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Fall Fever: Over 1,000,000 Square Feet Leased in September

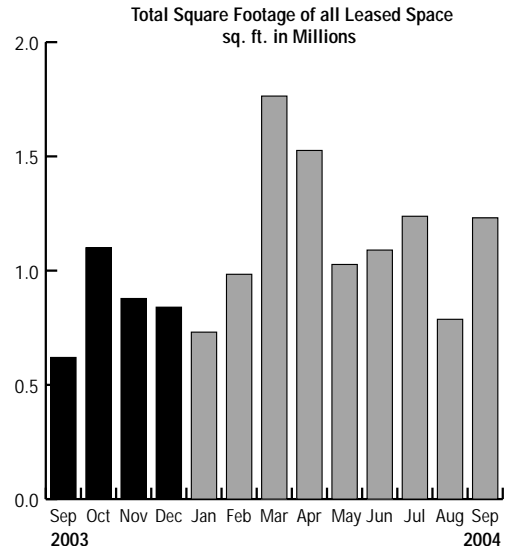
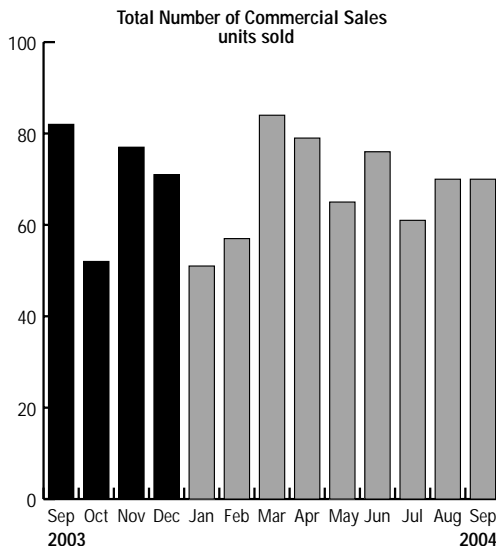
TREB's Commercial membership reported 1,229,886 square feet of industrial/commercial space in September, up 56 per cent over last month, and up 49 per cent over September of last year, Commercial Council Chair Joe De Leo announced today.

"Commercial Activity fluctuates up and down month-to-month, but the long-term trend that September represents, with six of the last seven months recording over a million square feet of leased space transacted, is a positive one."

Prices for industrial space eased off a bit in September, falling four per cent to \$5.61 sfm from the \$5.83 sfm recorded last month. It was up seven per cent over the \$5.23 sfm recorded in September of 2003. Meanwhile, prices for office and commercial space remained mixed.

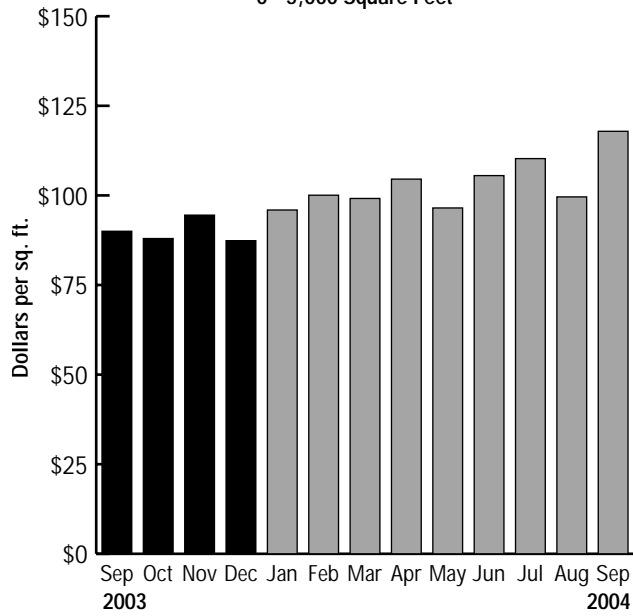
Sales Market Highlights

There were 69 Industrial/Commercial sales recorded through TorontoMLS in September, with the 34 industrial properties (all size categories) sold averaging \$70.88 per square foot. This compares to a figure of \$51.72 per square foot recorded by non-MLS sources.

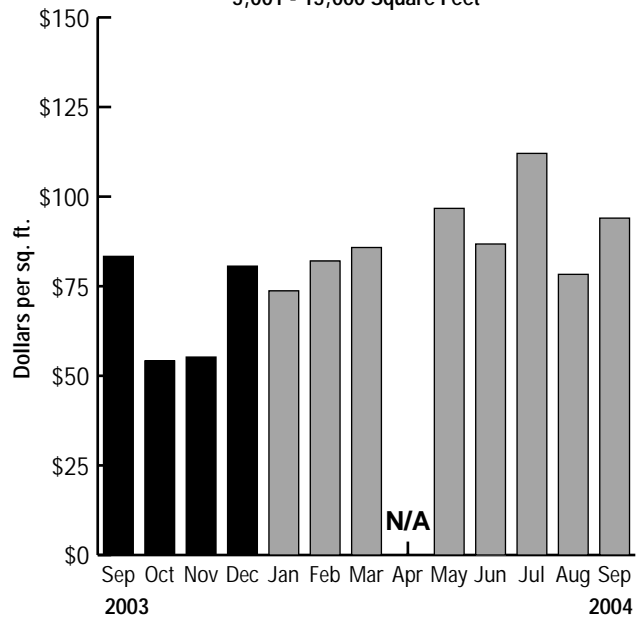


SOLD INDUSTRIAL PROPERTIES

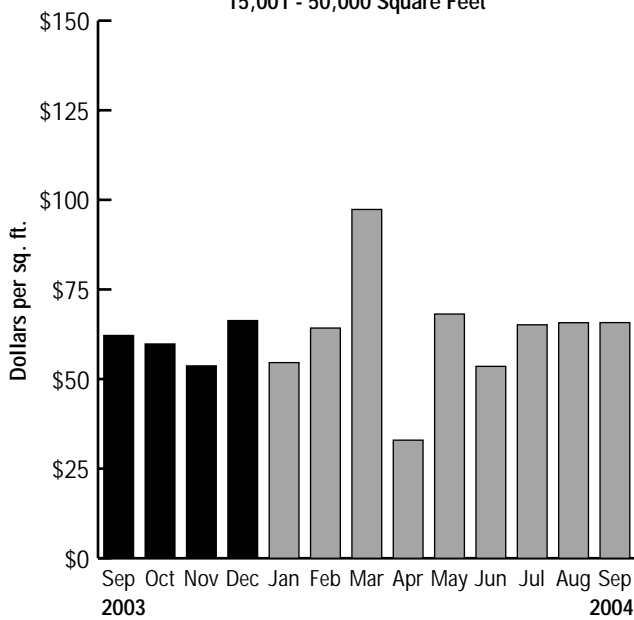
Sold Industrial Properties
0 - 5,000 Square Feet



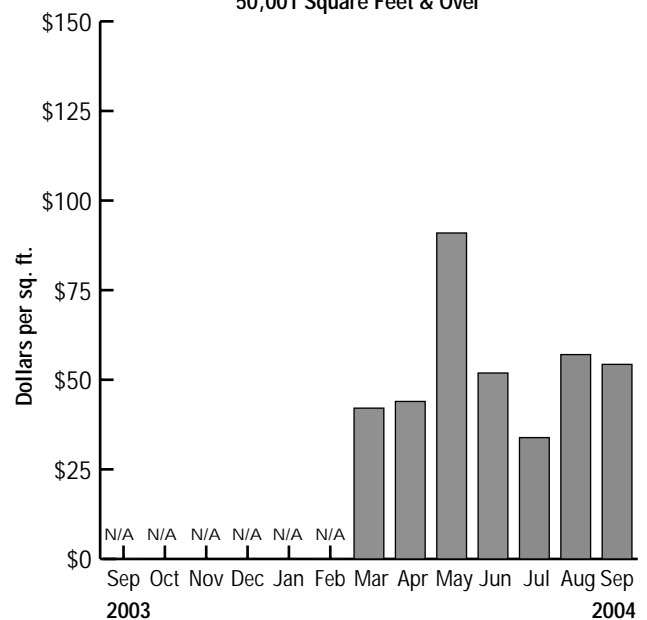
Sold Industrial Properties
5,001 - 15,000 Square Feet



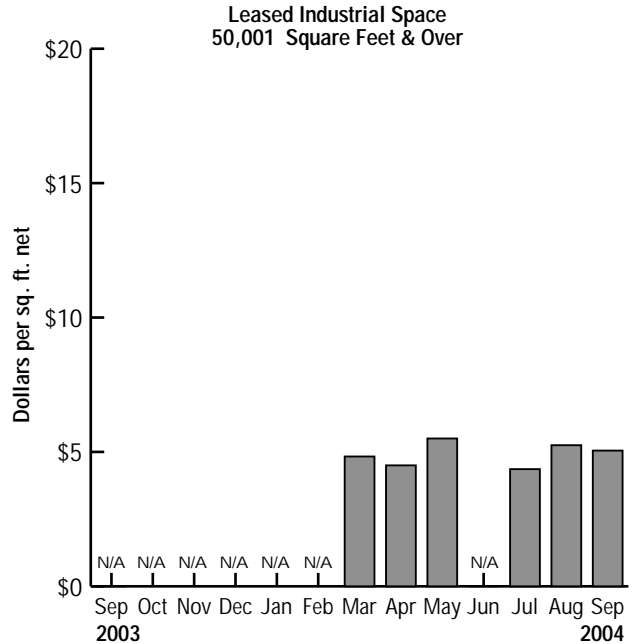
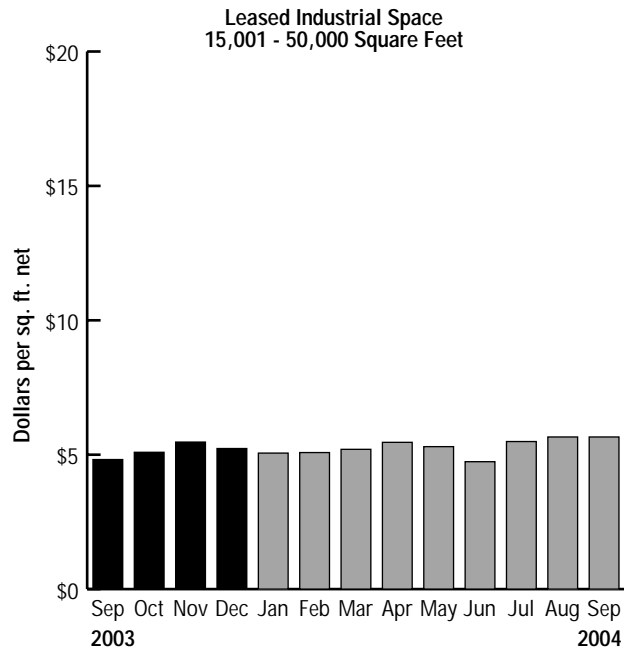
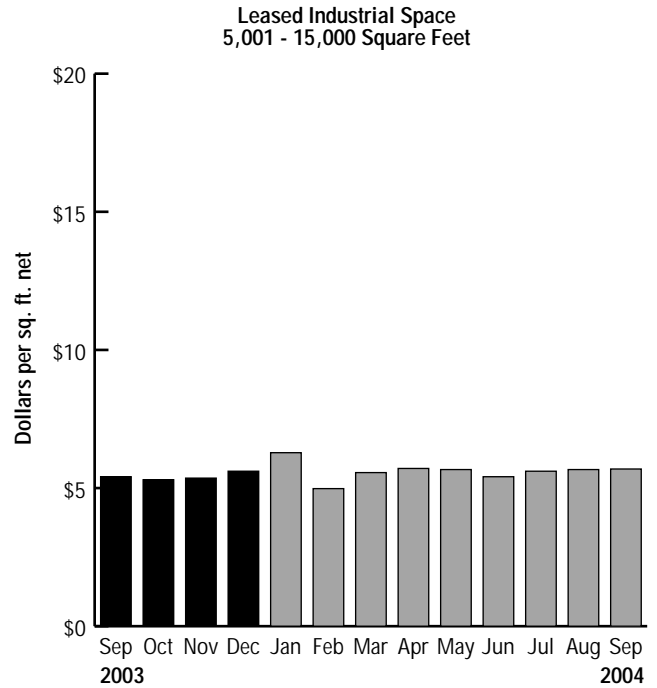
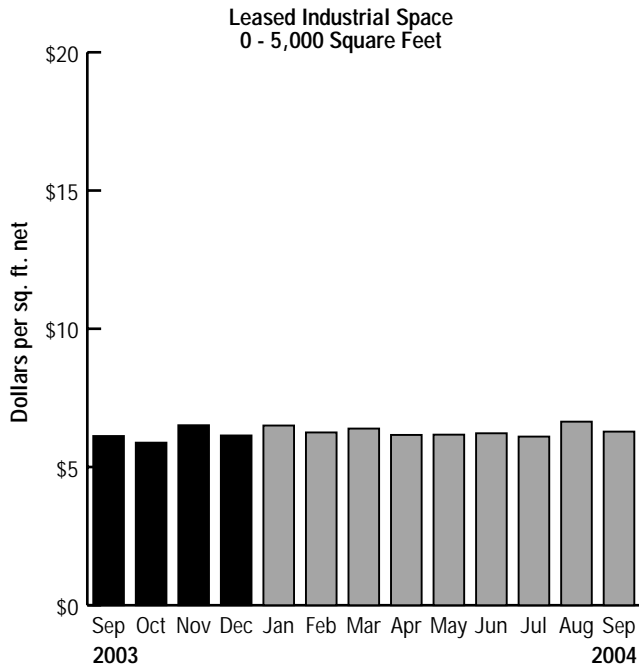
Sold Industrial Properties
15,001 - 50,000 Square Feet



Sold Industrial Properties
50,001 Square Feet & Over

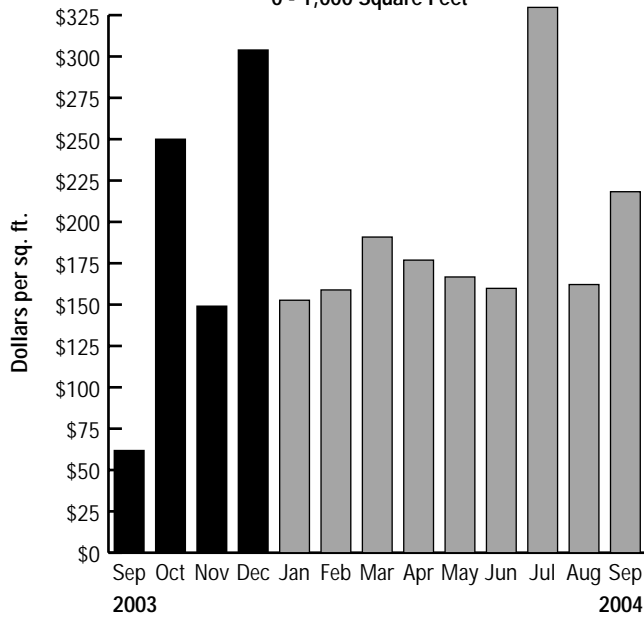


LEASED INDUSTRIAL SPACE

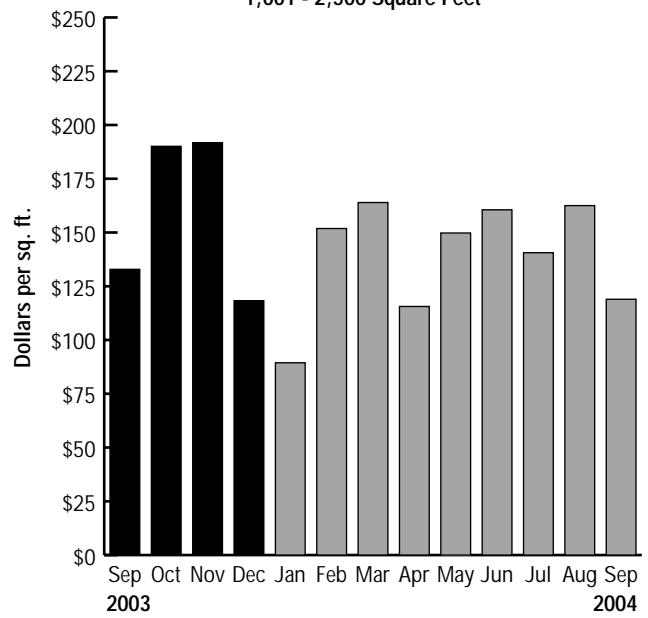


SOLD COMMERCIAL/RETAIL PROPERTIES

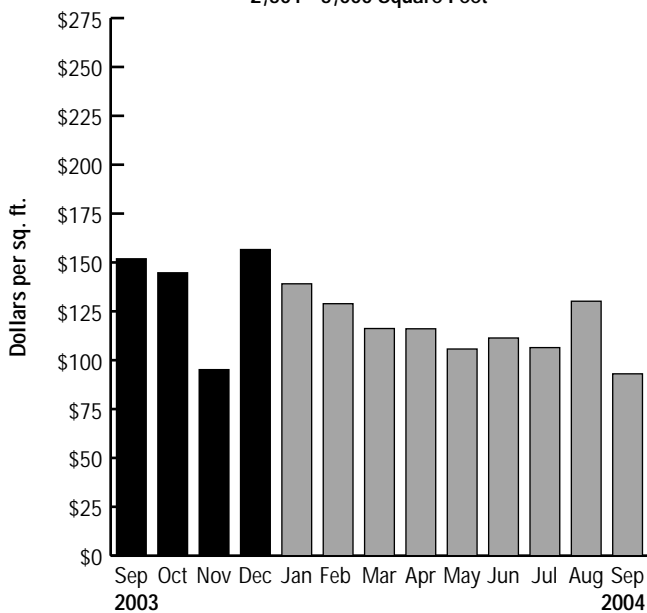
Sold Commercial/Retail Properties
0 - 1,000 Square Feet



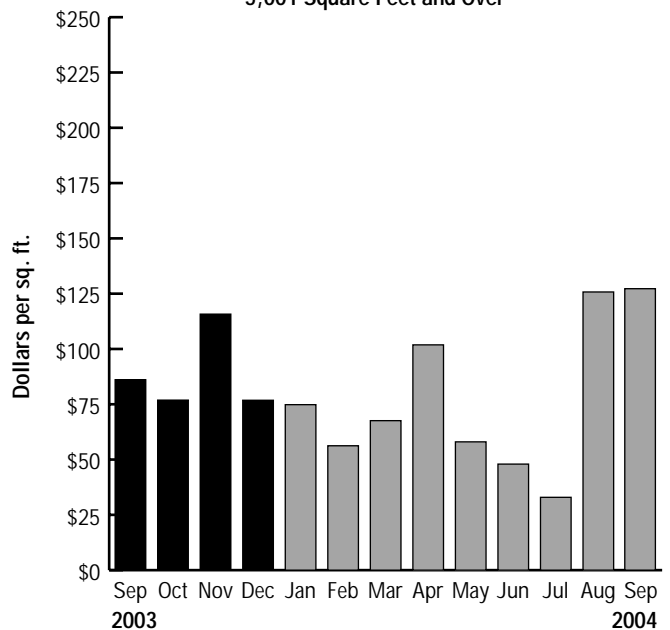
Sold Commercial/Retail Properties
1,001 - 2,500 Square Feet



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

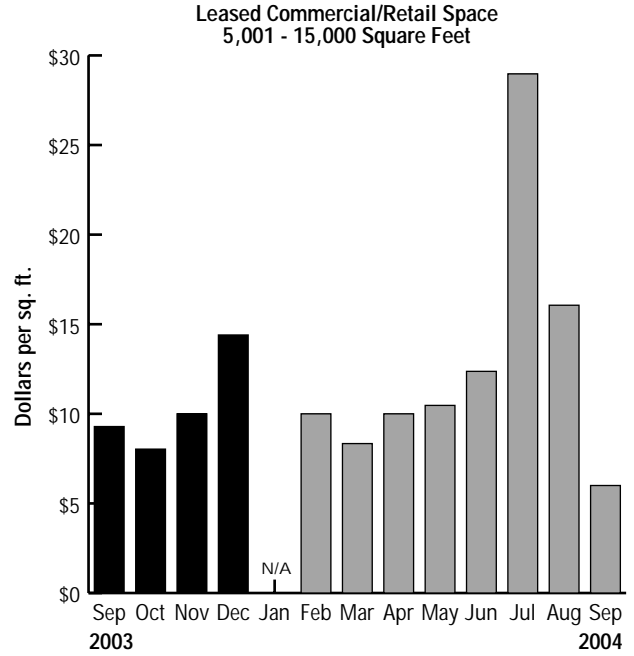
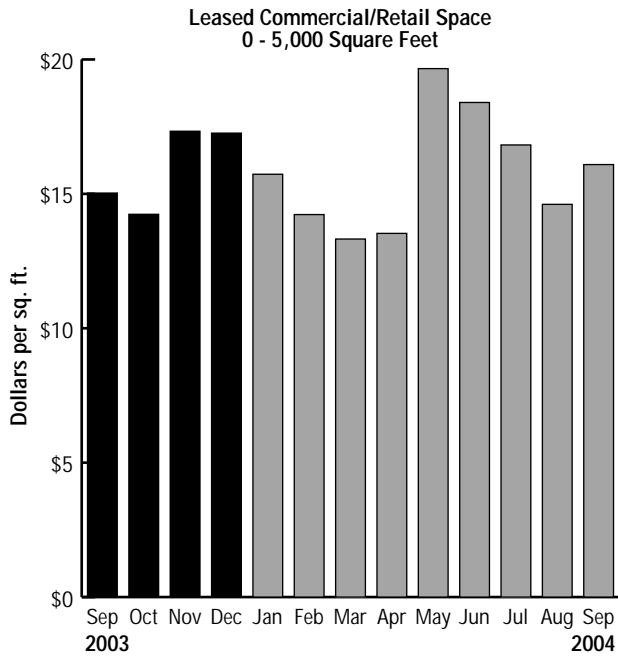


Sold Commercial/Retail Properties
5,001 Square Feet and Over

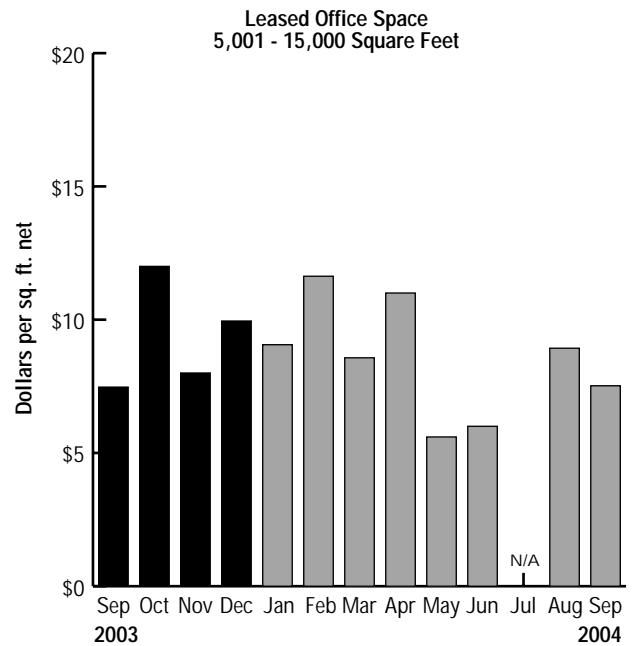
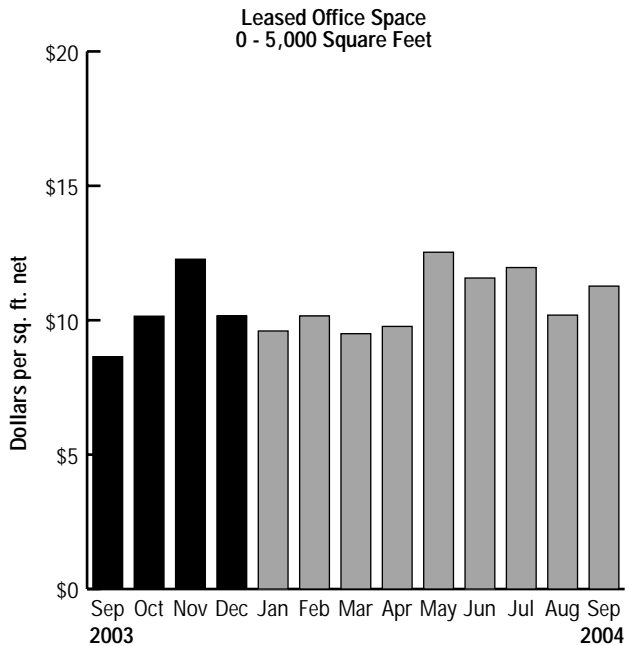


LEASED COMMERCIAL/RETAIL AND OFFICE SPACE

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			
E07	3	8,240	\$84.95
E21	1	3,600	\$81.94
Total:	4	11,840	\$84.04
West			
W05	1	3,000	\$73.33
W12	1	3,600	\$137.50
W14	1	2,100	\$95.24
W16	1	1,885	\$132.10
W17	6	14,840	\$139.99
W28	2	6,060	\$143.89
Total:	12	31,485	\$130.65
North			
N03	1	2,100	\$111.90
N06	1	2,200	\$107.95
N08	5	11,521	\$120.82
Total:	7	15,821	\$117.85
Grand Total:			
	23	59,146	\$117.89

5,001 - 15,000 SQ. FT.

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
West			
W06	1	7,500	\$96.00
W17	1	10,410	\$93.18
Total:	2	17,910	\$94.36
Grand Total:			
	2	17,910	\$94.36

15,001 - 50,000 SQ. FT.

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
East			
E07	1	45,933	\$42.45
Total:	1	45,933	\$42.45
West			
W10	1	15,225	\$52.55
W17	5	175,219	\$72.46
Total:	6	190,444	\$70.87
Grand Total:			
	7	236,377	\$65.35

50,001 SQ. FT. AND OVER

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
West			
W09	1	61,202	\$51.47
W25	1	53,000	\$57.55
Total:	2	114,202	\$54.29
Grand Total:			
	2	114,202	\$54.29

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LEASED INDUSTRIAL SPACE

0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E05	1	4,019	\$5.00
E07	5	13,354	\$5.65
E08	1	1,515	\$4.95
E09	4	10,979	\$5.29
E11	2	6,732	\$8.40
E12	1	2,362	\$6.50
E15	1	829	\$4.75
E16	2	4,616	\$8.41
Total:	17	44,406	\$6.21
West			
W05	6	17,370	\$5.22
W07	1	2,901	\$4.75
W09	1	4,126	\$4.50
W17	19	51,737	\$6.11
W20	1	1,900	\$6.25
W22	1	1,536	\$10.00
W24	1	2,850	\$5.50
Total:	30	82,420	\$5.85
Central			
C15	1	2,401	\$5.75
Total:	1	2,401	\$5.75
North			
N03	3	6,628	\$9.16
N04	2	3,630	\$7.50
N08	7	15,480	\$6.96
N10	3	5,079	\$7.41
Total:	15	30,817	\$7.57
Grand Total:	63	160,044	\$6.28

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W02	1	17,200	\$12.00
W04	1	42,000	\$5.80
W07	1	25,072	\$3.50
W17	2	65,926	\$5.63
W24	1	15,116	\$5.95
W25	1	33,000	\$5.00
Total:	7	198,314	\$5.87
Central			
C04	1	33,813	\$4.50
Total:	1	33,813	\$4.50
North			
N08	2	75,000	\$4.59
N10	2	33,655	\$6.41
N11	1	49,346	\$6.73
Total:	5	158,001	\$5.64
Grand Total:	13	390,128	\$5.66

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E07	4	38,000	\$5.22
E09	1	11,952	\$5.25
E11	1	15,000	\$4.00
Total:	6	64,952	\$4.94
West			
W04	1	12,000	\$4.50
W05	1	6,400	\$5.50
W10	1	12,750	\$4.20
W16	1	14,544	\$7.00
W17	9	81,339	\$6.02
W23	2	15,200	\$4.71
Total:	15	142,233	\$5.67
North			
N08	4	47,170	\$6.18
N10	2	13,575	\$7.06
N11	1	13,967	\$6.50
Total:	7	74,712	\$6.40
Grand Total:	28	281,897	\$5.69

50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
West			
W10	1	51,457	\$5.05
W24	1	50,310	\$5.70
Total:	2	101,767	\$5.37
North			
N08	2	163,906	\$4.85
Total:	2	163,906	\$4.85
Grand Total:	4	265,673	\$5.05

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SOLD COMMERCIAL/RETAIL PROPERTIES

0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
East			
E07	4	1,452	\$255.91
E21	1	780	\$53.85
Total:	5	2,232	\$185.28
West			
W14	1	360	\$133.33
Total:	1	360	\$133.33
Central			
C02	1	800	\$15.00
Total:	1	800	\$15.00
North			
N02	1	872	\$279.82
N06	1	550	\$290.91
N10	1	275	\$155.64
N11	1	680	\$498.24
Total:	4	2,377	\$330.50
Grand Total:	11	5,769	\$218.26

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
East			
E03	1	2,000	\$177.50
E07	2	3,950	\$64.13
E08	1	1,600	\$50.00
E11	1	1,500	\$46.67
E21	1	1,400	\$43.57
Total:	6	10,450	\$78.40
West			
W03	1	2,000	\$135.00
W05	1	1,050	\$476.19
W10	1	1,320	\$107.95
W15	1	1,700	\$97.06
W16	2	3,111	\$178.02
W21	1	1,222	\$32.73
Total:	7	10,403	\$160.66
North			
N03	1	1,222	\$137.44
N08	1	2,450	\$105.71
Total:	2	3,672	\$116.28
Grand Total:	15	24,525	\$118.96

2,501 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
West			
W05	1	2,723	\$102.83
Total:	1	2,723	\$102.83
North			
N08	1	4,210	\$86.70
Total:	1	4,210	\$86.70
Grand Total:	2	6,933	\$93.03

5,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
East			
E15	1	9,472	\$30.09
Total:	1	9,472	\$30.09
West			
W06	1	6,000	\$80.83
W23	1	6,000	\$120.83
W24	1	22,662	\$174.30
W29	1	5,200	\$153.85
Total:	4	39,862	\$149.52
Central			
C01	1	8,000	\$117.80
C04	1	5,200	\$148.08
Total:	2	13,200	\$129.73
Grand Total:	7	62,534	\$127.25

LEASED COMMERCIAL/RETAIL SPACE

0 - 5,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
East			
E02	1	520	\$20.77
E03	2	2,700	\$16.44
E07	3	4,773	\$14.58
E14	3	2,880	\$13.44
E16	1	2,009	\$14.25
Total:	10	12,882	\$14.25
West			
W01	1	1,000	\$24.60
W05	2	2,700	\$23.11
W09	1	510	\$34.12
W12	2	3,457	\$16.09
Total:	6	7,667	\$20.87
Central			
C10	1	990	\$36.00
Total:	1	990	\$36.00
North			
N02	1	4,382	\$15.50
N03	3	3,908	\$14.04
N07	1	2,385	\$17.00
N08	1	2,000	\$3.95
Total:	6	12,675	\$13.51
Grand Total:			
	23	34,214	\$16.09

5,001 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
East			
E04	1	17,500	\$11.00
Total:	1	17,500	\$11.00
Grand Total:			
	1	17,500	\$11.00

15,001 - 50,00 SQ. FT.			
Area	Leased	Total Leased	Av. Price
North			
N08	1	7,000	\$6.00
Total:	1	7,000	\$6.00
Grand Total:			
	1	7,000	\$6.00

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				
E04	2	3,000	\$5.08	
Total:	2	3,000	\$5.08	
West				
W05	1	1,271	\$15.00	
W07	1	429	\$18.00	
W17	2	6,305	\$11.51	
W21	3	3,575	\$13.64	
Total:	7	11,580	\$12.79	
Central				
C02	2	4,515	\$20.00	
C07	1	1,006	\$15.60	
C13	1	612	\$7.25	
C14	1	800	\$12.00	
C15	2	3,289	\$4.53	
Total:	7	10,222	\$13.20	
North				
N01	2	1,874	\$10.00	
N03	4	5,744	\$11.02	
N04	1	750	\$12.00	
N06	1	2,061	\$13.00	
N07	1	700	\$13.63	
N10	3	5,767	\$8.00	
N11	2	3,224	\$10.64	
Total:	14	20,120	\$10.33	
Grand Total:	30	44,922	\$11.27	

5,001 - 15,000 SQ. FT.				
Area	Leased	Total Leased	Av. Price	
East				
E12	1	6,698	\$8.95	
Total:	1	6,698	\$8.95	
West				
W21	1	9,153	\$6.25	
Total:	1	9,153	\$6.25	
Central				
C13	1	6,919	\$7.00	
Total:	1	6,919	\$7.00	
North				
N10	1	5,738	\$8.75	
Total:	1	5,738	\$8.75	
Grand Total:	4	28,508	\$7.57	
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
West					
W06	1	23,478	\$24.28	0.54	\$1,055,555.56
W13	1	90,169	\$31.61	2.07	\$1,376,811.59
W29	1	90,169	\$2.95	2.07	\$128,502.42
Total:	3	203,816	\$18.08	4.68	\$787,606.84
North					
N10	1	49,500	\$12.42	1.14	\$539,473.68
Total:	1	49,500	\$12.42	1.14	\$539,473.68
Grand Total:	4	253,316	\$16.98	5.82	\$739,003.44

130,001 SQ. FT. AND OVER					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E13	1	6,053,098	\$0.25	138.96	\$10,794.47
Total:	1	6,053,098	\$0.25	138.96	\$10,794.47
West					
W27	1	6,185,520	\$0.32	142.00	\$13,732.39
W29	1	174,240	\$2.53	4.00	\$110,000.00
Total:	2	6,359,760	\$0.38	146.00	\$16,369.86
North					
N14	1	675,180	\$0.76	15.50	\$33,096.77
Total:	1	675,180	\$0.76	15.50	\$33,096.77
Grand Total:	4	13,088,038	\$0.34	300.46	\$14,654.20

