

# Watch

June 2004

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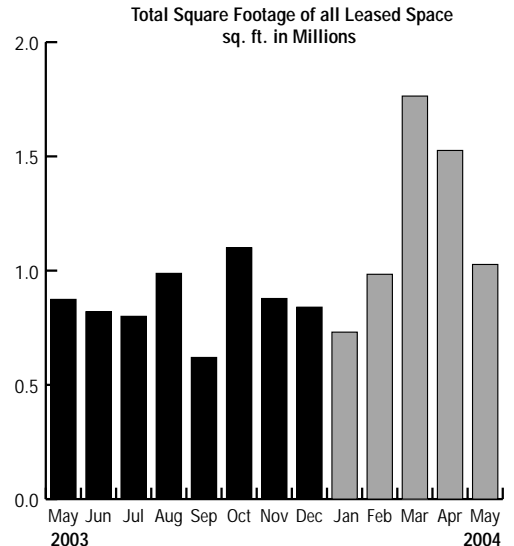
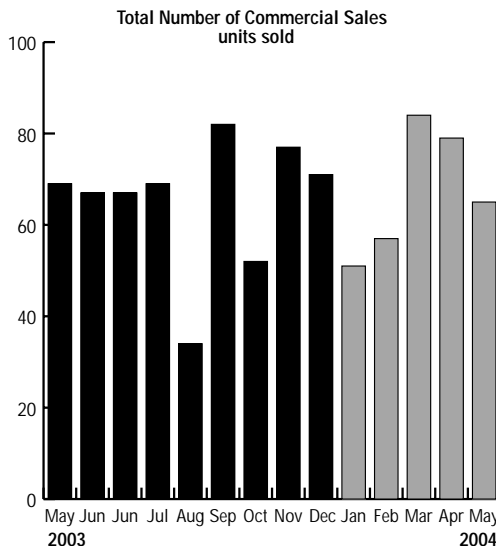
## Lease Space Exceeds 1,000,000 Square Feet for 4th Month in Row

The local Industrial/Commercial market remained strong in June, with 1,090,191 square feet of space trading through the TorontoMLS system, Commercial Council Chair Joe De Leo announced today. "This figure is up six per cent over May, and 33 per cent over last June," said Mr. De Leo. "It is also the fourth straight month that volume has been up over one million square feet."

Mr. De Leo noted that prices were mixed in June, with the average for leased Industrial space in all size categories coming in at \$5.14 sfm. "This is down eight per cent from the \$5.60 recorded in May, but within the \$5.00 to \$6.00 sfm range that Toronto industrial space has traded in for the past several years." Mr De Leo also noted that leased commercial space (all categories) registered an average of \$16.38 sfm, up three per cent over the \$15.85 sfm recorded in May.

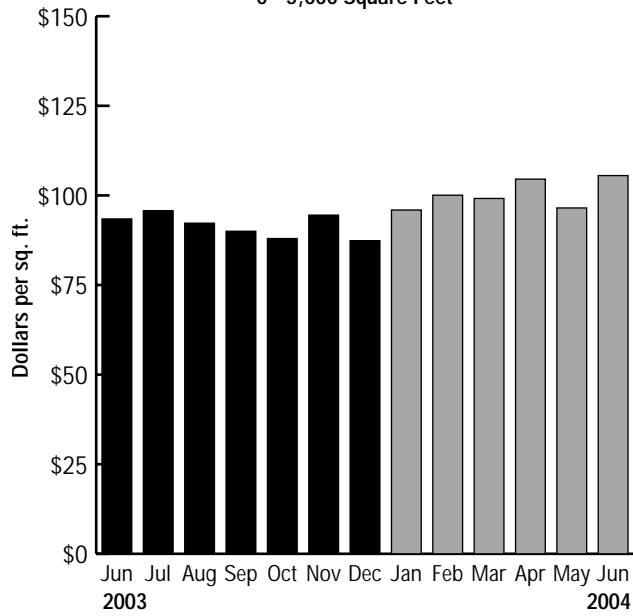
### Sales Market Highlights

There were 74 sales of Industrial/Commercial buildings recorded through the TorontoMLS system in June. Thirty-six of these were Industrial properties in all size categories, which averaged \$61.34 per square foot. This compares with the average of \$55.02 per square foot obtained from non-mls sources.

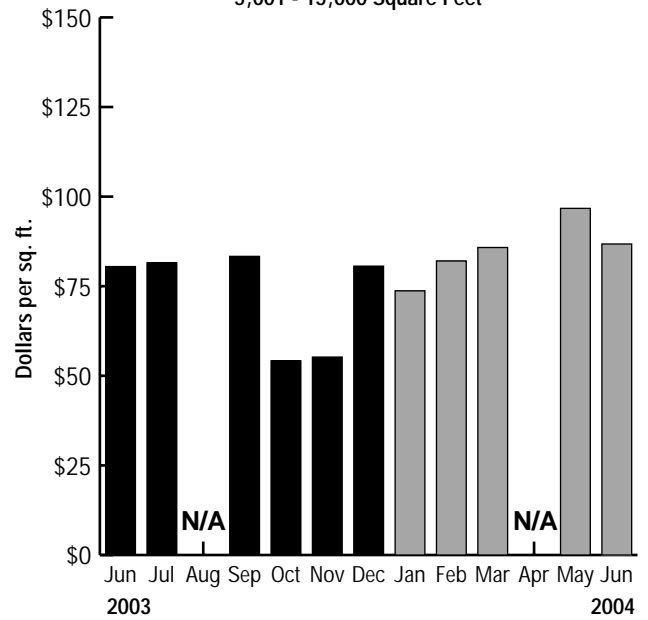


SOLD INDUSTRIAL PROPERTIES

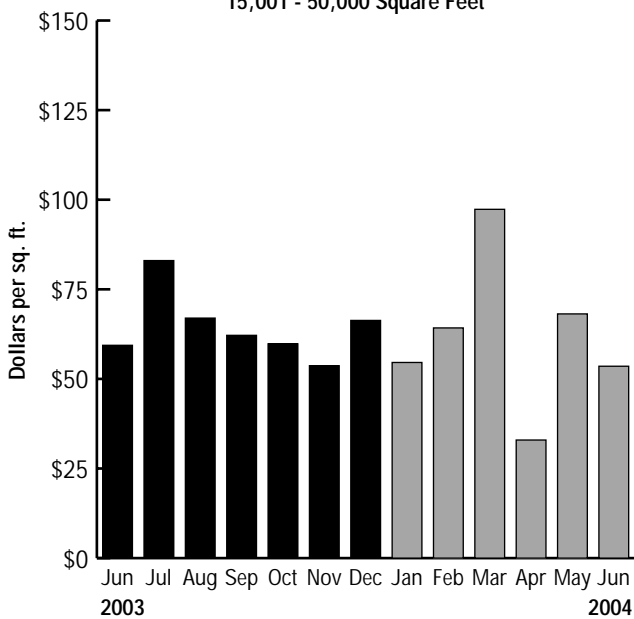
Sold Industrial Properties  
0 - 5,000 Square Feet



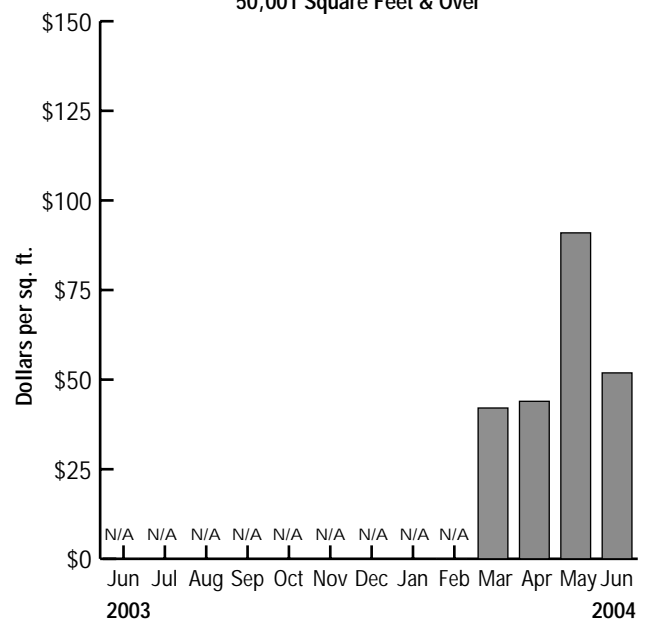
Sold Industrial Properties  
5,001 - 15,000 Square Feet



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

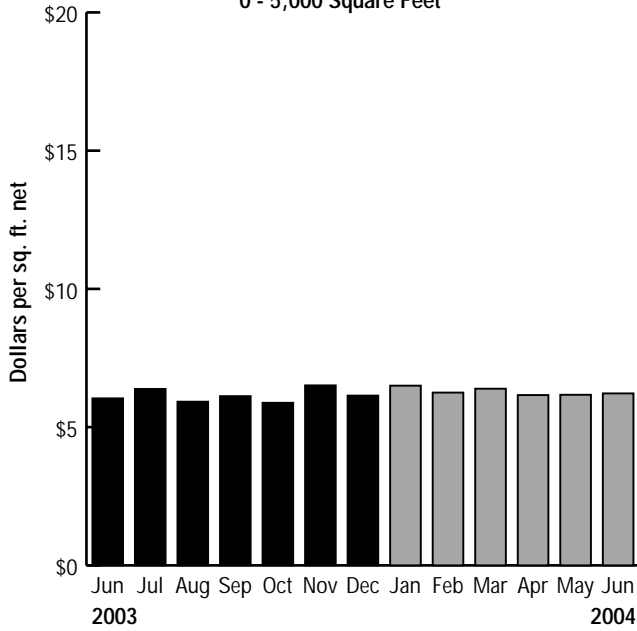


Sold Industrial Properties  
50,001 Square Feet & Over

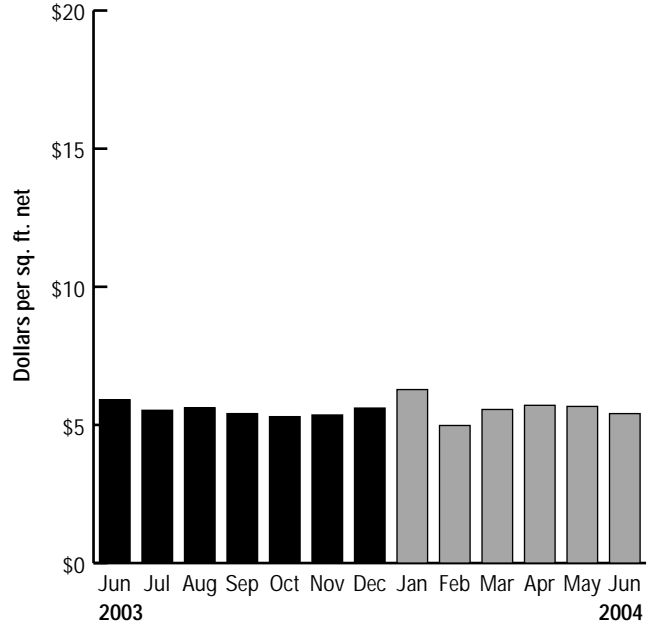


LEASED INDUSTRIAL SPACE

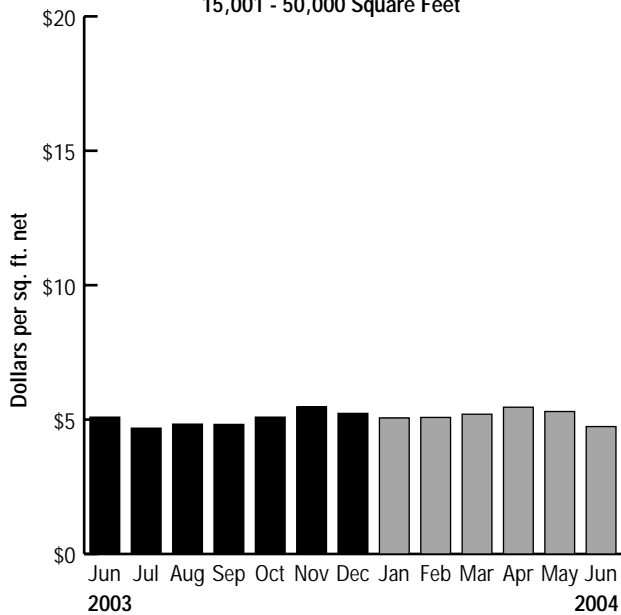
Leased Industrial Space  
0 - 5,000 Square Feet



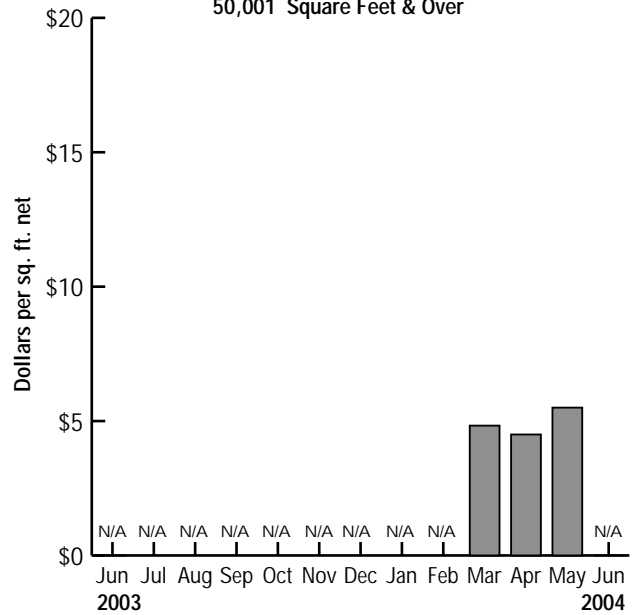
Leased Industrial Space  
5,001 - 15,000 Square Feet



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

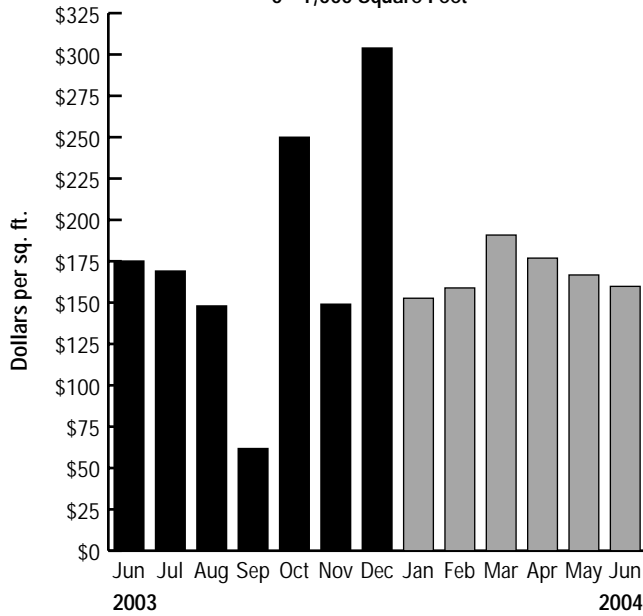


Leased Industrial Space  
50,001 Square Feet & Over

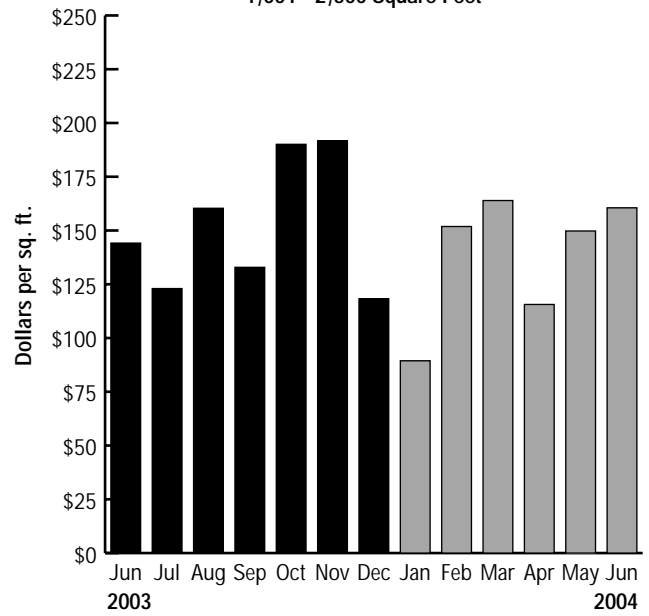


SOLD COMMERCIAL/RETAIL PROPERTIES

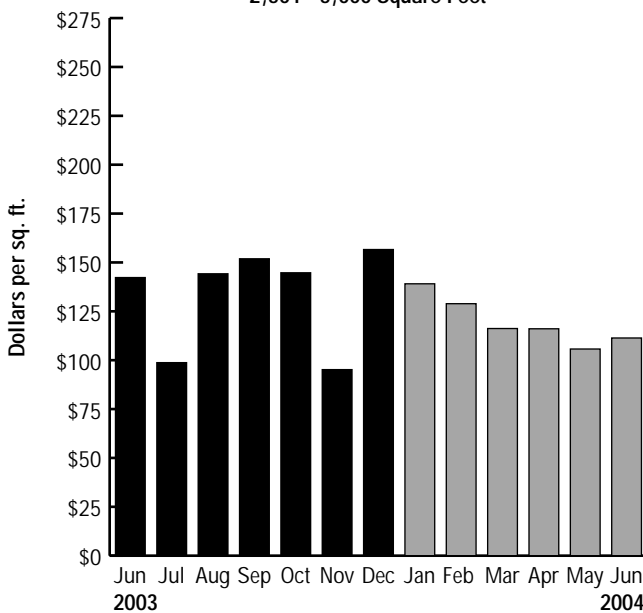
Sold Commercial/Retail Properties  
0 - 1,000 Square Feet



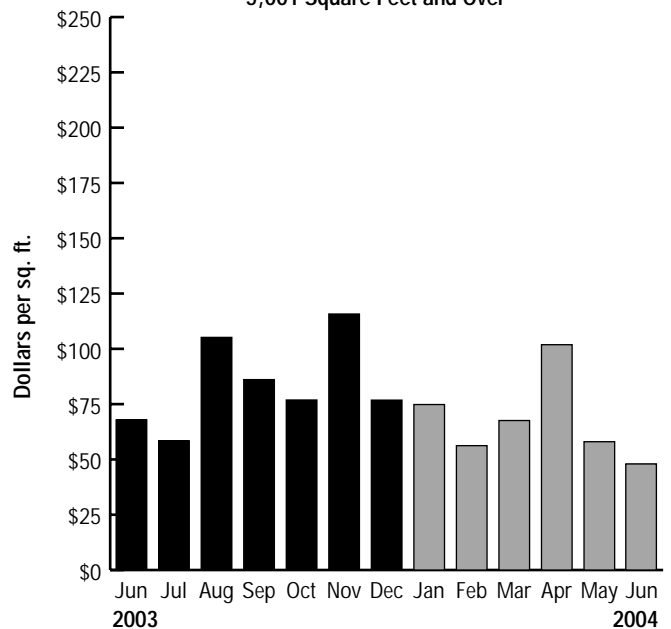
Sold Commercial/Retail Properties  
1,001 - 2,500 Square Feet



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

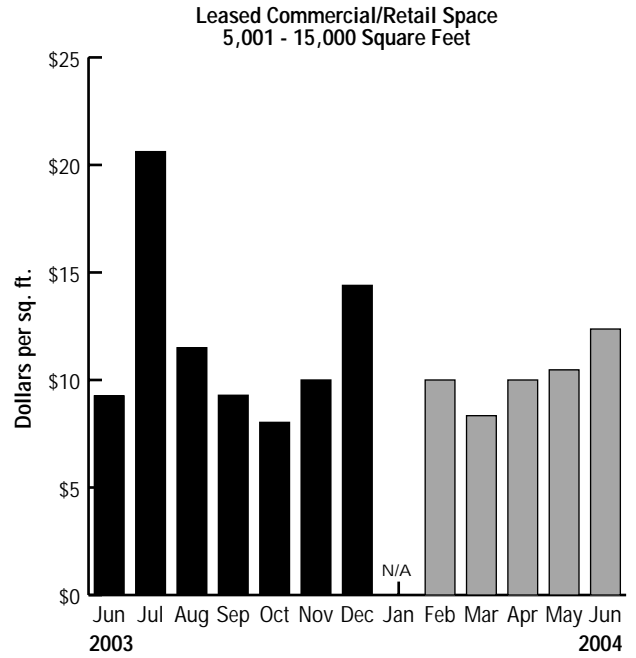
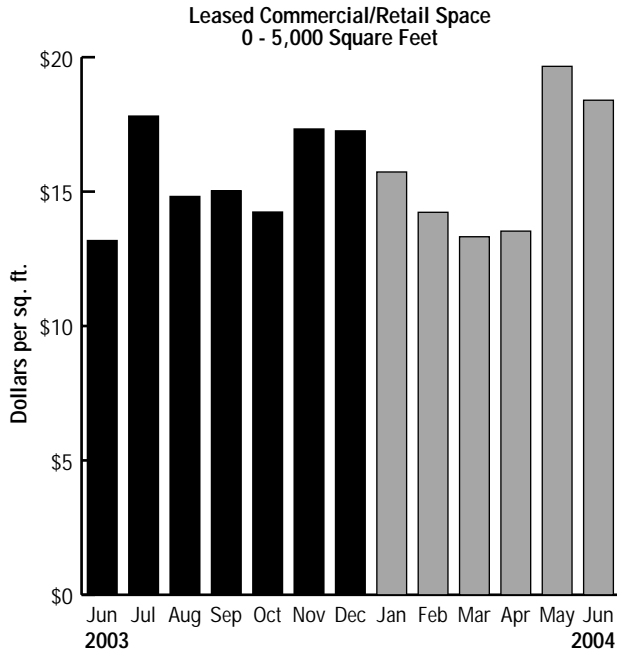


Sold Commercial/Retail Properties  
5,001 Square Feet and Over

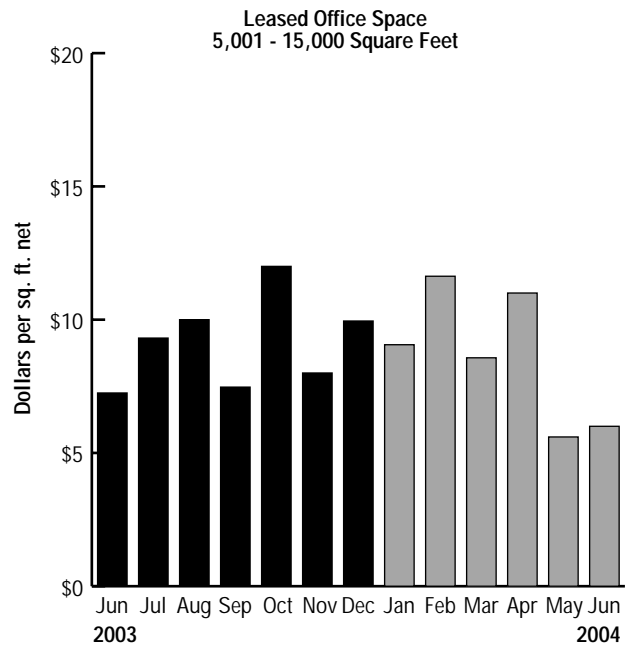
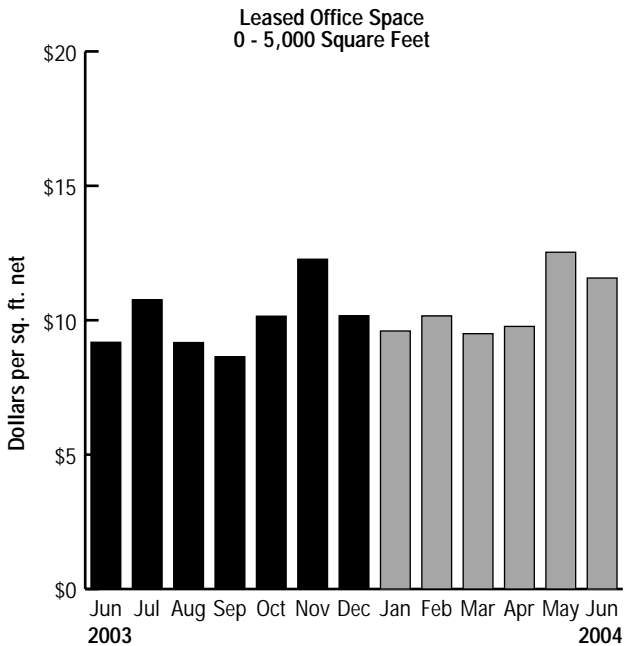


LEASED COMMERCIAL/RETAIL AND OFFICE SPACE

LEASED COMMERCIAL/RETAIL SPACE



LEASED OFFICE SPACE



SOLD INDUSTRIAL PROPERTIES

0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
<b>East</b>			
E07	3	6,278	\$121.78
<b>Total:</b>	<b>3</b>	<b>6,278</b>	<b>\$121.78</b>
<b>West</b>			
W02	1	3,990	\$76.44
W04	1	1,200	\$125.00
W05	2	2,946	\$109.30
W13	1	2,675	\$78.50
W17	4	8,580	\$105.01
W21	1	1,477	\$96.14
W24	3	7,397	\$105.45
<b>Total:</b>	<b>13</b>	<b>28,265</b>	<b>\$99.42</b>
<b>North</b>			
N03	1	879	\$207.05
N08	5	9,793	\$103.19
N10	1	1,160	\$109.48
<b>Total:</b>	<b>7</b>	<b>11,832</b>	<b>\$111.52</b>
<b>Grand Total:</b>			
	<b>23</b>	<b>46,375</b>	<b>\$105.53</b>

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
<b>East</b>			
E07	1	6,000	\$91.33
<b>Total:</b>	<b>1</b>	<b>6,000</b>	<b>\$91.33</b>
<b>West</b>			
W14	1	12,460	\$70.22
W17	1	8,000	\$116.25
<b>Total:</b>	<b>2</b>	<b>20,460</b>	<b>\$88.22</b>
<b>North</b>			
N08	1	5,271	\$109.47
N12	1	12,000	\$72.08
<b>Total:</b>	<b>2</b>	<b>17,271</b>	<b>\$83.49</b>
<b>Grand Total:</b>			
	<b>5</b>	<b>43,731</b>	<b>\$86.78</b>

15,001 - 50,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
<b>East</b>			
E21	1	49,658	\$5.18
<b>Total:</b>	<b>1</b>	<b>49,658</b>	<b>\$5.18</b>
<b>West</b>			
W01	1	37,860	\$47.54
W09	1	20,780	\$72.18
W17	1	22,600	\$81.86
W28	1	15,500	\$82.74
<b>Total:</b>	<b>4</b>	<b>96,740</b>	<b>\$66.49</b>
<b>North</b>			
N08	1	37,057	\$84.33
<b>Total:</b>	<b>1</b>	<b>37,057</b>	<b>\$84.33</b>
<b>Grand Total:</b>			
	<b>6</b>	<b>183,455</b>	<b>\$53.50</b>

50,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
<b>West</b>			
W06	1	120,567	\$52.25
W10	1	61,585	\$51.15
<b>Total:</b>	<b>2</b>	<b>182,152</b>	<b>\$51.88</b>
<b>Grand Total:</b>			
	<b>2</b>	<b>182,152</b>	<b>\$51.88</b>

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LEASED INDUSTRIAL SPACE

**0 - 5,000 SQ. FT.**

Area	Leased	Total Leased	Av. Price
<b>East</b>			
E07	1	1,008	\$5.38
E09	2	7,095	\$5.33
E12	3	6,958	\$6.97
E15	1	2,500	\$4.50
E17	1	600	\$15.00
<b>Total:</b>	<b>8</b>	<b>18,161</b>	<b>\$6.17</b>

<b>West</b>			
W05	10	23,017	\$5.27
W07	1	5,000	\$5.00
W09	4	8,943	\$6.07
W10	1	2,090	\$5.15
W12	1	4,809	\$5.15
W16	1	2,554	\$5.75
W17	15	31,028	\$6.52
W21	1	1,450	\$7.65
W24	1	3,521	\$5.50
W25	1	1,875	\$4.95
<b>Total:</b>	<b>36</b>	<b>84,287</b>	<b>\$5.85</b>

<b>Central</b>			
C15	2	4,802	\$5.75
<b>Total:</b>	<b>2</b>	<b>4,802</b>	<b>\$5.75</b>

<b>North</b>			
N03	1	1,650	\$7.00
N06	1	1,500	\$5.75
N07	2	5,498	\$6.50
N08	11	30,345	\$6.85
N10	4	12,631	\$6.91
N11	1	1,465	\$7.50
N15	1	1,400	\$8.57
<b>Total:</b>	<b>21</b>	<b>54,489</b>	<b>\$6.86</b>

<b>Grand Total:</b>			
	<b>67</b>	<b>161,739</b>	<b>\$6.22</b>

**15,001 - 50,000 SQ. FT.**

Area	Leased	Total Leased	Av. Price
<b>East</b>			
E04	1	18,000	\$4.00
E12	2	59,564	\$4.75
<b>Total:</b>	<b>3</b>	<b>77,564</b>	<b>\$4.58</b>

<b>West</b>			
W05	1	18,323	\$4.25
W06	1	19,159	\$4.00
W10	4	146,743	\$3.36
W17	6	143,785	\$6.29
W20	1	17,000	\$4.00
W24	2	60,157	\$5.33
W28	1	46,250	\$3.75
<b>Total:</b>	<b>16</b>	<b>451,417</b>	<b>\$4.68</b>

<b>North</b>			
N08	2	31,757	\$5.87
<b>Total:</b>	<b>2</b>	<b>31,757</b>	<b>\$5.87</b>

<b>Grand Total:</b>			
	<b>21</b>	<b>560,738</b>	<b>\$4.74</b>

**5,001 - 15,000 SQ. FT.**

Area	Leased	Total Leased	Av. Price
<b>East</b>			
East			
E07	2	18,154	\$5.16
E11	1	10,806	\$5.09
E12	2	15,831	\$5.90
<b>Total:</b>	<b>5</b>	<b>44,791</b>	<b>\$5.40</b>

<b>West</b>			
W04	2	16,900	\$4.35
W05	2	18,309	\$4.59
W12	1	9,880	\$4.25
W17	3	24,978	\$5.64
W20	2	19,009	\$6.07
W25	1	13,881	\$5.95
<b>Total:</b>	<b>11</b>	<b>102,957</b>	<b>\$5.23</b>

<b>North</b>			
N07	1	7,612	\$6.00
N08	1	6,618	\$6.25
N10	3	22,538	\$5.77
N15	2	12,800	\$5.50
<b>Total:</b>	<b>7</b>	<b>49,568</b>	<b>\$5.80</b>

<b>Grand Total:</b>			
	<b>23</b>	<b>197,316</b>	<b>\$5.41</b>

**50,001 SQ. FT. AND OVER**

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

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SOLD COMMERCIAL/RETAIL PROPERTIES

0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
<b>East</b>			
E04	2	1,600	\$302.50
E05	1	772	\$103.63
E07	1	726	\$140.50
<b>Total:</b>	<b>4</b>	<b>3,098</b>	<b>\$214.98</b>
<b>North</b>			
N03	1	660	\$159.09
N08	2	1,589	\$98.80
N11	1	572	\$31.47
<b>Total:</b>	<b>4</b>	<b>2,821</b>	<b>\$99.26</b>
<b>Grand Total:</b>			
	<b>8</b>	<b>5,919</b>	<b>\$159.82</b>

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
<b>East</b>			
E01	1	2,100	\$184.76
E08	2	3,400	\$63.24
E16	1	1,300	\$134.62
<b>Total:</b>	<b>4</b>	<b>6,800</b>	<b>\$114.41</b>
<b>West</b>			
W21	1	1,500	\$210.00
<b>Total:</b>	<b>1</b>	<b>1,500</b>	<b>\$210.00</b>
<b>Central</b>			
C02	1	2,030	\$172.41
<b>Total:</b>	<b>1</b>	<b>2,030</b>	<b>\$172.41</b>
<b>North</b>			
N04	1	1,662	\$177.50
N07	1	1,200	\$79.17
N08	2	4,080	\$161.76
N11	1	2,057	\$296.55
<b>Total:</b>	<b>5</b>	<b>8,999</b>	<b>\$184.46</b>
<b>Grand Total:</b>			
	<b>11</b>	<b>19,329</b>	<b>\$160.54</b>

2,501 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
<b>East</b>			
E06	1	4,200	\$102.14
E16	1	4,300	\$45.23
E21	1	3,228	\$23.23
<b>Total:</b>	<b>3</b>	<b>11,728</b>	<b>\$59.56</b>
<b>West</b>			
W06	1	3,854	\$59.68
<b>Total:</b>	<b>1</b>	<b>3,854</b>	<b>\$59.68</b>
<b>Central</b>			
C01	2	5,525	\$269.68
<b>Total:</b>	<b>2</b>	<b>5,525</b>	<b>\$269.68</b>
<b>North</b>			
N15	1	4,000	\$94.38
<b>Total:</b>	<b>1</b>	<b>4,000</b>	<b>\$94.38</b>
<b>Grand Total:</b>			
	<b>7</b>	<b>25,107</b>	<b>\$111.36</b>

5,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
<b>East</b>			
E01	1	6,200	\$105.08
E03	2	31,342	\$78.33
E17	1	12,000	\$10.08
<b>Total:</b>	<b>4</b>	<b>49,542</b>	<b>\$65.15</b>
<b>West</b>			
W07	3	28,477	\$37.22
W13	1	42,516	\$45.87
W22	1	32,400	\$8.64
W24	1	9,000	\$92.22
<b>Total:</b>	<b>6</b>	<b>112,393</b>	<b>\$36.66</b>
<b>North</b>			
N17	1	5,156	\$65.94
N22	1	9,600	\$81.77
<b>Total:</b>	<b>2</b>	<b>14,756</b>	<b>\$76.24</b>
<b>Grand Total:</b>			
	<b>12</b>	<b>176,691</b>	<b>\$47.95</b>

## LEASED COMMERCIAL/RETAIL SPACE

## 0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
<b>East</b>			
E04	2	2,583	\$16.56
E05	1	750	\$16.00
E07	2	4,701	\$26.22
E13	1	911	\$22.00
E14	1	1,000	\$12.25
<b>Total:</b>	<b>7</b>	<b>9,945</b>	<b>\$21.15</b>
<b>West</b>			
W04	1	2,152	\$16.00
W05	1	1,500	\$16.00
W12	1	1,548	\$34.88
W15	1	916	\$17.00
W17	1	2,266	\$7.75
W19	1	1,310	\$17.00
W20	1	1,201	\$18.00
W23	3	9,029	\$10.60
W24	1	2,000	\$16.66
<b>Total:</b>	<b>11</b>	<b>21,922</b>	<b>\$14.53</b>
<b>Central</b>			
C01	2	3,100	\$25.55
C04	2	2,450	\$15.80
<b>Total:</b>	<b>4</b>	<b>5,550</b>	<b>\$21.24</b>
<b>North</b>			
N03	2	1,628	\$26.03
N08	1	1,400	\$22.00
N10	2	1,909	\$31.12
<b>Total:</b>	<b>5</b>	<b>4,937</b>	<b>\$26.85</b>
<b>Grand Total:</b>	<b>27</b>	<b>42,354</b>	<b>\$18.40</b>

## 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
<b>East</b>			
E04	1	10,000	\$13.00
<b>Total:</b>	<b>1</b>	<b>10,000</b>	<b>\$13.00</b>
<b>West</b>			
W06	1	5,212	\$9.25
W23	1	6,138	\$14.00
<b>Total:</b>	<b>2</b>	<b>11,350</b>	<b>\$11.82</b>
<b>Grand Total:</b>	<b>3</b>	<b>21,350</b>	<b>\$12.37</b>

## 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
<b>East</b>			
E07	2	719	\$18.03
<b>Total:</b>	<b>2</b>	<b>719</b>	<b>\$18.03</b>
<b>West</b>			
W05	1	2,365	\$8.00
W07	2	1,870	\$10.00
W09	1	1,600	\$18.00
W12	1	400	\$21.00
W15	2	3,000	\$11.80
W17	6	10,007	\$8.88
W20	1	2,164	\$12.50
W23	2	2,446	\$7.94
<b>Total:</b>	<b>16</b>	<b>23,852</b>	<b>\$10.29</b>
<b>Central</b>			
C04	1	764	\$15.71
C09	4	8,314	\$19.05
C10	2	2,750	\$17.35
C15	1	1,000	\$8.50
<b>Total:</b>	<b>8</b>	<b>12,828</b>	<b>\$17.66</b>
<b>North</b>			
N03	2	4,533	\$7.81
N04	1	3,189	\$10.00
N07	3	2,021	\$10.71
N08	2	973	\$10.00
N10	3	6,987	\$8.14
N11	1	1,151	\$9.00
<b>Total:</b>	<b>12</b>	<b>18,854</b>	<b>\$8.80</b>
<b>Grand Total:</b>	<b>38</b>	<b>56,253</b>	<b>\$11.57</b>

5,001 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
<b>East</b>			
E12	1	12,612	\$6.00
<b>Total:</b>	<b>1</b>	<b>12,612</b>	<b>\$6.00</b>
<b>Grand Total:</b>			
	<b>1</b>	<b>12,612</b>	<b>\$6.00</b>

15,001 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
<b>West</b>			
W17	1	37,829	\$7.00
<b>Total:</b>	<b>1</b>	<b>37,829</b>	<b>\$7.00</b>
<b>Grand Total:</b>			
	<b>1</b>	<b>37,829</b>	<b>\$7.00</b>

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
<b>East</b>					
E03	1	4,200	\$165.48	0.10	\$6,950,000.00
E13	1	34,848	\$12.20	0.80	\$531,250.00
E15	1	33,106	\$13.89	0.76	\$605,263.16
E17	1	119,354	\$3.23	2.74	\$140,547.45
<b>Total:</b>	<b>4</b>	<b>191,508</b>	<b>\$10.26</b>	<b>4.40</b>	<b>\$446,613.64</b>
<b>West</b>					
W06	1	2,700	\$140.74	0.06	\$6,333,333.33
W20	1	21,780	\$17.68	0.50	\$770,000.00
W23	1	121,968	\$9.43	2.80	\$410,714.29
<b>Total:</b>	<b>3</b>	<b>146,448</b>	<b>\$13.08</b>	<b>3.36</b>	<b>\$569,940.48</b>
<b>Central</b>					
C04	1	10,943	\$84.53	0.25	\$3,700,000.00
C11	1	6,098	\$49.19	0.14	\$2,142,857.14
<b>Total:</b>	<b>2</b>	<b>17,041</b>	<b>\$71.88</b>	<b>0.39</b>	<b>\$3,141,025.64</b>
<b>North</b>					
N03	1	4,247	\$143.63	0.10	\$6,100,000.00
N07	1	87,120	\$6.40	2.00	\$278,750.00
N17	1	87,120	\$16.93	2.00	\$737,500.00
N21	1	36,590	\$2.73	0.84	\$118,928.57
N23	5	292,288	\$2.67	6.71	\$116,169.90
<b>Total:</b>	<b>9</b>	<b>507,365</b>	<b>\$6.94</b>	<b>11.65</b>	<b>\$302,309.01</b>
<b>Grand Total:</b>	<b>18</b>	<b>862,362</b>	<b>\$10.00</b>	<b>19.80</b>	<b>\$435,707.07</b>

130,001 SQ. FT. AND OVER					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
<b>East</b>					
E17	1	825,462	\$0.35	18.95	\$15,039.58
<b>Total:</b>	<b>1</b>	<b>825,462</b>	<b>\$0.35</b>	<b>18.95</b>	<b>\$15,039.58</b>
<b>West</b>					
W27	1	224,770	\$2.38	5.16	\$103,682.17
<b>Total:</b>	<b>1</b>	<b>224,770</b>	<b>\$2.38</b>	<b>5.16</b>	<b>\$103,682.17</b>
<b>North</b>					
N12	1	2,216,333	\$0.58	50.88	\$25,058.96
N18	1	544,500	\$0.75	12.50	\$32,800.00
<b>Total:</b>	<b>2</b>	<b>2,760,833</b>	<b>\$0.61</b>	<b>63.38</b>	<b>\$26,585.67</b>
<b>Grand Total:</b>	<b>4</b>	<b>3,811,064</b>	<b>\$0.66</b>	<b>87.49</b>	<b>\$28,631.84</b>

