

Watch

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Market Recovers in October

The market made a modest recovery in October, with 988,971 total square feet of Industrial/Commercial space leased through TREB's MLS system, Commercial Council Chair Mike Dosman reported today. "That figure is up 28% from the 772,759 square feet recorded in September."

Lease prices, Mr. Dosman noted, softened in October, with the average for all Industrial space coming in at \$5.13 sfn., down about 7% from September's \$5.51 sfn, and down 5% from the \$5.40 recorded in October of last year.

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Commercial Division

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Chair

Joe De Leo
Vice-Chair

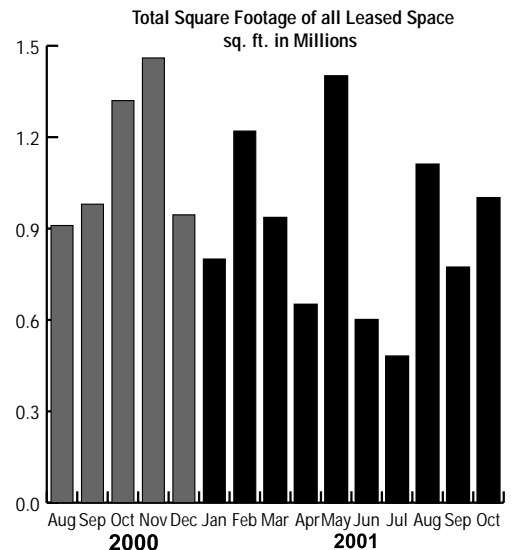
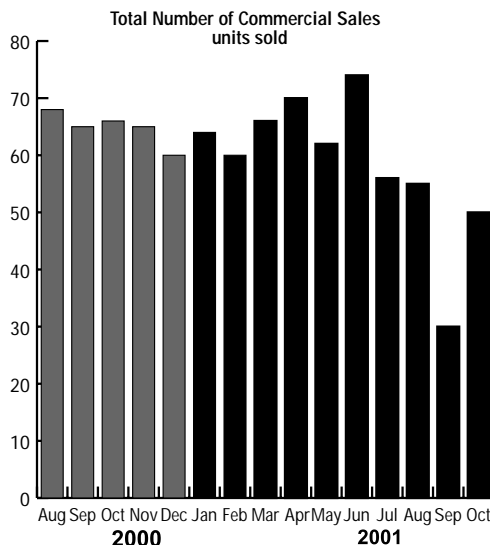
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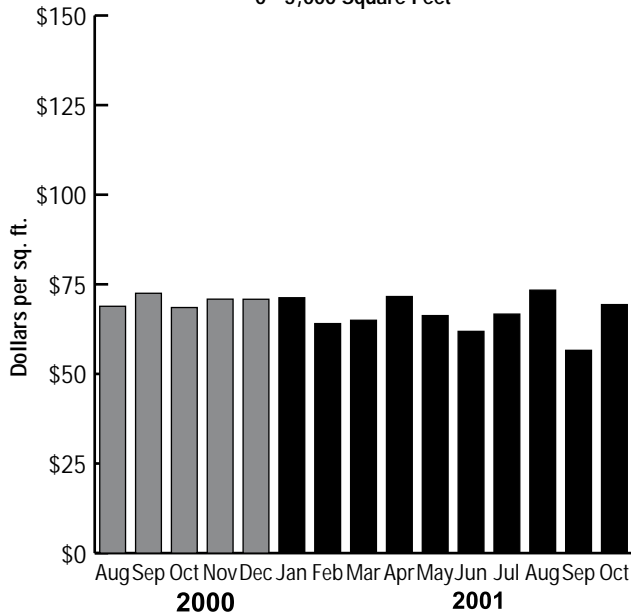
Sales Market Highlights

The TREB MLS recorded 50 Industrial/Commercial properties in October. Of these, 18 were industrial properties, that sold for an average of \$55.26 per square foot. This compares to the \$47.10 per square foot recorded by non-MLS sources.

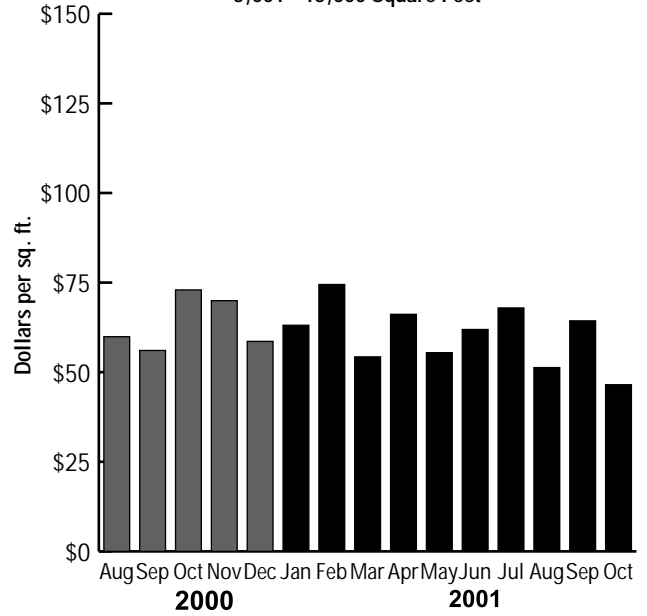


SOLD INDUSTRIAL PROPERTIES

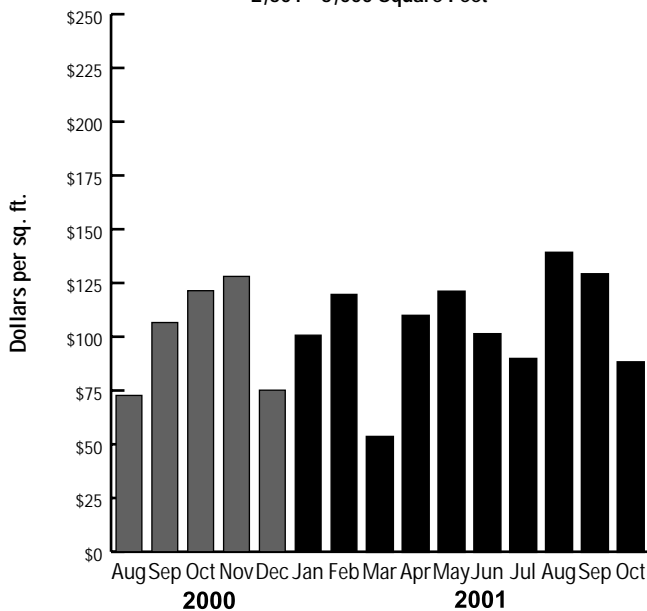
Sold Industrial Properties
0 - 5,000 Square Feet



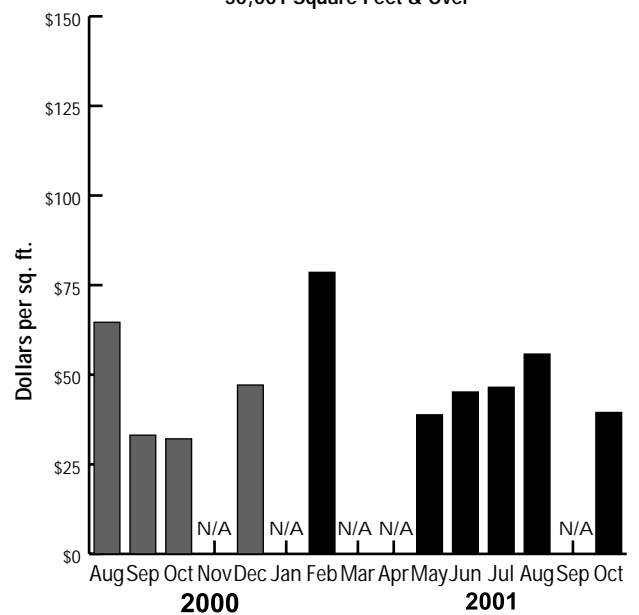
Sold Industrial Properties
5,001 - 15,000 Square Feet



Sold Commercial/Retail Properties
2,501 - 5,000 Square Feet

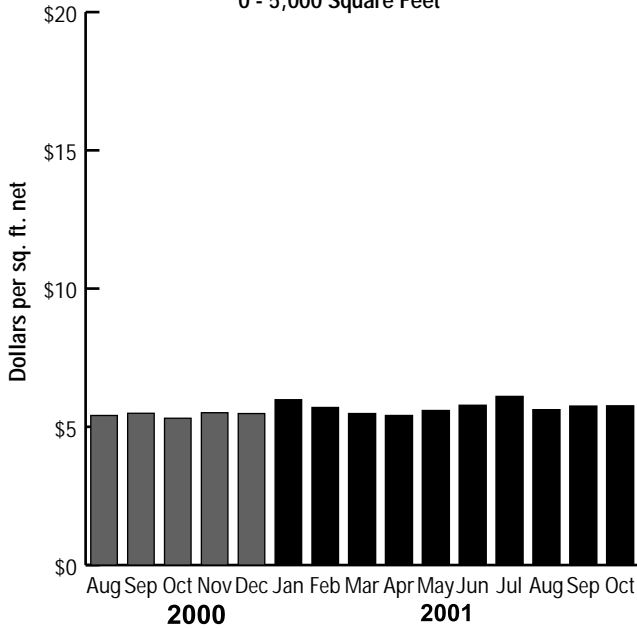


Sold Industrial Properties
50,001 Square Feet & Over

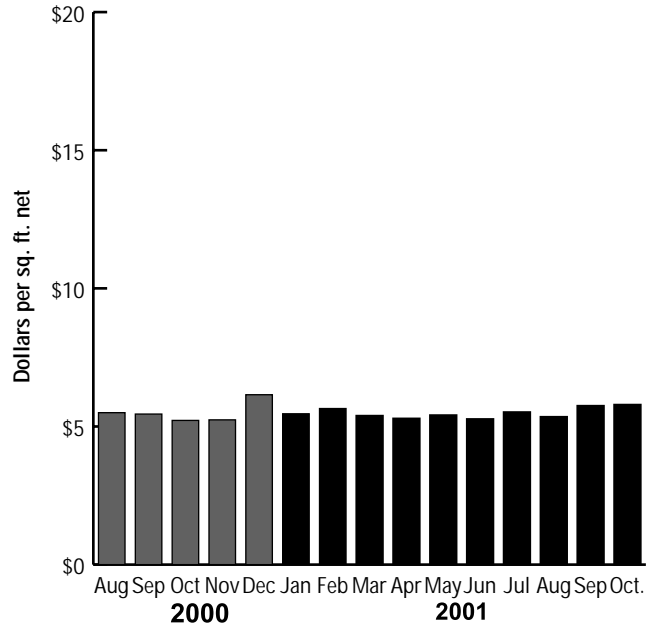


LEASED INDUSTRIAL SPACE

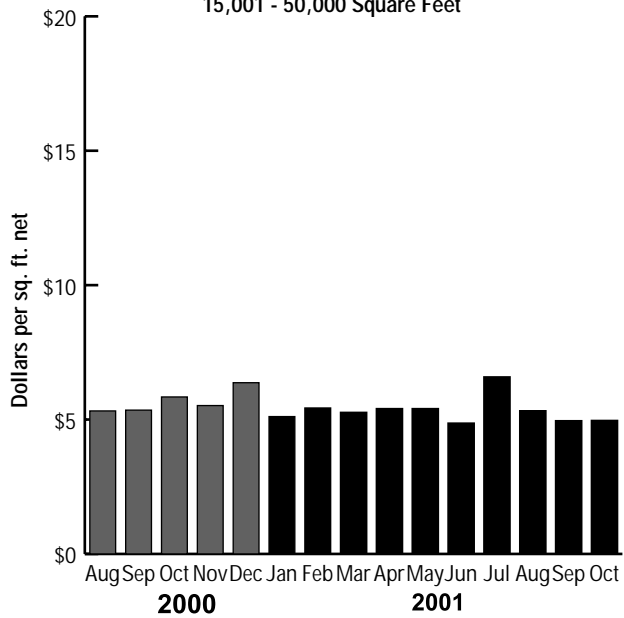
Leased Industrial Space
0 - 5,000 Square Feet



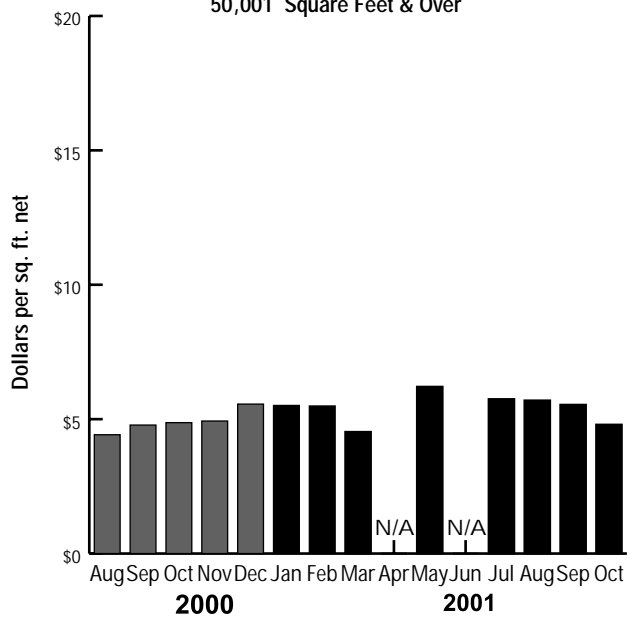
Leased Industrial Space
5,001 - 15,000 Square Feet



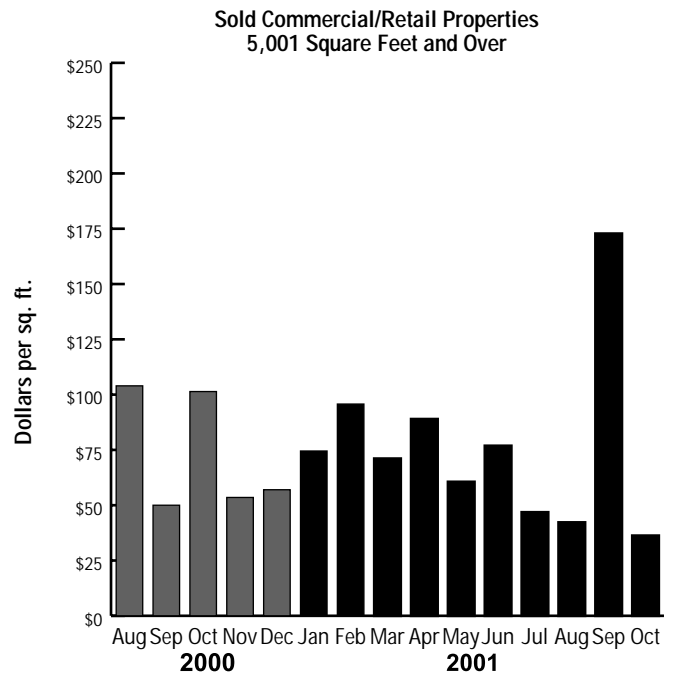
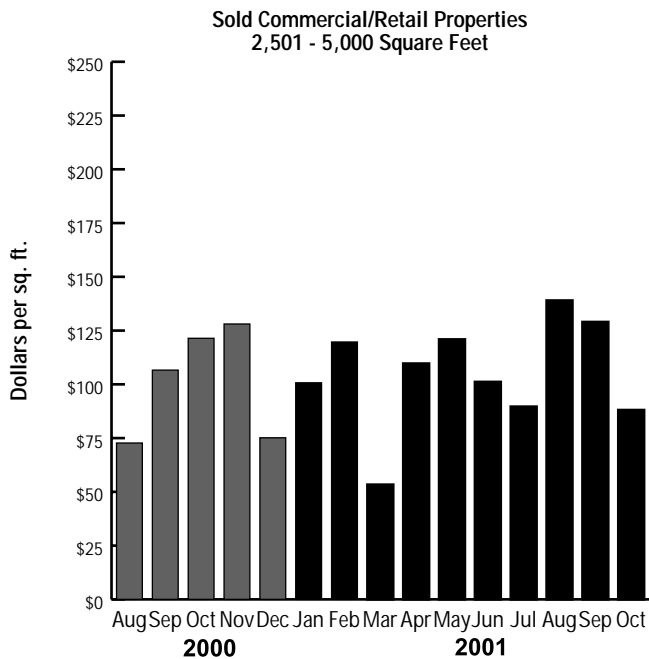
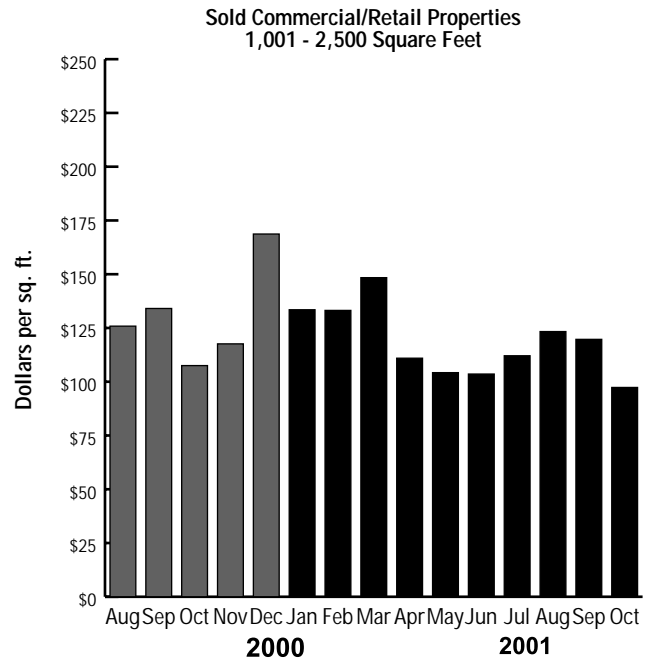
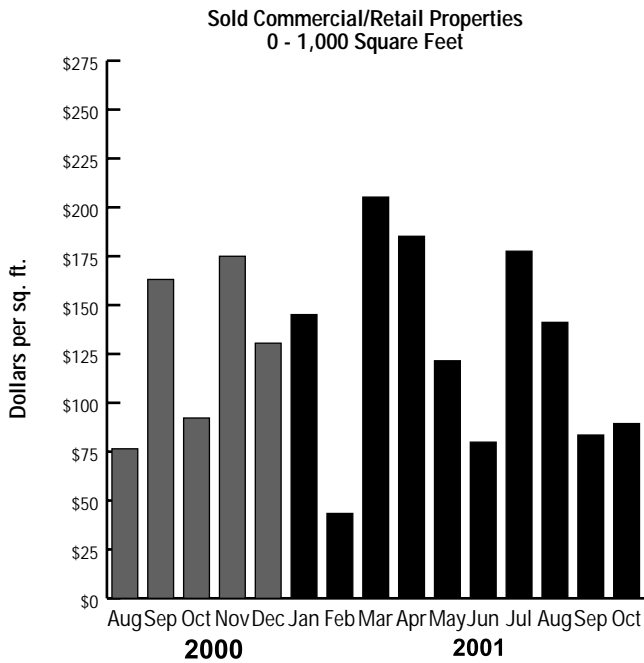
Leased Industrial Space
15,001 - 50,000 Square Feet



Leased Industrial Space
50,001 Square Feet & Over

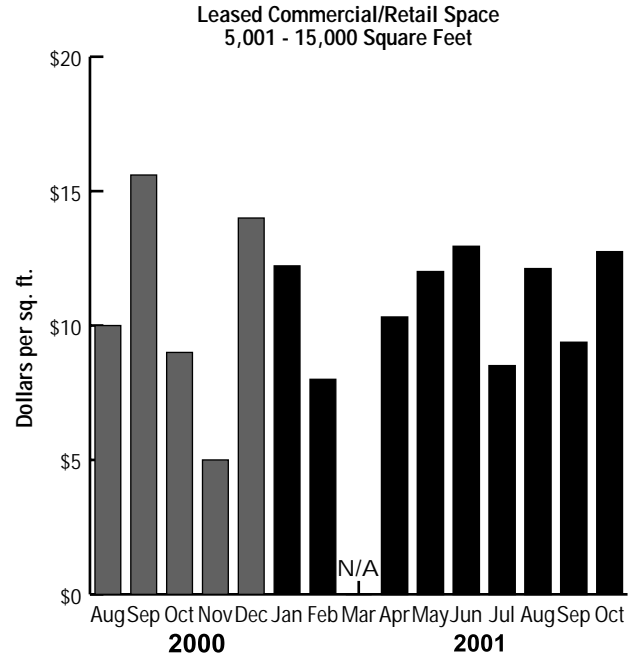
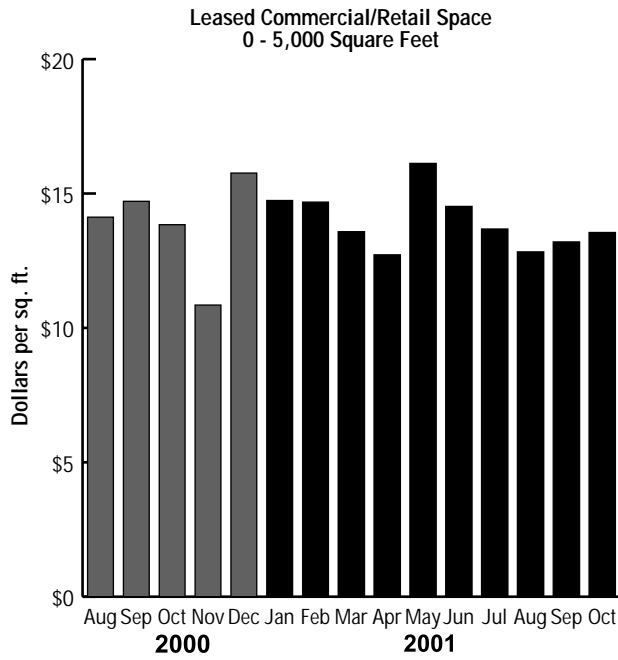


SOLD COMMERCIAL/RETAIL PROPERTIES

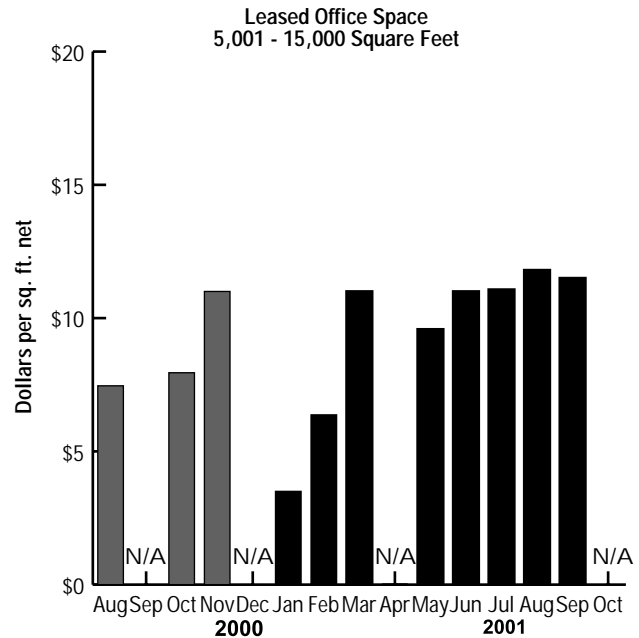
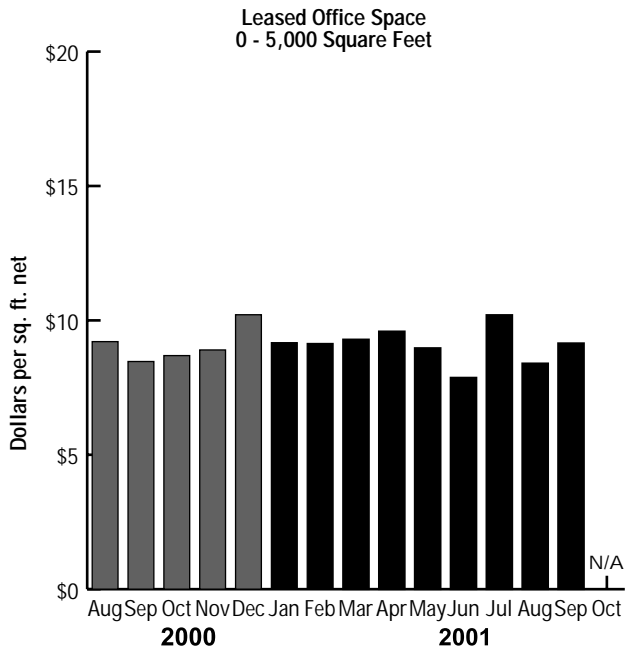


LEASED COMMERCIAL/RETAIL AND OFFICE SPACE

LEASED COMMERCIAL/RETAIL SPACE



LEASED OFFICE SPACE



SOLD INDUSTRIAL PROPERTIES

0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E-7	1	1,819	56.07
E-11	6	10,247	63.48
E-15	1	1,495	50.17
E-17	1	1,344	53.94
Total	9	14,905	\$60.38 sf
North			
N-3	2	3,990	96.99
N-6	1	1,466	83.90
N-8	2	2,973	72.32
Total	5	8,429	\$86.01 sf
West			
W-17	3	6,265	65.52
W-20	1	2,315	70.84
W-24	1	1,625	77.54
Total	5	10,205	\$68.64 sf
Grand Total	19	33,539	\$69.34 sf

15,001 - 50,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
West			
W-5	1	20,000	46.25
W-6	1	49,378	35.44
W-17	1	30,010	61.15
W-24	1	19,920	57.73
Total	4	119,308	\$47.44 sf
Grand Total	4	119,308	\$47.44 sf

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
West			
W-29	1	6,000	46.50
Total	1	6,000	\$46.50 sf
Grand Total	1	6,000	\$46.50 sf

50,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
East			
E-12	1	50,325	36.07
Total	1	50,325	\$36.07 sf
North			
N-8	1	79,400	41.62
Total	1	79,400	\$41.62 sf
Grand Total	2	129,725	\$39.47 sf

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LEASED INDUSTRIAL SPACE

0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E-6	1	3,393	5.25
E-7	8	19,365	5.68
E-8	1	2,116	4.50
E-9	3	6,000	5.00
E-11	1	2,832	5.25
E-12	1	2,537	6.50
Total	15	36,243	\$5.48 sfn
North			
N-1	1	1,450	6.50
N-3	1	2,690	7.25
N-8	3	6,494	6.45
N-10	7	16,389	6.68
Total	12	27,023	\$6.67 sfn
West			
W-5	2	8,852	5.07
W-7	1	3,150	5.75
W-10	2	4,343	4.50
W-16	1	2,052	6.38
W-17	6	14,285	5.90
W-20	1	2,000	6.50
W-21	2	3,462	5.48
W-23	1	2,411	5.95
W-24	1	2,443	4.75
W-25	1	1,875	5.50
W-28	2	5,200	4.75
Total	20	50,073	\$5.45 sfn
Grand Total	47	113,339	\$5.75 sfn

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E-7	1	15,500	4.25
E-14	1	17,000	4.60
Total	2	32,500	\$4.43 sfn
North			
N-4	1	18,600	5.10
N-10	1	16,900	6.00
Total	2	35,500	\$5.53 sfn
West			
W-5	1	35,163	4.00
W-17	2	44,600	5.42
W-23	1	40,234	5.23
Total	4	119,997	\$4.94 sfn
Grand Total	8	187,997	\$4.96 sfn

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E-11	1	13,500	4.75
E-12	1	7,464	4.50
Total	2	20,964	\$4.66 sfn
North			
N-8	6	52,584	6.68
N-10	1	6,000	5.75
Total	7	58,584	\$6.59 sfn
West			
W-5	2	12,888	4.92
W-17	2	20,760	5.65
W-20	1	10,567	6.00
W-23	1	5,548	4.75
W-24	2	11,400	5.58
W-25	1	7,723	5.50
Total	9	68,886	\$5.46 sfn
Grand Total	18	148,434	\$5.79 sfn

50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
East			
E-6	1	75,000	2.75
Total	1	75,000	\$2.75 sfn
West			
W-17	2	211,273	5.18
W-24	1	103,154	5.53
Total	3	314,427	\$5.29 sfn
Grand Total	4	389,427	\$4.80 sfn

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SOLD COMMERCIAL/RETAIL PROPERTIES

0 - 1,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
North			
N-11	1	424	18.87
Total	1	424	\$18.87 sf
West			
W-12	1	363	123.97
W-14	1	620	48.39
W-20	1	864	138.89
Total	3	1,847	\$105.58 sf
Grand Total			
	4	2,271	\$89.39 sf

2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Central			
C-14	1	3,600	131.94
Total	1	3,600	\$131.94 sf
East			
E-2	1	3,556	188.41
E-15	1	2,500	56.00
Total	2	6,056	\$133.75 sf
North			
N-1	1	3,500	61.43
Total	1	3,500	\$61.43 sf
West			
W-3	1	4,566	53.66
W-5	1	3,494	70.12
W-6	1	2,667	82.45
W-24	1	2,581	57.73
W-27	1	4,301	81.38
Total	5	17,609	\$68.65 sf
Grand Total			
	9	30,765	\$88.05 sf

1,001 - 2,500 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E-1	1	2,100	119.05
E-7	1	1,280	50.00
E-8	1	2,275	68.13
Total	3	5,655	\$82.94 sf
West			
W-16	1	1,462	30.78
W-23	3	3,952	175.00
W-24	2	4,254	67.23
Total	6	9,668	\$105.77 sf
Grand Total			
	9	15,323	\$97.34 sf

5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
West			
W-4	1	18,774	36.49
W-23	1	8,940	35.79
Total	2	27,714	\$36.26 sf
Grand Total			
	2	27,714	\$36.26 sf

LEASED COMMERCIAL/RETAIL SPACE

0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Central			
C-1	1	990	24.24
C-2	1	675	17.78
C-3	1	880	13.64
C-4	1	1,000	28.20
C-10	1	1,200	29.00
Total	5	4,745	\$23.39 sfn

East			
E-3	1	4,200	22.86
E-4	1	1,103	14.25
E-7	5	6,500	14.72
E-8	1	1,800	14.00
E-15	1	1,320	13.00
E-16	6	13,889	7.58
E-17	1	1,750	12.00
Total	16	30,562	\$12.30 sfn

North			
N-3	3	5,663	12.84
N-6	1	1,206	14.50
N-8	1	1,921	11.00
N-10	2	2,090	11.06
N-11	2	1,642	22.50
Total	9	12,522	\$13.69 sfn

West			
W-2	1	1,086	11.00
W-12	3	6,437	13.22
W-21	2	2,579	11.41
W-23	3	2,771	13.35
Total	9	12,873	\$12.70 sfn

Grand Total			
	39	60,702	\$13.54 sfn

15,001 - 50,00 SQ. FT.

Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Central			
C-3	1	5,494	17.21
Total	1	5,494	\$17.21 sfn

East			
E-5	1	11,280	17.00
E-17	1	10,000	13.00
Total	2	21,280	\$15.12 sfn

North			
N-4	1	6,800	7.50
N-8	1	14,912	10.12
Total	2	21,712	\$9.30 sfn

Grand Total			
	5	48,486	\$12.75 sfn

50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

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LEASED OFFICE SPACE AND SOLD LAND

LEASED OFFICE SPACE

0 - 5,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
Central			
C-4	1	1,500	14.40
C-6	1	950	14.53
C-13	1	2,400	8.00
Total	3	4,850	\$11.26 sfn
East			
E-13	1	1,000	15.00
E-14	1	800	11.25
E-15	2	3,274	7.00
E-16	1	2,596	5.00
E-17	2	2,710	5.00
Total	7	10,380	\$7.08 sfn
North			
N-3	2	2,384	8.35
N-8	3	8,573	10.23
N-10	6	8,349	6.86
Total	11	19,306	\$8.54 sfn
West			
W-10	1	975	8.40
W-12	1	2,100	13.67
W-14	2	2,117	10.98
W-23	1	858	16.00
Total	5	6,050	\$12.21 sfn
Grand Total			
	26	40,586	\$9.04 sfn

5,001 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

15,001 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

50,001 AND OVER SQ. FT.			
Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

SOLD LAND

0 - 130,000 SQ. FT.					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E-16	1	6,098	15.74	.14	685,714.29
Total	1	6,098	\$15.74 sf	.14	\$685,714.29 ac
North					
N-8	1	10,875	20.23	.25	880,000.00
N-11	1	78,843	4.50	1.81	196,132.60
Total	2	89,718	\$6.41 sf	2.06	\$279,126.21 ac
Grand Total					
	3	95,816	\$7.00 sf	2.20	\$305,000.00 ac

130,001 SQ. FT. AND OVER					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
N/A	N/A	N/A	N/A	N/A	N/A

