



GTA **INDUSTRIAL** **STATS**

Q4 2023 UPDATE



INDUSTRIAL MARKET STATS

GTA CENTRAL - Q4 2023

MARKET	NUMBER OF PROPERTIES	TOTAL INVENTORY (SF)	TOTAL VACANCY (SF)	MARKET SALE PRICE (PSF)	AVG ASKING NET RATE	MARKET CAP RATE (%)	TOTAL VACANCY (%)	Q NET ABSORPTION (SF)	YTD NET ABSORPTION (SF)	TOTAL AVAILABILITY (%)	TOTAL AVAILABILITY (SF)
GTA CENTRAL											
Scarborough											
2,000 - 10,000	294	1,840,047	5,940	\$510.00	\$22.40	4.51%	0.32%	6,304	11,349	0.82%	15,040
10,001 - 20,000	291	4,284,929	27,550	\$456.00	\$20.45	4.31%	0.64%	-17,757	6,610	2.59%	111,157
20,001 - 50,000	408	13,575,908	119,687	\$373.00	\$19.23	4.48%	0.88%	43,423	54,807	1.95%	264,952
50,001 - 100,000	214	14,604,622	117,989	\$328.00	\$18.93	4.44%	0.81%	-21,636	12,798	1.65%	240,941
100,001 +	119	23,421,530	477,513	\$284.00	\$18.76	4.40%	2.04%	-46,258	72,819	3.69%	863,671
SCARBOROUGH TOTAL	1,326	57,727,036	748,679	\$390.20	\$19.95	4.43%	1.30%	-35,924	158,383	2.59%	1,495,761
Etobicoke											
2,000 - 10,000	496	2,758,723	31,292	\$538.00	\$21.90	4.18%	1.13%	-6,351	7,500	1.75%	48,202
10,001 - 20,000	270	3,837,593	13,038	\$461.00	\$21.62	3.98%	0.34%	24,040	29,475	1.10%	42,065
20,001 - 50,000	410	13,262,190	79,884	\$397.00	\$20.04	3.87%	0.60%	27,714	58,603	1.94%	257,094
50,001 - 100,000	194	13,477,506	445,219	\$311.00	\$18.86	4.40%	3.30%	-153,202	216,060	3.62%	487,884
100,001 +	142	31,310,571	1,149,746	\$281.00	\$17.84	4.27%	3.67%	-196,607	129,046	3.85%	1,206,113
ETOBICOKE TOTAL	1,512	64,646,583	1,719,179	\$397.60	\$20.05	4.14%	2.66%	-304,406	440,684	3.16%	2,041,358
Toronto											
2,000- 10,000	606	3,716,754	12,281	\$583	\$24.88	4.54%	0.33%	23,940	1,881	1.60%	59,366
10,001 - 20,000	519	7,516,993	70,098	\$488	\$23.22	4.22%	0.93%	-19,564	13,197	1.89%	142,387
20,001 - 50,000	600	19,848,971	151,942	\$409	\$23.18	4.05%	0.77%	57,556	6,409	1.69%	335,894
50,001 - 100,000	246	17,118,106	246,612	\$314	\$21.48	4.41%	1.44%	21,007	17,010	2.94%	503,393
100,001 +	173	34,149,665	636,422	\$287	\$20.36	4.31%	1.86%	10,659	51,804	3.01%	1,028,183
TORONTO TOTAL	2,144	82,350,489	1,117,355	\$416	\$22.62	4.31%	1.36%	93,598	90,301	2.51%	2,069,223
GTA CENTRAL TOTAL	4,982	204,724,108	3,585,213	\$401	\$20.88	4.29%	1.75%	-246,732	689,368	2.74%	5,606,342

INDUSTRIAL MARKET STATS

GTA EAST - Q4 2023

MARKET	NUMBER OF PROPERTIES	TOTAL INVENTORY (SF)	TOTAL VACANCY (SF)	MARKET SALE PRICE (PSF)	AVG ASKING NET RATE	MARKET CAP RATE (%)	TOTAL VACANCY (%)	Q NET ABSORPTION (SF)	YTD NET ABSORPTION (SF)	TOTAL AVAILABILITY (%)	TOTAL AVAILABILITY (SF)
GTA EAST											
Ajax											
2,000 - 10,000	24	161,505	0	\$350	\$21.55	4.82%	0.00%	0	0	0.00%	0
10,001 - 20,000	40	601,332	0	\$368	\$21.56	4.97%	0.00%	0	0	0.00%	0
20,001 - 50,000	64	2,000,030	17,130	\$283	\$18.90	4.94%	0.86%	0	2,017	1.22%	24,488
50,001 - 100,000	23	1,512,625	0	\$260	\$18.46	4.39%	0.00%	0	0	3.44%	51,978
100,001 +	17	6,071,932	101,271	\$288	\$17.89	4.23%	1.67%	0	768,666	1.82%	110,271
AJAX TOTAL	168	10,347,424	118,401	\$310	\$19.67	4.67%	1.14%	0	770,683	1.80%	186,737
Pickering											
2,000 - 10,000	28	153,763	0	\$362	\$19.45	5.08%	0.00%	0	0	0.00%	0
10,001 - 20,000	41	615,595	0	\$346	\$18.52	5.11%	0.00%	0	1538	0.00%	0
20,001 - 50,000	53	1,694,027	26,270	\$302	\$17.81	4.87%	1.55%	29,065	21,104	1.95%	32,972
50,001 - 100,000	33	2,289,571	30,000	\$280	\$17.37	4.44%	1.31%	-7	30,000	3.73%	85,400
100,001 +	26	5,451,426	15,991	\$261	\$17.19	4.55%	0.29%	-5,230	160,479	4.95%	270,070
PICKERING TOTAL	181	10,204,382	72,261	\$310	\$18.07	4.81%	0.71%	23,828	213,121	3.81%	388,442
Oshawa											
2,000 - 10,000	87	536,824	0	\$323	\$20.95	4.90%	0.00%	0	1,184	0.00%	0
10,001 - 20,000	58	832,688	0	\$302	\$20.41	4.81%	0.00%	0	0	0.16%	1,300
20,001 - 50,000	53	1,560,623	0	\$259	\$19.24	4.73%	0.00%	3,339	3,331	1.44%	22,444
50,001 - 100,000	14	893,753	1,035	\$239	\$18.57	4.49%	0.12%	7,187	1,035	0.12%	1,035
100,001 +	16	8,603,293	43,093	\$242	\$19.12	4.11%	0.50%	-43,093	197,345	0.50%	43,093
OSHAWA TOTAL	228	12,427,181	44,128	\$273	\$19.66	4.61%	0.36%	-32,567	202,895	0.55%	67,872
Whitby											
2,000 - 10,000	39	233,405	0	\$424	\$20.87	4.83%	0.00%	0	0	0.00%	0
10,001 - 20,000	38	558,642	0	\$374	\$19.29	4.68%	0.00%	0	0	1.91%	10,688
20,001 - 50,000	43	1,394,884	0	\$273	\$18.12	4.78%	0.00%	0	3,000	1.08%	15,085
50,001 - 100,000	20	1,509,591	4,823	\$259	\$17.61	4.35%	0.32%	-13	0	0.32%	4,823
100,001 +	26	7,355,532	679,696	\$250	\$17.81	4.36%	9.24%	-520,000	310,796	9.47%	696,848
WHTIBY TOTAL	166	11,052,054	684,519	\$316	\$18.74	4.60%	6.19%	-520,013	313,796	6.58%	727,444
GTA EAST TOTAL	743	44,031,041	919,309	\$302	\$19.03	4.67%	2.09%	-528,752	1,500,495	3.11%	1,370,495

INDUSTRIAL MARKET STATS

GTA NORTH - Q4 2023

MARKET	NUMBER OF PROPERTIES	TOTAL INVENTORY (SF)	TOTAL VACANCY (SF)	MARKET SALE PRICE (PSF)	AVG ASKING NET RATE	MARKET CAP RATE (%)	TOTAL VACANCY (%)	Q NET ABSORPTION (SF)	YTD NET ABSORPTION (SF)	TOTAL AVAILABILITY (%)	TOTAL AVAILABILITY (SF)
GTA NORTH											
Aurora											
2,000 - 10,000	40	232,570	0	\$467	\$22.53	4.82%	0.00%	0	0	0.00%	0
10,001 - 20,000	45	683,990	19,680	\$558	\$23.12	4.76%	2.88%	18	18,830	4.72%	32,269
20,001 - 50,000	35	1,096,875	9,980	\$453	\$20.58	4.65%	0.91%	6,760	8,558	1.30%	14,280
50,001 - 100,000	20	1,409,248	91,472	\$325	\$22.36	4.49%	6.49%	-31,813	26,429	6.74%	95,039
100,001 +	15	2,569,728	0	\$249	\$19.41	4.61%	0.00%	0	354,771	2.26%	57,994
AURORA TOTAL	155	5,992,411	121,132	\$410	\$21.60	4.67%	2.02%	-25,035	408,588	3.33%	199,582
Markham											
2,000 - 10,000	56	354,206	0	\$621	\$22.93	4.44%	0.00%	0	0	0.00%	0
10,001 - 20,000	133	2,044,610	500	\$607	\$22.99	4.25%	0.02%	23,082	500	0.75%	15,400
20,001 - 50,000	266	8,363,178	3,842	\$491	\$22.13	4.39%	0.05%	13,540	7,467	1.02%	85,479
50,001 - 100,000	84	5,886,378	150,127	\$370	\$21.37	4.42%	2.55%	-6,458	136,494	4.03%	237,108
100,001 +	50	9,817,774	84,034	\$328	\$19.76	4.28%	0.86%	12,657	728,842	4.75%	466,116
MARKHAM TOTAL	589	26,466,146	238,503	\$483	\$21.84	4.36%	0.90%	42,821	873,303	3.04%	804,103
Newmarket											
2,000 - 10,000	24	127,638	0	\$868	\$22.84	4.40%	0.00%	0	0	0.00%	0
10,001 - 20,000	45	726,110	0	\$539	\$21.54	4.64%	0.00%	3,131	0	0.00%	0
20,001 - 50,000	64	1,949,637	49,399	\$443	\$21.86	4.88%	2.53%	-35,587	18,399	2.18%	42,452
50,001 - 100,000	30	2,134,126	34,645	\$289	\$21.62	4.41%	1.62%	7,183	18,431	6.00%	128,022
100,001 +	15	2,290,254	0	\$229	\$17.97	4.61%	0.00%	0	0	0.00%	0
NEWMARKET TOTAL	178	7,227,765	84,044	\$474	\$21.17	4.59%	1.16%	-25,273	36,830	2.36%	170,474
Richmond Hill											
2,000 - 10,000	33	193,720	0	\$591	\$22.25	4.40%	0.00%	0	0	0.00%	0
10,001 - 20,000	35	542,171	0	\$603	\$22.85	4.27%	0.00%	0	0	0.00%	0
20,001 - 50,000	65	2,214,056	0	\$512	\$21.24	4.20%	0.00%	23,192	43,362	0.29%	6,377
50,001 - 100,000	36	2,565,106	69,024	\$402	\$24.03	4.28%	2.69%	-22,846	14,646	2.69%	69,024
100,001 +	33	5,207,584	17,171	\$329	\$21.53	4.33%	0.33%	11,559	85,174	0.46%	24,041
RICHMOND HILL TOTAL	202	10,722,637	86,195	\$487	\$22.38	4.30%	0.80%	11,905	143,182	0.93%	99,442
Vaughan / King											
2,000 - 10,000	78	483,384	0	\$538	\$20.62	4.62%	0.00%	0	0	0.00%	0
10,001 - 20,000	307	4,497,920	25,720	\$536	\$19.89	4.32%	0.57%	-14,312	33,849	0.80%	35,964
20,001 - 50,000	412	13,142,173	19,859	\$438	\$19.74	4.29%	0.15%	60,892	43,335	1.74%	229,300
50,001 - 100,000	178	12,814,437	7,941	\$364	\$20.14	4.37%	0.06%	67,314	60,796	0.40%	50,986
100,001 +	180	39,153,685	398,883	\$338	\$19.76	4.16%	1.02%	112,839	126,160	1.95%	763,962
VAUGHAN / KING TOTAL	1,155	70,091,599	452,403	\$443	\$20.03	4.35%	0.65%	226,733	264,140	1.54%	1,080,212
Outlying York											
2,000 - 10,000	24	99,051	0	\$523	\$23.42	4.53%	0.00%	0	0	0.00%	0
10,001 - 20,000	8	108,209	9,120	\$605	\$21.41	3.97%	8.43%	2	8,418	14.11%	15,263
20,001 - 50,000	12	411,738	0	\$398	\$22.05	4.41%	0.00%	0	0	0.00%	0
50,001 - 100,000	4	262,833	0	\$334	\$23.87	4.45%	0.00%	0	0	0.00%	0
100,001 +	4	823,659	0	\$276	\$20.26	4.48%	0.00%	0	0	0.00%	0
OUTLYING YORK TOTAL	52	1,705,490	9,120	\$427	\$22.20	4.37%	0.53%	2	8,418	0.89%	15,263
GTA NORTH TOTAL	2,331	122,206,048	991,397	\$454	\$21.54	4.44%	0.81%	231,153	1,734,461	1.94%	2,369,076

INDUSTRIAL MARKET STATS

GTA WEST - Q4 2023

MARKET	NUMBER OF PROPERTIES	TOTAL INVENTORY (SF)	TOTAL VACANCY (SF)	MARKET SALE PRICE (PSF)	AVG ASKING NET RATE	MARKET CAP RATE (%)	TOTAL VACANCY (%)	Q NET ABSORPTION (SF)	YTD NET ABSORPTION (SF)	TOTAL AVAILABILITY (%)	TOTAL AVAILABILITY (SF)
GTA WEST											
Brampton											
2,000 - 10,000	122	809,064	0	\$702	\$23.02	4.34%	0.00%	6,109	6,110	0.00%	0
10,001 - 20,000	242	3,606,084	6,100	\$615	\$21.79	4.21%	0.17%	5,717	69,360	0.30%	10,781
20,001 - 50,000	314	9,927,454	71,380	\$505	\$21.21	4.24%	0.72%	80,690	95,537	1.21%	119,846
50,001 - 100,000	223	16,326,655	248,728	\$381	\$19.95	4.25%	1.52%	-158,858	68,424	2.46%	402,399
100,001 +	272	72,244,782	1,938,236	\$347	\$19.79	4.11%	2.68%	-541,008	2,006,095	5.38%	3,889,049
BRAMPTON TOTAL	1,173	102,914,039	2,264,444	\$510	\$21.15	4.23%	2.20%	-607,350	2,245,526	4.30%	4,422,075
Burlington											
2,000 - 10,000	116	730,118	0	\$506	\$20.95	4.48%	0.00%	962	9,530	1.22%	8,922
10,001 - 20,000	165	2,408,456	5,000	\$420	\$19.56	4.55%	0.21%	-5,000	92,467	0.35%	8,525
20,001 - 50,000	147	4,682,242	64,318	\$437	\$20.36	4.56%	1.37%	-1,238	13,750	3.05%	142,740
50,001 - 100,000	80	5,525,916	103,277	\$342	\$19.29	4.44%	1.87%	-6,201	10,331	2.30%	127,349
100,001 +	50	9,564,020	153,657	\$284	\$18.02	4.31%	1.61%	-145,743	456,167	2.03%	194,189
BURLINGTON TOTAL	558	22,910,752	326,252	\$398	\$19.64	4.47%	1.42%	-157,220	582,245	2.10%	481,725
Caledon											
2,000 - 10,000	67	436,805	0	\$726	\$24.76	4.23%	0.00%	0	0	0.29%	1,250
10,001 - 20,000	66	971,995	10,010	\$615	\$24.90	4.20%	1.03%	1	10,010	1.03%	10,010
20,001 - 50,000	81	2,492,666	10,200	\$475	\$21.74	4.27%	0.41%	-6,960	4,200	0.72%	18,000
50,001 - 100,000	32	2,190,620	22,182	\$424	\$18.56	4.24%	1.01%	-276	0	1.01%	22,182
100,001 +	40	12,060,079	91,634	\$366	\$19.39	4.13%	0.76%	0	62,157	2.01%	242,531
CALEDON TOTAL	286	18,152,165	134,026	\$521	\$21.87	4%	0.74%	-7,235	76,367	1.62%	293,973
Milton / Halton											
2,000 - 10,000	81	514,362	0	\$510	\$25.63	4.57%	0.00%	0	0	0.00%	0
10,001 - 20,000	104	1,571,564	0	\$530	\$24.97	4.24%	0.00%	0	1,319	0.00%	0
20,001 - 50,000	114	3,422,370	3,869	\$457	\$24.88	4.19%	0.11%	15,972	200	0.86%	29,369
50,001 - 100,000	44	3,188,199	169,349	\$372	\$19.38	4.20%	5.31%	-169,349	96,868	6.43%	205,146
100,001 +	77	27,676,783	1,681,415	\$340	\$18.77	4.18%	6.08%	-1,491,696	2,227,415	7.79%	2,157,014
MILTON TOTAL	420	36,373,278	1,854,633	\$442	\$22.73	4.28%	5.10%	-1,645,073	2,325,802	6.57%	2,391,529
Mississauga											
2,000 - 10,000	429	2,961,449	30,736	\$648	\$20.12	4.33%	1.04%	-3,071	30,736	1.80%	53,364
10,001 - 20,000	839	12,289,383	63,229	\$538	\$19.35	4.29%	0.51%	-2,746	5,814	0.85%	104,216
20,001 - 50,000	1,060	34,069,761	554,692	\$439	\$18.67	4.36%	1.63%	-158,719	189,639	3.21%	1,093,234
50,001 - 100,000	499	34,903,059	601,278	\$368	\$19.86	4.30%	1.72%	107,452	51,800	2.62%	915,474
100,001 +	373	79,499,377	1,755,122	\$346	\$19.33	4.19%	2.21%	-844,148	1,045,842	3.55%	2,819,017
MISSISSAUGA TOTAL	3,200	163,723,029	3,005,057	\$468	\$19.47	4.29%	1.84%	-901,232	1,323,831	3.04%	4,985,305
Oakville											
2,000 - 10,000	79	495,572	0	\$570	\$20.95	4.43%	0.00%	0	5,582	1.59%	7,900
10,001 - 20,000	138	2,015,405	53,142	\$447	\$18.94	4.56%	2.64%	-8,162	33,658	3.64%	73,436
20,001 - 50,000	118	3,697,224	60,316	\$477	\$19.17	4.47%	1.63%	-50,096	12,443	3.77%	139,506
50,001 - 100,000	77	5,339,716	174,853	\$372	\$21.24	4.33%	3.27%	-121,532	120,221	3.23%	172,603
100,001 +	40	11,909,104	324,299	\$296	\$18.57	4.21%	2.72%	-319,595	4,704	2.83%	336,553
OAKVILLE TOTAL	452	23,457,021	612,610	\$432	\$19.77	4.40%	2.61%	-499,385	176,608	3.11%	729,998
GTA WEST TOTAL	6,089	367,530,284	8,197,022	\$462	\$20.77	4.31%	2.23%	-3,817,495	6,730,379	3.62%	13,304,605

INDUSTRIAL MARKET STATS

GTA OVERALL - Q4 2023

MARKET	NUMBER OF PROPERTIES	TOTAL INVENTORY (SF)	TOTAL VACANCY (SF)	MARKET SALE PRICE (PSF)	AVG ASKING NET RATE	MARKET CAP RATE (%)	TOTAL VACANCY (%)	Q NET ABSORPTION (SF)	YTD NET ABSORPTION (SF)	TOTAL AVAILABILITY (%)	TOTAL AVAILABILITY (SF)
GTA OVERALL											
GTA CENTRAL											
2,000- 10,000	1,396	8,315,524	49,513	\$544	\$23.06	4.41%	0.60%	23,893	20,730	1.47%	122,608
10,001 - 20,000	1,080	15,639,515	110,686	\$468	\$21.76	4.17%	0.71%	-13,040	49,282	1.89%	295,609
20,001 - 50,000	1,418	46,687,069	351,513	\$393	\$20.82	4.13%	0.75%	128,462	119,819	1.84%	857,940
50,001 - 100,000	654	45,200,234	809,820	\$318	\$19.76	4.42%	1.79%	-234,107	245,868	2.73%	1,232,218
100,001 +	434	88,881,766	2,263,681	\$284	\$18.99	4.33%	2.55%	-232,206	253,669	3.49%	3,097,967
GTA CENTRAL TOTAL	4,982	204,724,108	3,585,213	\$401	\$20.88	4.29%	1.75%	-326,998	689,368	2.74%	5,606,342
GTA EAST											
2,000 - 10,000	178	1,085,497	0	\$365	\$20.71	4.91%	0.00%	0	1,184	0.00%	0
10,001 - 20,000	177	2,608,257	0	\$348	\$19.95	4.89%	0.00%	0	1,538	0.46%	11,988
20,001 - 50,000	213	6,649,564	43,400	\$279	\$18.52	4.83%	0.65%	32,404	29,452	1.43%	94,989
50,001 - 100,000	90	6,205,540	35,858	\$260	\$18.00	4.42%	0.58%	7,167	31,035	2.31%	143,236
100,001 +	85	27,482,183	840,051	\$260	\$18.00	4.31%	3.06%	-568,323	1,437,286	4.08%	1,120,282
GTA EAST TOTAL	743	44,031,041	919,309	\$302	\$19.03	4.67%	2.09%	-528,752	1,500,495	3.11%	1,370,495
GTA NORTH											
2,000 - 10,000	255	1,490,569	0	\$601	\$22.43	4.54%	0.00%	0	0	0.00%	0
10,001 - 20,000	573	8,603,010	55,020	\$575	\$21.97	4.37%	0.64%	11,921	61,597	1.15%	98,896
20,001 - 50,000	854	27,177,657	83,080	\$456	\$21.27	4.47%	0.31%	68,797	121,121	1.39%	377,888
50,001 - 100,000	352	25,072,128	353,209	\$347	\$22.23	4.40%	1.41%	13,380	256,796	2.31%	580,179
100,001 +	297	59,862,684	500,088	\$292	\$19.78	4.41%	0.84%	137,055	1,294,947	2.19%	1,312,113
GTA NORTH TOTAL	2,331	122,206,048	991,397	\$454	\$21.54	4.44%	0.81%	231,153	1,734,461	1.94%	2,369,076
GTA WEST											
2,000 - 10,000	894	5,947,370	30,736	\$610	\$22.57	4.40%	0.52%	4,000	51,958	1.20%	71,436
10,001 - 20,000	1,554	22,862,887	137,481	\$528	\$21.59	4.34%	0.60%	-10,190	212,628	0.91%	206,968
20,001 - 50,000	1,834	58,291,717	764,775	\$465	\$21.01	4.35%	1.31%	-120,351	315,769	2.65%	1,542,695
50,001 - 100,000	955	67,474,165	1,319,667	\$377	\$19.71	4.29%	1.96%	-348,764	347,644	2.73%	1,845,153
100,001 +	852	212,954,145	5,944,363	\$330	\$18.98	4.19%	2.79%	-3,342,190	5,802,380	4.53%	9,638,353
GTA WEST TOTAL	6,089	367,530,284	8,197,022	\$462	\$20.77	4.31%	2.23%	-3,817,495	6,730,379	3.62%	13,304,605
GTA OVERALL TOTAL	14,145	738,491,481	13,692,941	\$405	\$20.55	4.43%	1.85%	-4,442,092	-4,803,588	3.07%	22,650,518



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