

Watch

May 2004

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Over One Million Square Feet Leased in May

For the third straight month, over one million (1,024,423) square feet of Industrial, Commercial, and Office space leased through the TorontoMLS system, Commercial Council Chair Joe De Leo announced today. "This is the best May performance in two years," said Mr. De Leo, "The market continues to improve."

On the pricing front, Industrial space (all size categories) leased for \$5.60 sfm, up five per cent over April, but down three per cent over May of 2003. In addition, commercial space (all size categories) leased for \$15.85 sfm.

Sales Market Highlights

There were 65 sales of Industrial and Commercial properties through the TorontoMLS system in May. Of these 28 were Industrial properties in all size categories, which averaged \$84.65 per square foot. This compares to a figure, derived from non-MLS sources, of \$58.98 per square foot. ♦

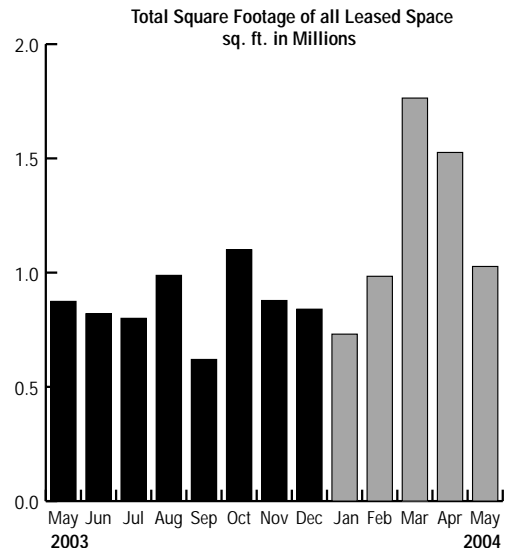
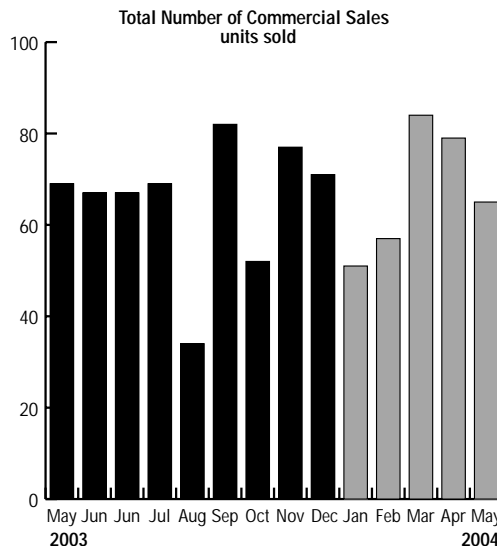
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Commercial Division

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Chairman

Ron Ridsdill
Vice-Chairman

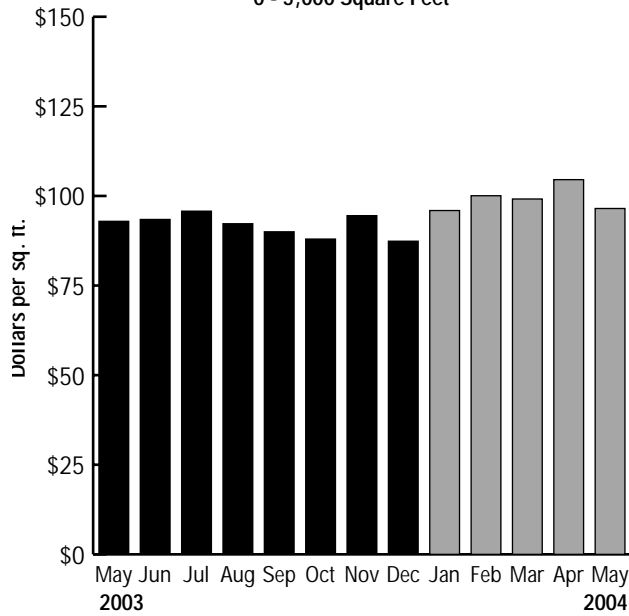
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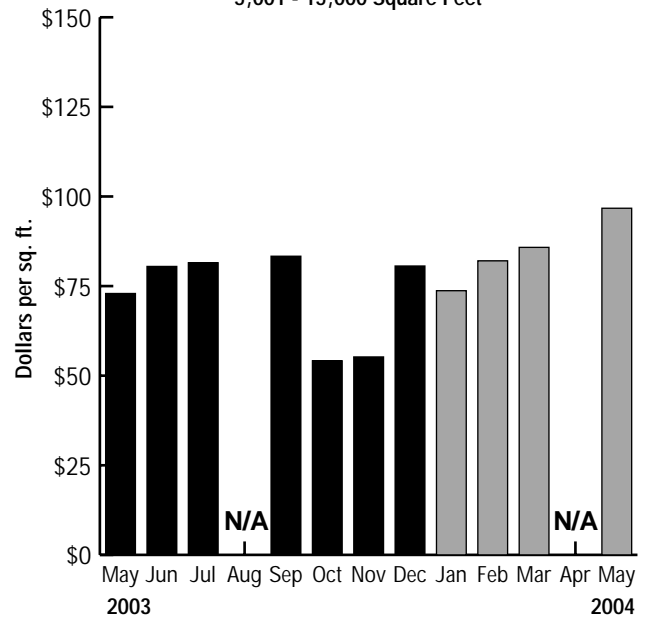


SOLD INDUSTRIAL PROPERTIES

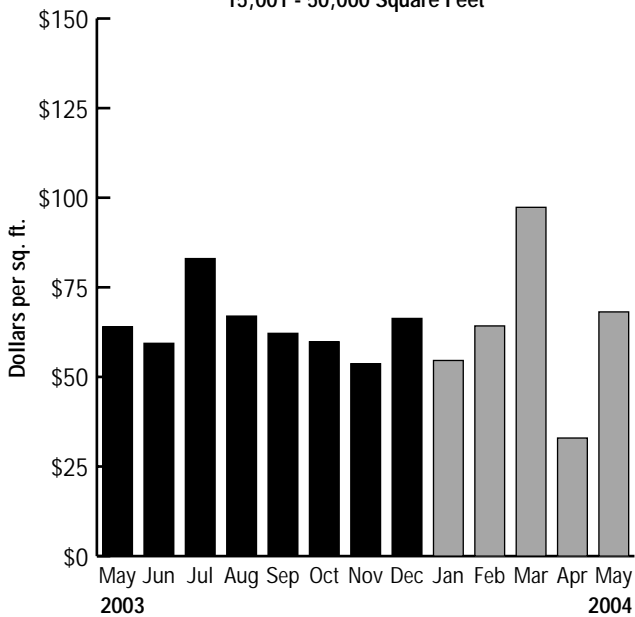
Sold Industrial Properties
0 - 5,000 Square Feet



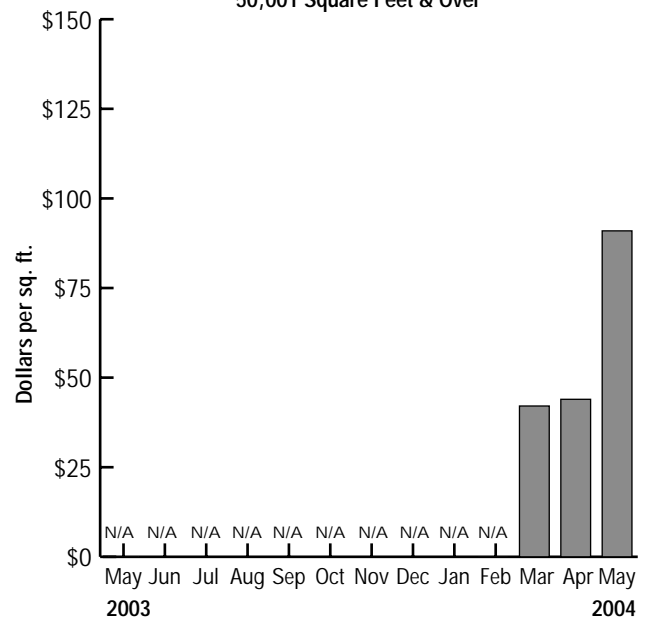
Sold Industrial Properties
5,001 - 15,000 Square Feet



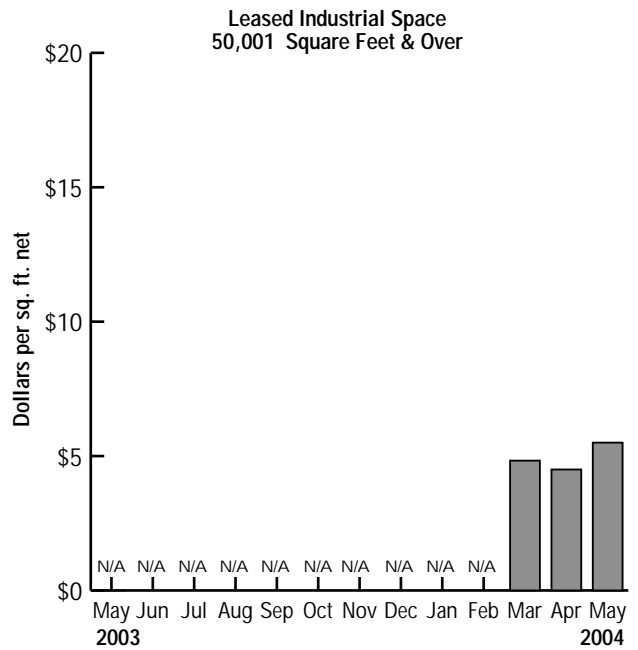
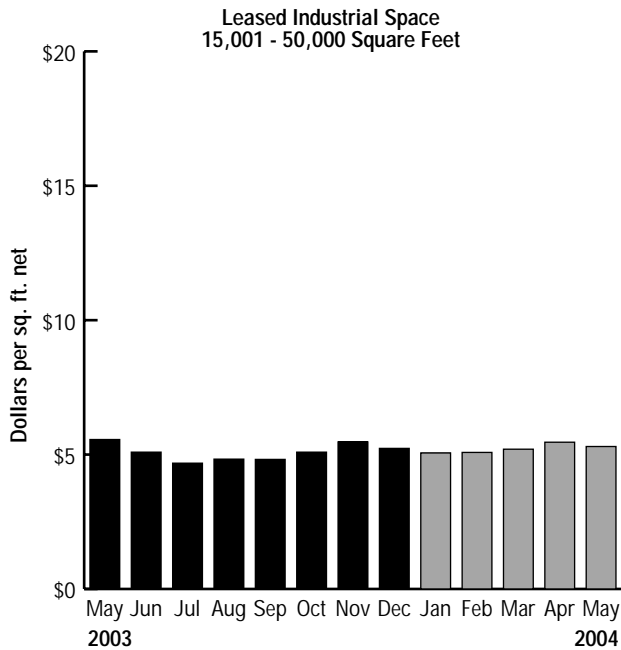
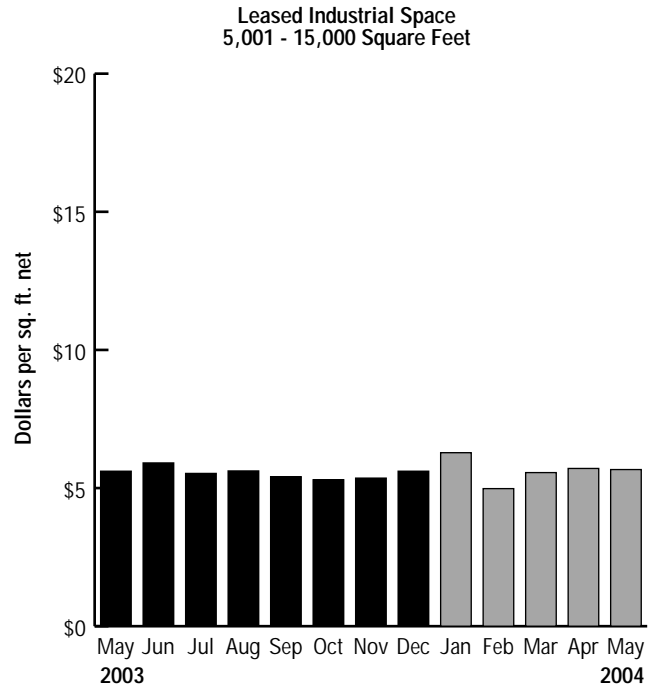
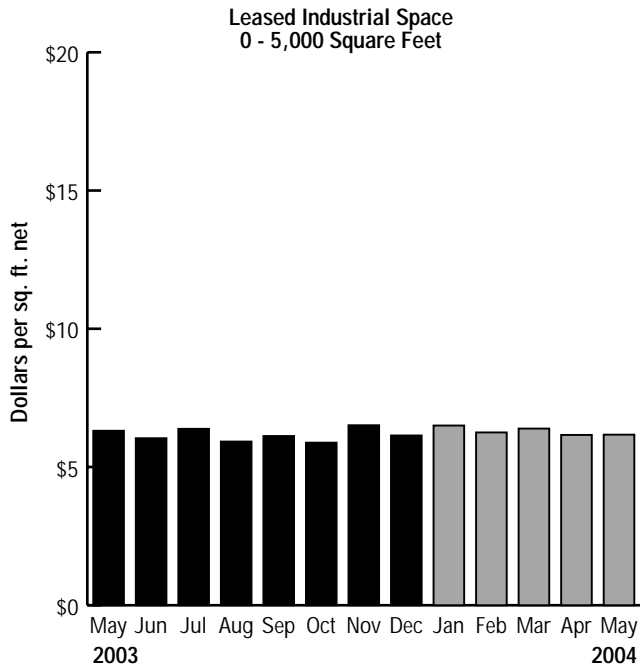
Sold Industrial Properties
15,001 - 50,000 Square Feet



Sold Industrial Properties
50,001 Square Feet & Over

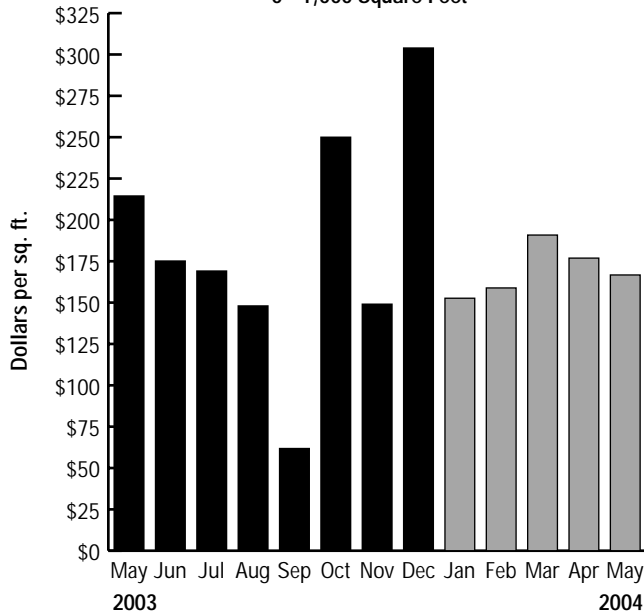


LEASED INDUSTRIAL SPACE

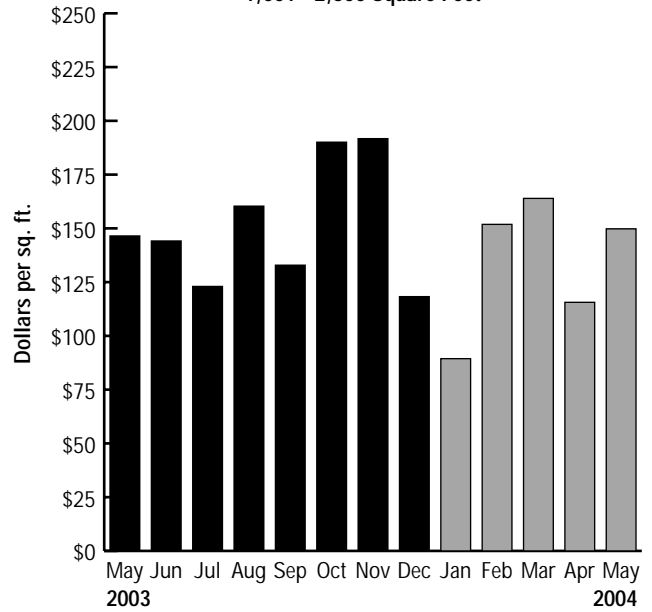


SOLD COMMERCIAL/RETAIL PROPERTIES

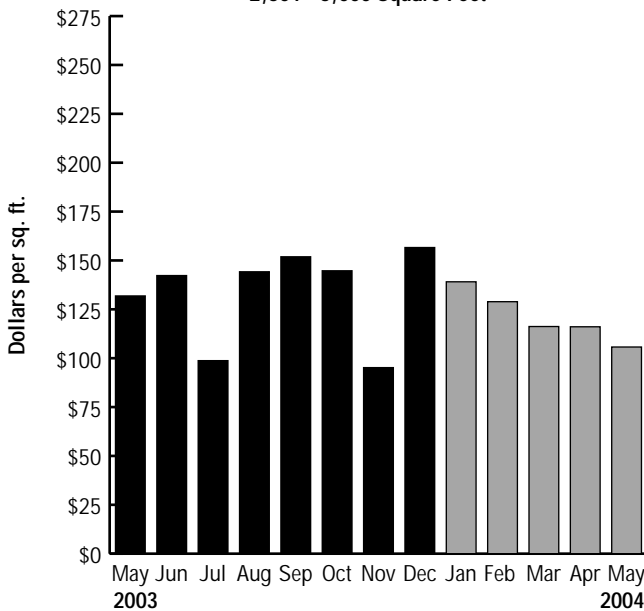
Sold Commercial/Retail Properties
0 - 1,000 Square Feet



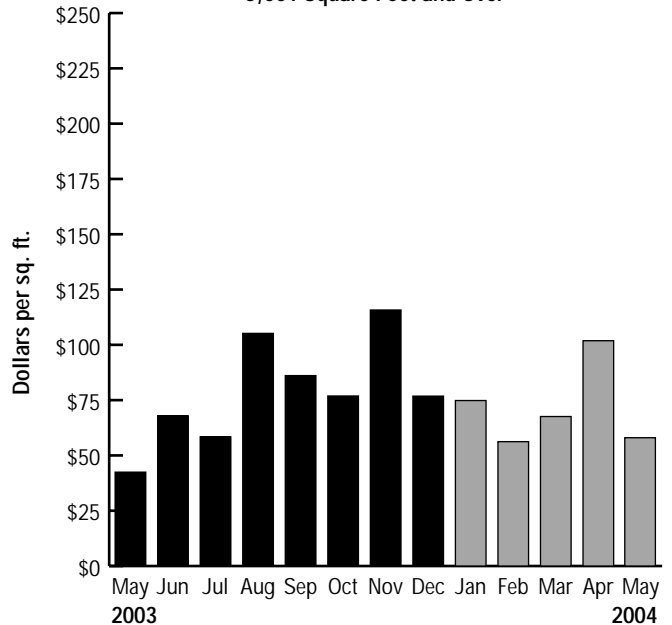
Sold Commercial/Retail Properties
1,001 - 2,500 Square Feet



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

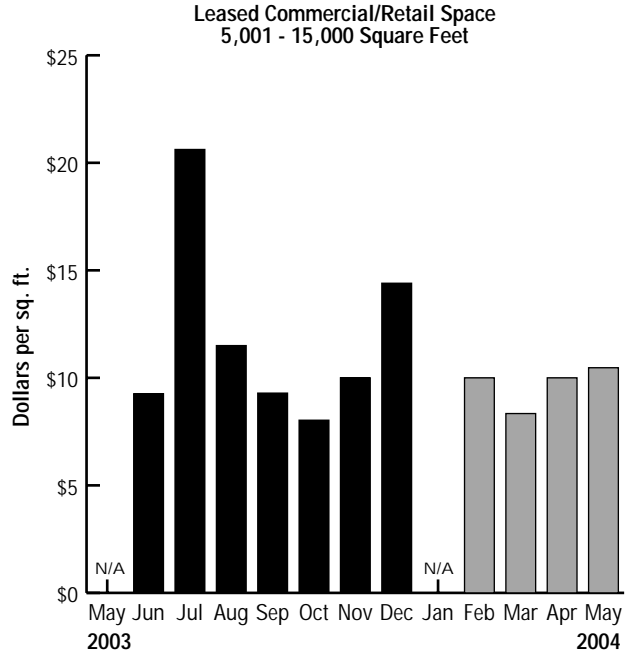
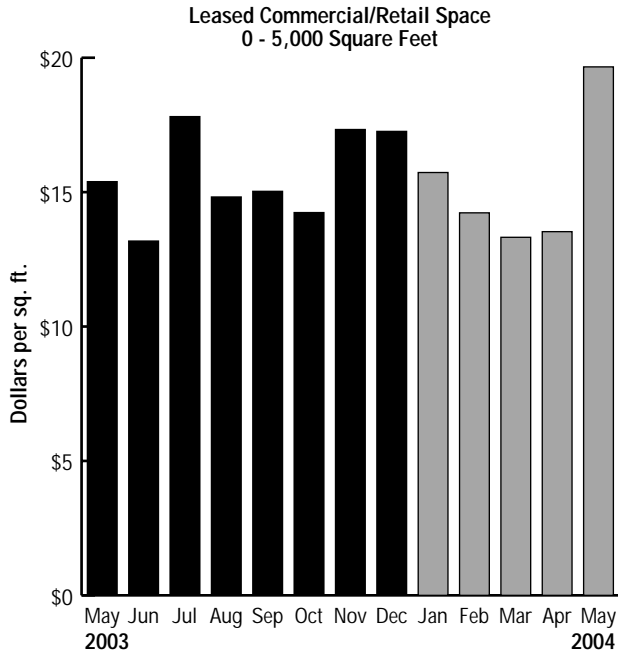


Sold Commercial/Retail Properties
5,001 Square Feet and Over

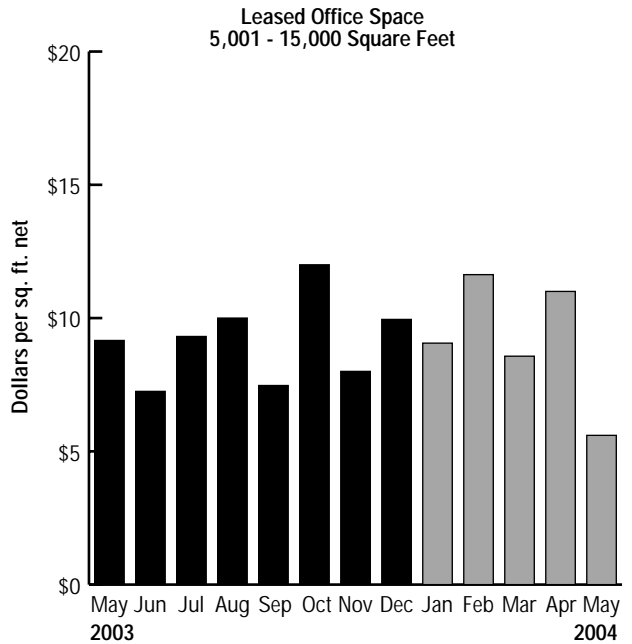
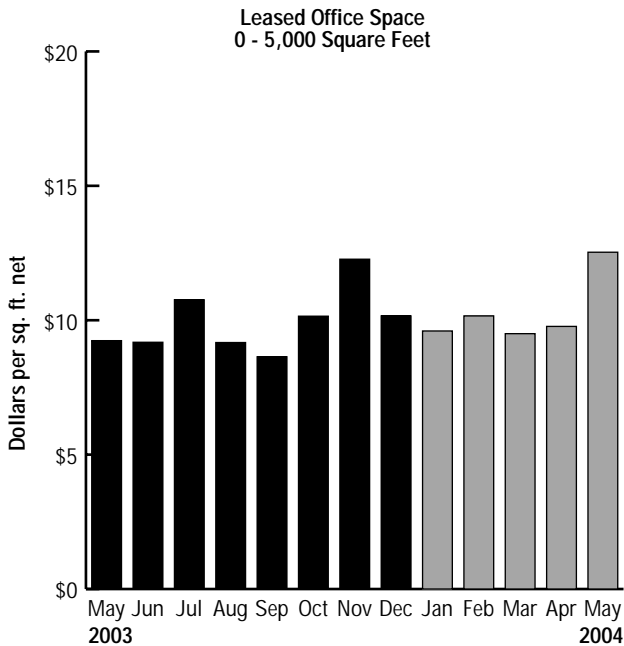


LEASED COMMERCIAL/RETAIL AND OFFICE SPACE

LEASED COMMERCIAL/RETAIL SPACE



LEASED OFFICE SPACE



SOLD INDUSTRIAL PROPERTIES

0 - 5,000 SQ. FT.

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
East			
E11	1	2,755	\$81.67
E14	1	2,100	\$71.43
E16	1	1,475	\$56.61
Total:	3	6,330	\$72.43
West			
W05	4	8,152	\$93.35
W10	1	1,800	\$108.33
W17	4	7,693	\$116.54
W24	1	3,730	\$93.83
Total:	10	21,375	\$103.04
North			
N08	2	6,259	\$98.74
Total:	2	6,259	\$98.74
Grand Total:			
	15	33,964	\$96.54

5,001 - 15,000 SQ. FT.

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
East			
E07	1	7,700	\$113.64
Total:	1	7,700	\$113.64
West			
W07	1	9,878	\$96.17
W14	1	9,520	\$72.90
W16	1	5,235	\$102.39
W17	2	17,509	\$105.09
W21	1	13,200	\$108.33
W24	1	7,040	\$100.85
Total:	7	62,382	\$98.75
North			
N15	1	6,585	\$57.71
Total:	1	6,585	\$57.71
Grand Total:			
	9	76,667	\$96.72

15,001 - 50,000 SQ. FT.

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
West			
W21	1	23,875	\$60.31
W25	1	44,007	\$64.19
Total:	2	67,882	\$62.83
North			
N06	1	46,082	\$75.95
Total:	1	46,082	\$75.95
Grand Total:			
	3	113,964	\$68.14

50,001 SQ. FT. AND OVER

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
East			
E01	1	87,957	\$90.95
Total:	1	87,957	\$90.95
Grand Total:			
	1	87,957	\$90.95

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LEASED INDUSTRIAL SPACE

0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E04	1	2,400	\$6.00
E07	1	2,055	\$4.75
E09	2	8,250	\$5.00
E16	2	8,725	\$8.13
E17	1	4,250	\$3.95
Total:	7	25,680	\$5.96
West			
W05	9	22,428	\$6.13
W07	2	6,440	\$5.28
W09	1	3,434	\$4.00
W16	1	2,850	\$5.25
W17	16	43,960	\$6.07
W24	4	9,950	\$5.75
W29	3	4,250	\$6.44
Total:	36	93,312	\$5.91
Central			
C13	1	2,000	\$10.17
Total:	1	2,000	\$10.17
North			
N03	3	9,613	\$7.39
N06	2	6,665	\$4.56
N07	1	3,480	\$6.00
N08	8	21,520	\$6.60
N10	6	14,785	\$7.04
N11	1	4,000	\$6.00
Total:	21	60,063	\$6.54
Grand Total:	65	181,055	\$6.17

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E04	1	36,729	\$4.00
Total:	1	36,729	\$4.00
West			
W17	5	156,790	\$5.27
W22	3	91,629	\$6.25
Total:	8	248,419	\$5.63
North			
N03	1	19,720	\$6.50
N08	3	81,142	\$4.58
Total:	4	100,862	\$4.96
Grand Total:	13	386,010	\$5.30

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E07	2	16,727	\$4.89
E09	1	5,885	\$5.75
Total:	3	22,612	\$5.11
West			
W07	1	7,362	\$5.50
W10	1	8,625	\$3.15
W17	6	60,053	\$5.50
W18	1	7,407	\$5.95
W21	1	11,431	\$5.00
W22	2	15,271	\$6.25
W24	3	25,574	\$5.25
Total:	15	135,723	\$5.37
North			
N03	1	8,716	\$6.25
N07	1	5,634	\$5.65
N08	5	50,253	\$6.04
N10	4	29,636	\$6.67
Total:	11	94,239	\$6.23
Grand Total:	29	252,574	\$5.67

50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
West			
W17	1	75,061	\$5.50
Total:	1	75,061	\$5.50
Grand Total:	1	75,061	\$5.50

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SOLD COMMERCIAL/RETAIL PROPERTIES

0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
East			
E02	1	675	\$133.33
E07	1	437	\$217.39
E10	1	870	\$160.92
Total:	3	1,982	\$163.98
North			
N02	2	1,968	\$201.73
N10	2	661	\$768.23
Total:	4	2,629	\$344.16
Grand Total:			
	7	4,611	\$266.71

2,501 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
East			
E13	1	3,383	\$90.16
Total:	1	3,383	\$90.16
West			
W10	1	4,300	\$76.16
W21	1	3,230	\$114.24
Total:	2	7,530	\$92.50
Central			
C01	1	4,700	\$146.81
Total:	1	4,700	\$146.81
North			
N08	2	5,593	\$98.43
Total:	2	5,593	\$98.43
Grand Total:			
	6	21,206	\$105.72

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
East			
E01	1	2,000	\$114.00
E02	1	2,000	\$185.00
E08	1	2,060	\$286.41
E11	1	1,750	\$68.00
E14	2	2,800	\$62.50
Total:	6	10,610	\$139.68
West			
W05	1	1,200	\$43.33
W16	1	1,371	\$140.77
W22	1	1,600	\$100.00
Total:	3	4,171	\$97.10
Central			
C01	1	1,712	\$237.44
C08	1	2,500	\$103.60
C10	1	1,384	\$403.54
Total:	3	5,596	\$218.73
North			
N04	1	1,458	\$114.20
N07	1	1,016	\$142.72
Total:	2	2,474	\$125.91
Grand Total:			
	14	22,851	\$149.77

5,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
East			
E04	1	5,166	\$65.81
E06	2	20,148	\$51.87
E16	1	11,520	\$22.57
Total:	4	36,834	\$44.66
West			
W04	2	22,382	\$73.72
W10	1	7,000	\$38.57
W29	1	10,890	\$24.33
Total:	4	40,272	\$54.26
Central			
C10	1	7,250	\$209.24
Total:	1	7,250	\$209.24
North			
N14	1	13,504	\$24.44
Total:	1	13,504	\$24.44
Grand Total:			
	10	97,859	\$58.01

LEASED COMMERCIAL/RETAIL SPACE

0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E07	2	2,400	\$11.73
E12	1	950	\$12.00
E14	1	5,000	\$13.00
E15	1	555	\$25.95
Total:	5	8,905	\$13.36
West			
W01	1	1,000	\$30.00
W02	1	2,105	\$20.00
W05	1	2,000	\$27.00
W24	1	2,860	\$9.60
Total:	4	7,965	\$19.28
Central			
C01	2	5,583	\$30.86
C04	3	3,182	\$24.04
C08	2	1,509	\$25.66
C10	1	1,533	\$19.00
C12	1	1,648	\$36.00
C13	1	4,260	\$20.00
Total:	10	17,715	\$26.03
North			
N03	3	4,267	\$8.62
N07	2	4,100	\$20.54
N08	1	800	\$13.50
N10	1	1,184	\$40.00
N11	6	6,475	\$16.97
N12	1	1,119	\$9.00
Total:	14	17,945	\$16.67
Grand Total:	33	52,530	\$19.66

5,001 - 15,000 SQ. FT.

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

15,001 - 50,00 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E04	1	6,000	\$6.29
Total:	1	6,000	\$6.29
West			
W12	1	14,000	\$12.98
W17	1	11,578	\$12.50
W20	1	5,750	\$4.65
Total:	3	31,328	\$11.27
Grand Total:	4	37,328	\$10.47

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
East			
E07	1	594	\$18.18
E12	1	1,624	\$9.25
E14	1	700	\$13.71
E15	1	1,281	\$12.00
Total:	4	4,199	\$12.10
West			
W05	1	1,500	\$21.90
W08	1	2,800	\$11.50
W12	1	1,233	\$16.55
W17	4	3,704	\$9.21
Total:	7	9,237	\$12.95
Central			
C01	2	1,698	\$17.75
C08	2	2,050	\$18.44
C10	1	1,696	\$13.00
C13	1	1,113	\$13.48
C15	1	1,600	\$7.75
Total:	7	8,157	\$14.39
North			
N03	1	1,348	\$8.50
N05	1	600	\$20.00
N07	1	760	\$13.97
N08	3	800	\$7.50
N10	1	2,512	\$6.00
N11	1	660	\$17.27
Total:	6	6,680	\$9.96
Grand Total:	24	28,273	\$12.53

5,001 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
East			
E12	1	11,592	\$5.60
Total:	1	11,592	\$5.60
Grand Total:	1	11,592	\$5.60

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					
E13	1	37,080	\$10.52	0.85	\$458,823.53
Total:	2	37,080	\$10.52	0.85	\$458,823.53
West					
W17	1	58,370	\$10.96	1.34	\$477,611.94
W28	1	35,284	\$11.39	0.81	\$496,296.30
Total:	2	93,654	\$11.13	2.15	\$484,651.16
Central					
C14	1	5,213	\$95.15	0.12	\$4,133,333.33
Total:	1	5,213	\$95.15	0.12	\$4,133,333.33
North					
N04	1	27,150	\$27.62	0.62	\$1,209,677.42
N05	2	42,670	\$19.05	0.98	\$829,591.84
N17	2	134,165	\$4.77	3.08	\$207,792.21
Total:	5	203,985	\$10.80	4.68	\$470,726.50
Grand Total:	9	339,932	\$12.15	7.80	\$529,615.38

130,001 SQ. FT. AND OVER					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E17	1	174,240	\$1.52	4.00	\$66,000.00
Total:	1	174,240	\$1.52	4.00	\$66,000.00
West					
W24	1	431,244	\$6.84	9.90	\$297,979.80
W27	1	3,981,384	\$0.60	91.40	\$25,984.68
Total:	2	4,412,628	\$1.21	101.30	\$52,566.63
North					
N17	1	4,225,320	\$0.07	97.00	\$2,938.14
N19	1	1,539,410	\$1.30	35.34	\$56,593.10
N23	1	176,418	\$1.87	4.05	\$81,481.48
Total:	3	5,941,148	\$0.44	136.39	\$19,172.96
Grand Total:	6	10,528,016	\$0.78	241.69	\$33,944.31

TORONTO REAL ESTATE BOARD SERVICE AREAS

