climb in the second quarter, rising 5% to \$5.62 sfn over the \$5.32 recorded in the 1st three months of the year, and up 11% from the \$5.08 recorded in the same quarter last year, Commercial Council Chair Michael Dosman announced today. "However," Mr. Dosman continued, "at 2,300,358 sf, the volume of space leased has actually fallen 14% from last quarter (2,684,784 sf) and 3% from 2nd quarter 2000. For this reason, we expect to see lease rates rise only modestly over the next six months."

In other news, lease rates for commercial space between 0-5000 square stood at \$14.58 sfn in the second quarter, a 2% increase from the \$14.26 sfn 1st quarter result, and up 3% from the \$14.19 sfn recorded in the same three month period of 2000.

Sales Market Highlights

The Toronto Real Estate Board's Commercial Members reported 73 sales of Industrial/ Commercial properties in June, and 205 in the second quarter. Of these 116 were industrial properties (all size categories), which sold for an average price of \$58.58 per square foot. This is down 4% from the \$61.20 recorded in the January-March period, and in line with non-MLS sources, which gave an average of \$55.37 per square foot (down from \$62 per sf in the first quarter).



SOLD INDUSTRIAL PROPERTIES

June 2001

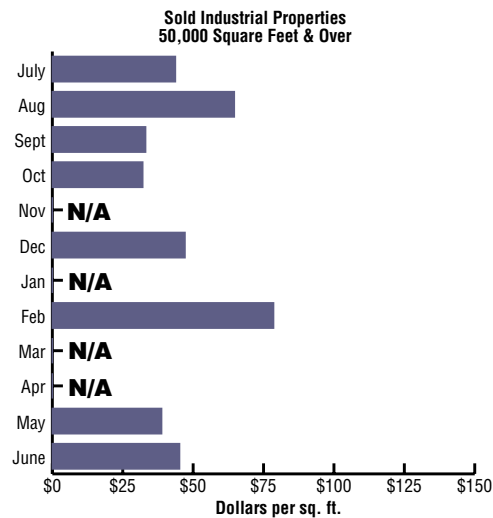
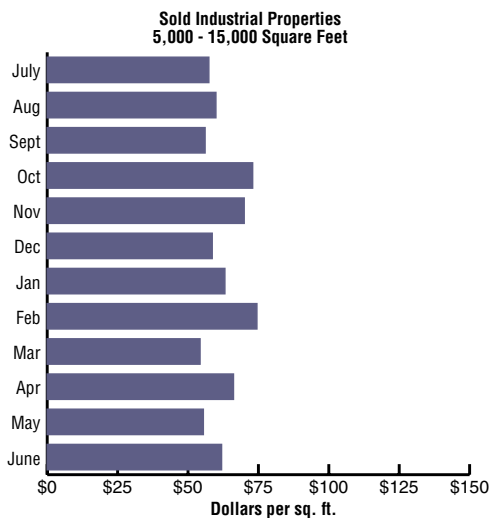
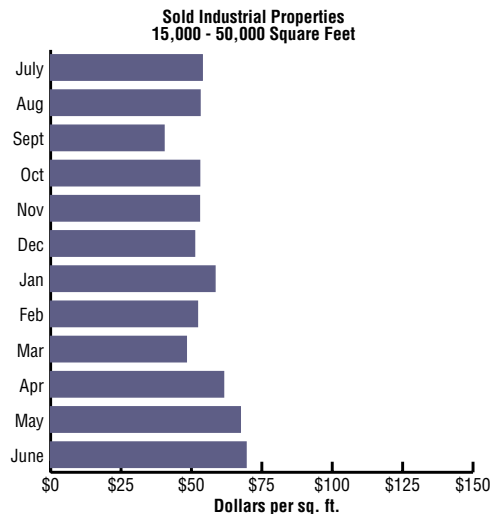
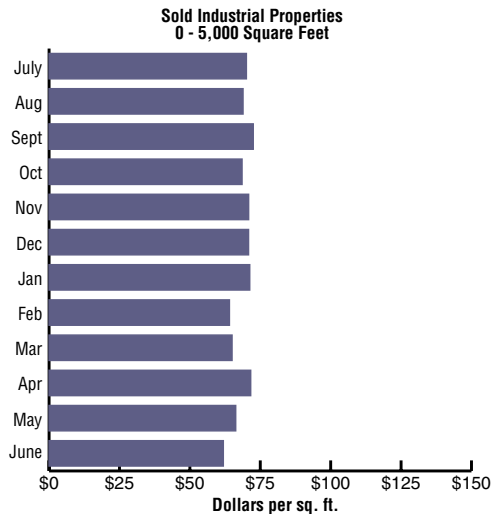
0 - 5,000 SQ. FT.			
<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
East			
E-7	3	2,910	50.86
E-11	3	5,349	48.19
Total	6	8,259	\$49.13 sf
North			
N-7	4	5,471	60.32
N-8	3	5,896	74.63
N-10	3	4,111	72.49
N-11	1	1,540	77.92
Total	11	17,018	\$69.81 sf
West			
W-5	1	1,000	11.00
W-10	3	9,351	58.55
W-12	1	1,250	77.20
W-17	4	5,768	70.13
W-24	2	8,000	60.00
Total	11	25,369	\$60.68 sf
Grand Total	28	50,646	\$61.87 sf

5,000 - 15,000 SQ. FT.			
<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
Central			
C-2	1	7,500	87.33
Total	1	7,500	\$87.33 sf
East			
E-4	1	14,458	59.39
E-11	1	7,929	38.84
Total	2	22,387	\$52.12 sf
North			
N-3	1	5,000	99.00
N-8	2	20,327	70.10
Total	3	25,327	\$75.81 sf
West			
W-10	1	5,600	43.39
W-17	1	9,400	37.45
W-28	1	8,400	63.10
Total	3	23,400	\$48.08 sf
Grand Total	9	78,614	\$61.91 sf

15,000 - 50,000 SQ. FT.			
<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
East			
E-7	1	15,000	52.80
E-9	1	26,943	90.93
Total	2	41,943	\$77.30 sf
North			
N-8	1	21,562	64.98
N-10	1	16,596	52.30
Total	2	38,158	\$59.46 sf
West			
W-5	1	18,785	46.58
W-7	1	45,000	50.89
W-17	4	121,731	60.63
Total	6	185,516	\$56.84 sf
Grand Total	10	265,617	\$69.38 sf

50,000 SQ. FT. and over			
<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
North			
N-11	1	77,321	59.49
Total	1	77,321	\$59.49 sf
West			
W-17	1	135,134	37.00
Total	1	135,134	\$37.00 sf
Grand Total	2	212,455	\$45.19 sf

SOLD INDUSTRIAL PROPERTIES
June 2001



LEASED INDUSTRIAL SPACE

June 2001

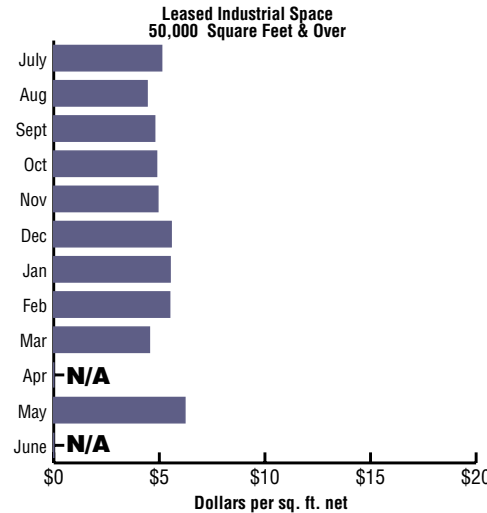
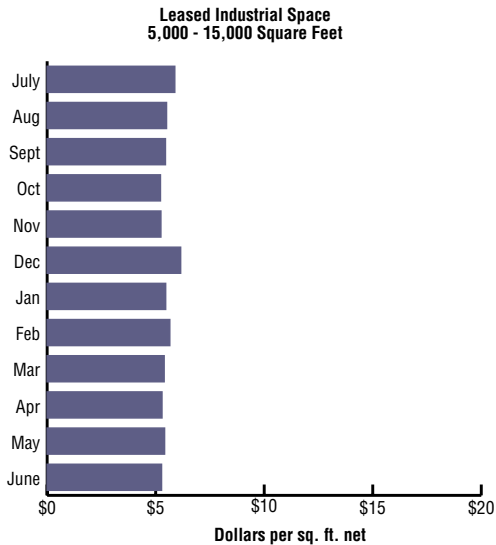
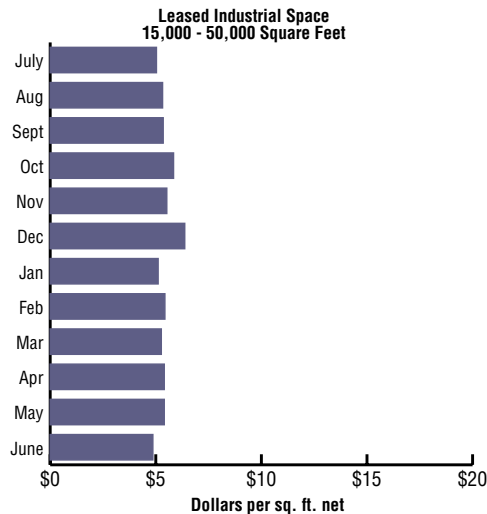
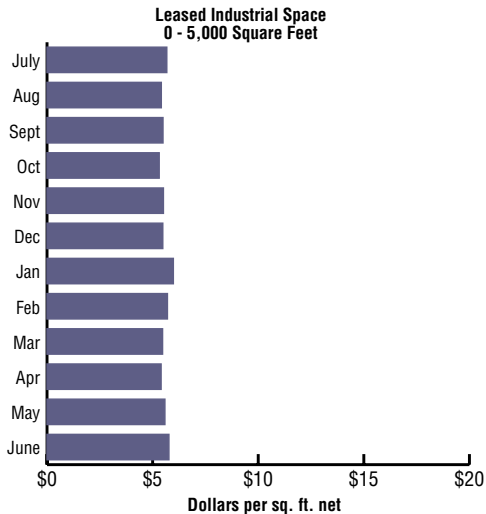
0 - 5,000 SQ. FT.			
<u>Area</u>	<u>Leased</u>	<u>Total Leased</u>	<u>Av. Price</u>
East			
E-7	5	9,803	5.43
E-8	1	1,950	4.75
E-9	1	2,442	5.25
E-11	1	2,571	5.25
E-12	4	9,041	5.43
Total	12	25,807	\$5.35 sfn
North			
N-8	2	6,474	6.70
N-10	8	17,564	6.60
N-12	1	2,396	6.25
Total	11	26,434	\$6.59 sfn
West			
W-5	5	12,323	4.73
W-10	3	9,960	4.74
W-13	1	2,240	4.50
W-17	11	28,667	6.32
W-21	1	1,343	7.95
W-23	1	2,411	5.75
W-24	2	5,179	4.98
Total	24	62,123	\$5.59 sfn
Grand Total	47	114,364	\$5.77 sfn

5,000 - 15,000 SQ. FT.			
<u>Area</u>	<u>Leased</u>	<u>Total Leased</u>	<u>Av. Price</u>
Central			
C-13	1	10,688	5.61
Total	1	10,688	\$5.61 sfn
East			
E-4	1	8,300	5.25
E-7	2	14,097	5.14
E-12	2	18,398	5.28
Total	5	40,795	\$5.23 sfn
North			
N-7	1	10,000	4.75
N-8	2	14,487	6.12
N-10	1	12,786	6.00
Total	4	37,273	\$5.71 sfn
West			
W-5	1	12,550	4.75
W-9	1	12,592	4.00
W-17	3	23,300	5.44
W-20	1	5,046	7.00
W-21	1	5,500	4.50
W-24	2	12,134	4.98
W-25	1	5,426	5.00
Total	10	76,548	\$5.02 sfn
Grand Total	20	165,304	\$5.27 sfn

15,000 - 50,000 SQ. FT.			
<u>Area</u>	<u>Leased</u>	<u>Total Leased</u>	<u>Av. Price</u>
North			
N-8	1	16,284	6.25
N-10	1	18,834	6.00
Total	2	35,118	\$6.12 sfn
West			
W-5	3	61,164	4.41
W-6	1	26,336	3.50
W-12	1	15,503	4.00
W-17	3	76,440	5.28
Total	8	179,443	\$4.61 sfn
Grand Total	10	214,561	\$4.86 sfn

50,000 SQ. FT. and over			
<u>Area</u>	<u>Leased</u>	<u>Total Leased</u>	<u>Av. Price</u>
N/A	N/A	N/A	N/A

LEASED INDUSTRIAL SPACE
June 2001

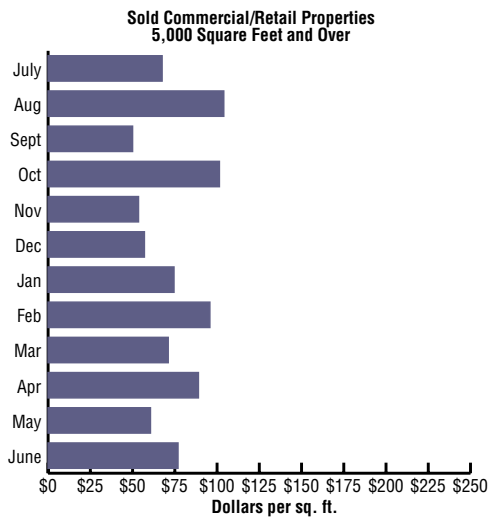
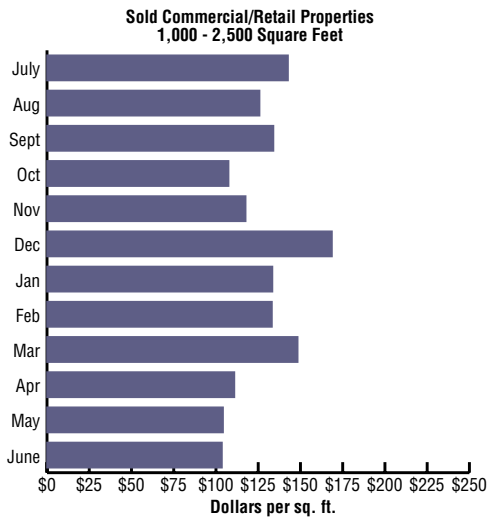
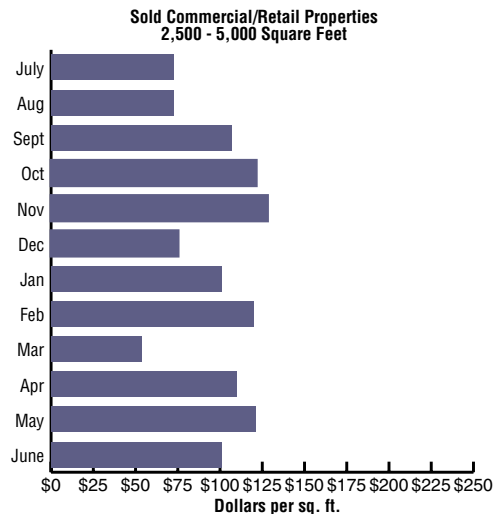
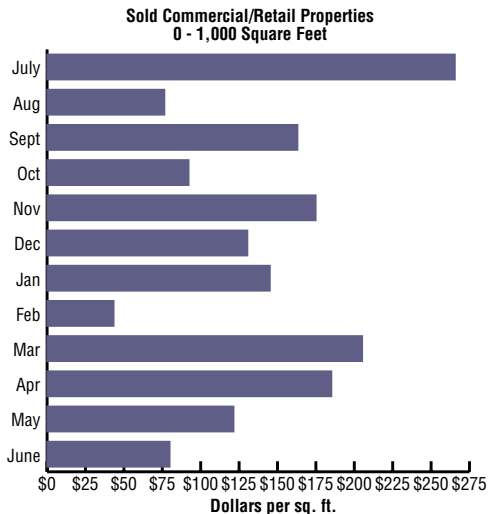


SOLD COMMERCIAL/RETAIL PROPERTIES

June 2001

0 - 1,000 SQ. FT.				2,500 - 5,000 SQ. FT.			
<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>	<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
West				Central			
W-12	1	482	79.88	C-4	1	3,000	117.33
Total	1	482	\$79.88 sf	Total	1	3,000	\$117.33 sf
Grand Total	1	482	\$79.88 sf	East			
				E-3	1	3,500	242.86
				E-15	1	3,148	57.18
				Total	2	6,648	\$154.93 sf
1,000 - 2,500 SQ. FT.				North			
<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>	N-7	1	2,600	13.08
Central				N-8	1	3,195	65.41
C-1	1	1,300	18.85	Total	2	5,795	\$41.93 sf
C-8	1	2,000	132.50	West			
Total	2	3,300	\$87.73 sf	W-27	1	2,800	78.57
East				Total	1	2,800	\$78.57 sf
E-3	1	2,200	107.05	Grand Total	6	18,243	\$101.13 sf
Total	1	2,200	\$107.05 sf				
North				5,000 SQ. FT. and over			
N-4	1	1,400	257.14	<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
Total	1	1,400	\$257.14 sf	Central			
West				C-1	1	15,375	97.56
W-3	1	2,024	81.03	C-4	1	6,000	183.33
W-4	1	2,000	121.50	C-8	1	10,000	74.30
W-12	1	2,000	52.50	C-11	1	6,850	175.04
W-29	1	2,422	79.48	Total	4	38,225	\$118.82 sf
Total	4	8,446	\$83.41 sf	East			
Grand Total	8	15,346	\$103.58 sf	E-4	1	10,054	94.49
				E-16	1	7,200	38.19
				Total	2	17,254	\$71.00 sf
				North			
				N-8	1	5,000	119.00
				N-12	1	21,780	16.53
				Total	2	26,780	\$35.66 sf
				West			
				W-4	1	11,955	43.91
				W-27	1	9,000	76.44
				Total	2	20,955	\$57.89 sf
				Grand Total	10	103,214	\$76.88 sf

SOLD COMMERCIAL/RETAIL PROPERTIES
June 2001



LEASED COMMERCIAL/RETAIL SPACE

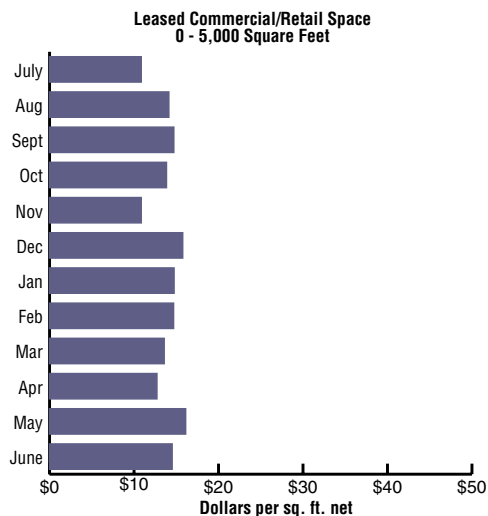
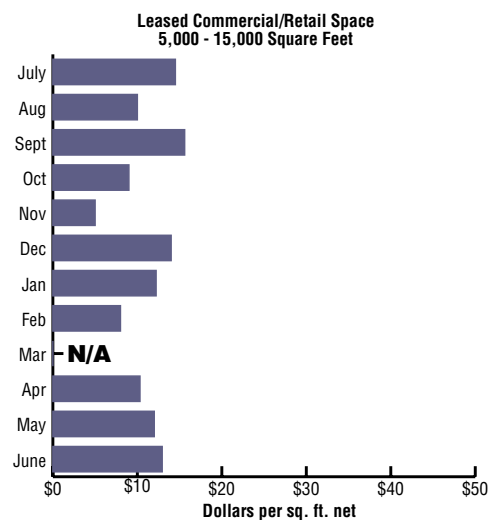
June 2001

0 - 5,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
Central			
C-1	1	1,017	35.00
C-14	1	1,700	14.00
Total	2	2,717	\$21.86 sfn
East			
E-3	1	2,400	11.00
E-5	1	1,118	15.00
E-7	3	1,848	12.14
E-15	2	1,035	24.95
Total	7	6,401	\$14.28 sfn
North			
N-3	3	5,144	10.64
N-8	1	1,800	10.75
N-11	3	4,433	14.41
Total	7	11,377	\$12.12 sfn
West			
W-1	1	1,000	14.40
W-5	1	1,761	12.50
W-23	5	5,032	16.97
Total	7	7,793	\$15.63 sfn
Grand Total	23	28,288	\$14.51 sfn

15,000 - 50,000 SQ. FT. and over			
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

5,000 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
Central			
C-1	1	7,500	10.00
Total	1	7,500	\$10.00 sfn
West			
W-15	1	10,662	15.00
Total	1	10,662	\$15.00 sfn
Grand Total	2	18,162	\$12.94 sfn



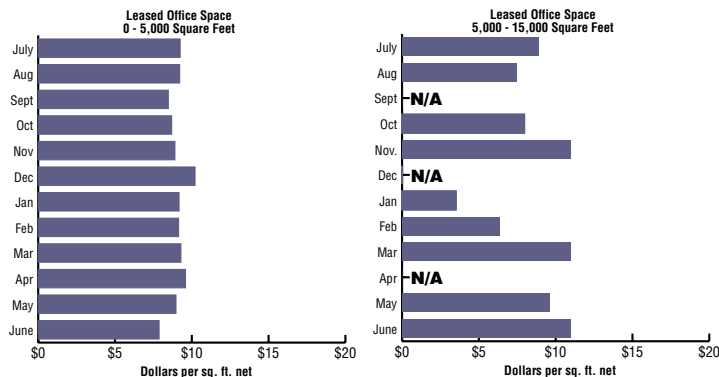
LEASED OFFICE SPACE June 2001

0 - 5,000 SQ. FT.			
Area	Leased	Total Leased	Avg. Price
Central			
C-2	1	4,777	6.25
C-13	1	959	11.50
Total	2	5,736	\$7.13 sfn
North			
N-3	4	10,395	7.95
N-8	1	3,621	5.50
N-10	6	9,137	7.01
N-18	1	1,753	10.00
Total	12	24,906	\$7.39 sfn
West			
W-5	2	5,555	8.00
W-10	3	2,200	10.50
W-17	4	6,878	9.17
W-21	3	2,893	8.00
W-29	1	800	8.00
Total	13	18,326	\$8.74 sfn
Grand Total	27	48,968	\$7.87 sfn

5,000 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Avg. Price
North			
N-4	1	8,751	11.00
Total	1	8,751	\$11.00 sfn
Grand Total	1	8,751	\$11.00 sfn

15,000 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Avg. Price
N/A	N/A	N/A	N/A

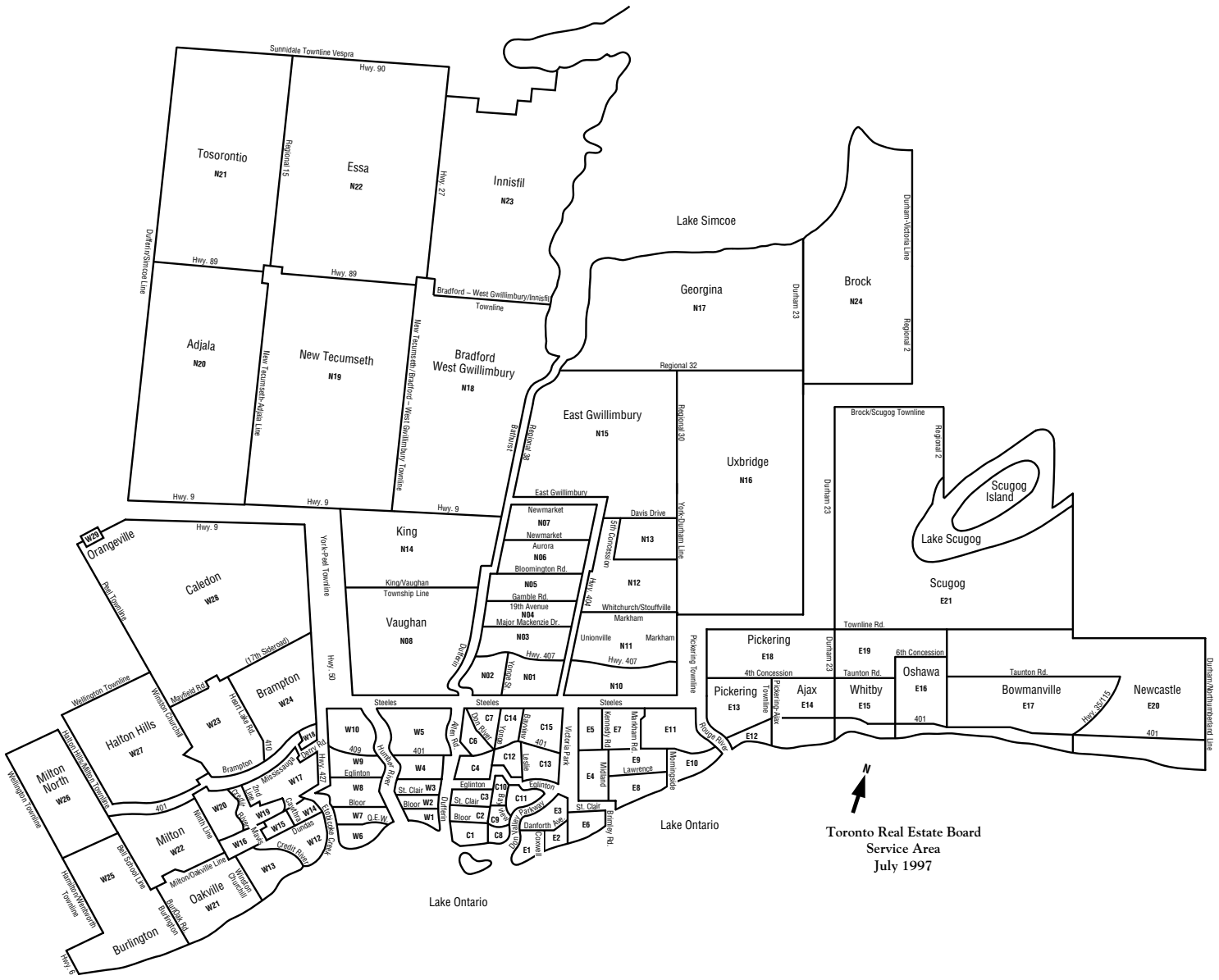
50,000 SQ. FT. and over			
Area	Leased	Total Leased	Avg. Price
N/A	N/A	N/A	N/A



SOLD LAND June 2001

0 - 130,000 SQ. FT.					
Area	Sales	Total Sold	Avg. Price	Total Acre	Avg. Price
Central					
C-6	1	29,587	14.20	.68	617,647.06
Total	1	29,587	\$14.20 sf	.68	\$617,647.06 ac
East					
E-16	1	26,000	19.23	.60	833,333.33
E-21	2	174,240	.46	6.00	13,333.33
Total	3	200,240	\$2.90 sf	6.60	\$87,878.79 ac
North					
N-11	1	75,358	16.75	1.73	729,642.77
N-19	1	21,780	11.02	.50	480,000.00
N-23	1	48,300	1.10	1.11	47,747.75
Total	3	145,438	\$10.69 sf	3.34	\$465,653.29 ac
West					
W-20	1	13,432	29.04	.31	1,258,064.52
W-23	1	70,567	7.79	1.62	339,506.17
Total	2	83,999	\$11.19 sf	1.93	\$487,046.63 ac
Grand Total	9	459,264	\$7.61 sf	12.55	\$278,508.53 ac

130,000 SQ. FT. and over					
Area	Sales	Total Sold	Avg. Price	Total Acre	Avg. Price
East					
E-13	1	939,153	.93	21.56	40,584.42
E-20	1	2,613,600	.08	60.00	3,333.33
Total	2	3,552,753	\$3.30 sf	81.56	\$13,180.48 ac
North					
N-7	1	184,258	4.07	4.23	177,304.96
N-8	2	1,554,656	2.47	40.38	95,138.19
N-11	1	145,926	9.65	3.35	420,277.61
Total	4	1,884,840	\$3.18 sf	47.96	\$125,096.12 ac
Grand Total	6	5,437,593	\$1.30 sf	129.52	\$54,621.76 ac



Toronto Real Estate Board
Service Area
July 1997

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 are only those listed through the TREB MLS system. There are transactions held take place outside the purview of this system and therefore cannot be captured in this report.