



AVAILABILITY RATE

3.95%

Q-OVER-Q CHANGE

↑ 87 BPS

2024

QUARTERLY MARKET REPORT

GTA INDUSTRIAL



GTA INDUSTRIAL OVERVIEW

The GTA industrial market experienced a notable drop in vacancy by 87 basis points, coupled with a record amount of negative net absorption totaling -3.45 million square feet in the first quarter of 2024.

This trend was primarily driven by an influx of over two million square feet of sublease space hitting the market, alongside a record volume of new supply delivered in recent quarters, some of which remains vacant. This marks the fourth consecutive quarter in which the availability rate increased, and the second quarter in which both sublease space and vacant new supply have played a significant contributing factor.

Net asking rates declined slightly to \$18.55 per square foot, while asking sale prices remained consistent across all size ranges and asset classes. Additionally, this quarter experienced a

significant uptick in both the volume of square footage transacted and total number of sales, indicating a vibrant level of activity and interest within the GTA industrial market, despite some stagnancy on the leasing front.

Future outlook remains optimistic, with talk of potential interest rate cuts by mid-year alongside a tapering off of new deliveries, which will feasibly drive-up demand for existing product.

The West Market remains dominant in completion of upcoming projects, accounting for 53% of all new supply delivered for Q1 2024. However, this trend is expected to dwindle in the coming quarters as the current surge of construction in Milton nears its conclusion, while numerous upcoming projects gain momentum in the Eastern region.

AVG. ASKING SALE PRICE (PSF)

\$431 PSF

INDUSTRIAL FREESTAND

AVG. ASKING SALE PRICE (PSF)

\$504 PSF

INDUSTRIAL CONDO

AVG. ASKING NET RATE (PSF)

\$18.55 PSF

ALL AVAILABLE INDUSTRIAL

NEW SUPPLY (SF)

2.22 M SF

UNDER CONSTRUCTION (SF)

12.4 M SF

QUARTERLY NET ABSORPTION (SF)

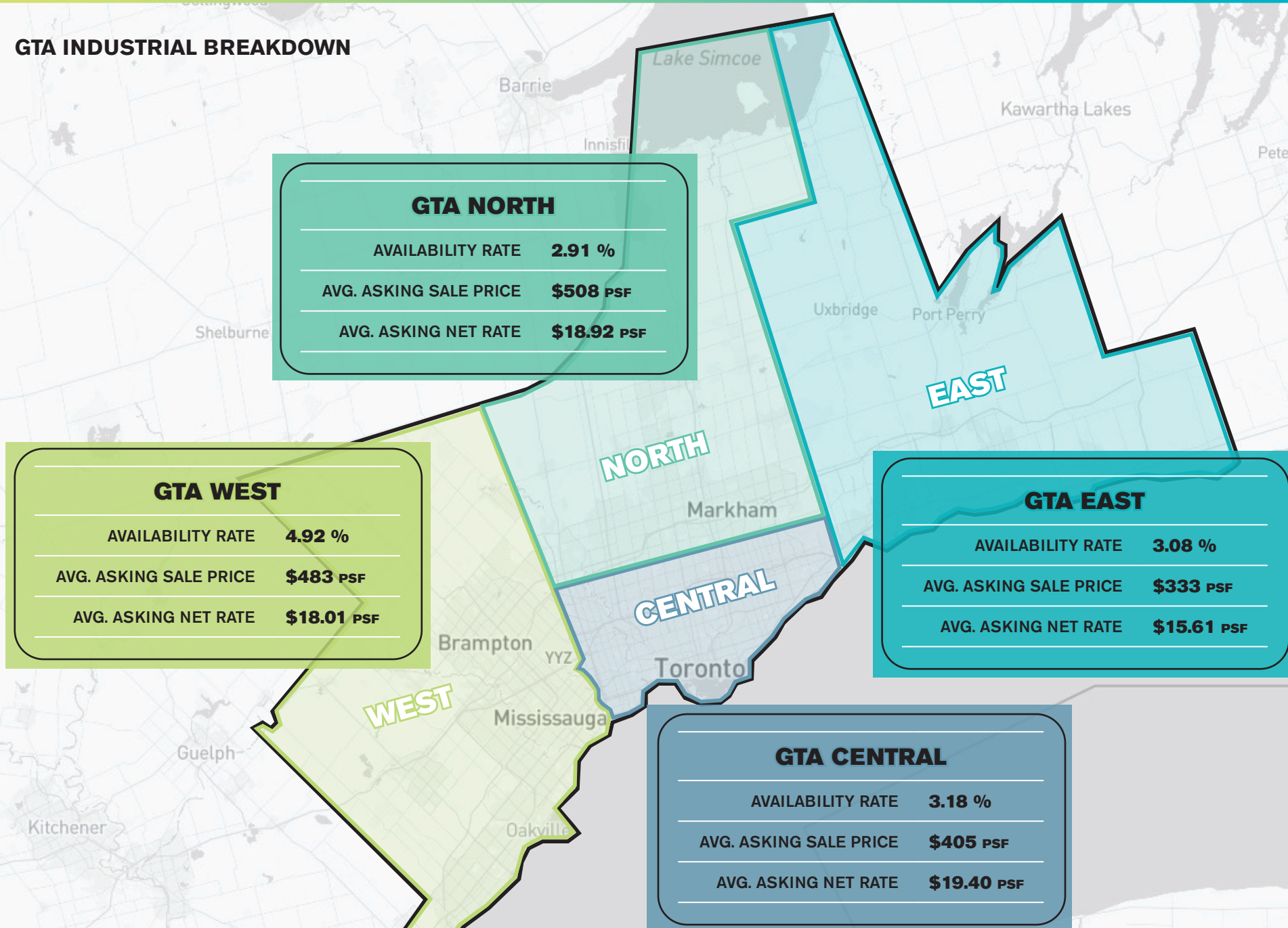
-3.45 M SF

Q1 2024

GTA INDUSTRIAL OVERVIEW



GTA INDUSTRIAL BREAKDOWN



GTA NORTH

AVAILABILITY RATE **2.91 %**

AVG. ASKING SALE PRICE **\$508 PSF**

AVG. ASKING NET RATE **\$18.92 PSF**

GTA WEST

AVAILABILITY RATE **4.92 %**

AVG. ASKING SALE PRICE **\$483 PSF**

AVG. ASKING NET RATE **\$18.01 PSF**

GTA EAST

AVAILABILITY RATE **3.08 %**

AVG. ASKING SALE PRICE **\$333 PSF**

AVG. ASKING NET RATE **\$15.61 PSF**

GTA CENTRAL

AVAILABILITY RATE **3.18 %**

AVG. ASKING SALE PRICE **\$405 PSF**

AVG. ASKING NET RATE **\$19.40 PSF**

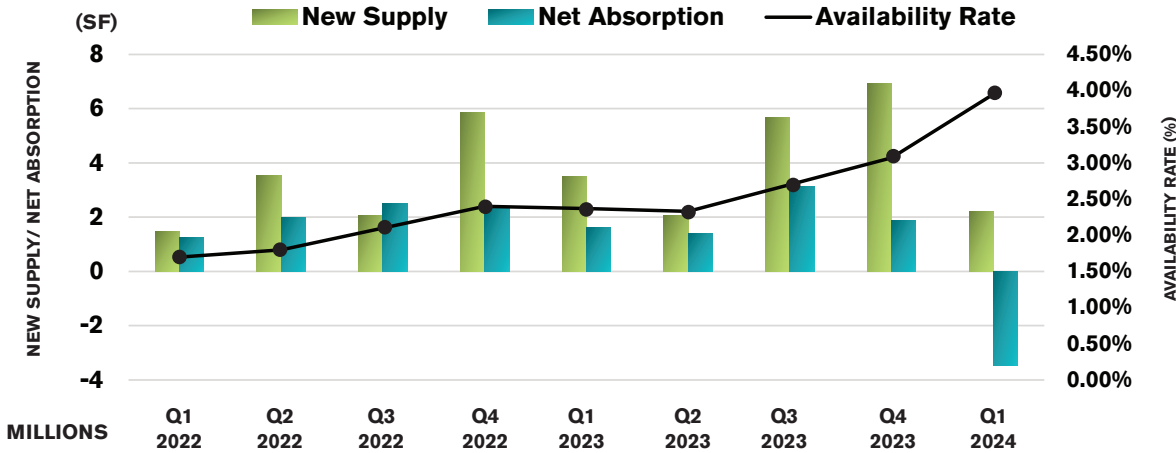
Q1 2024

GTA INDUSTRIAL OVERVIEW



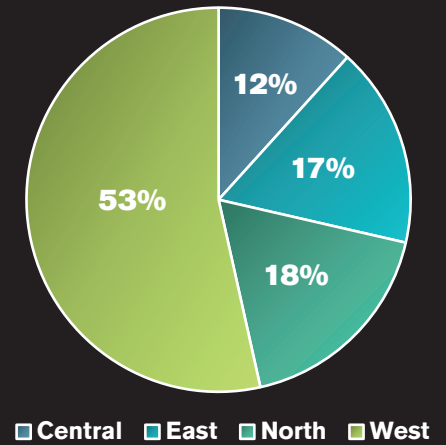
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MARKET OVERVIEW Q1 2022 - Q1 2024



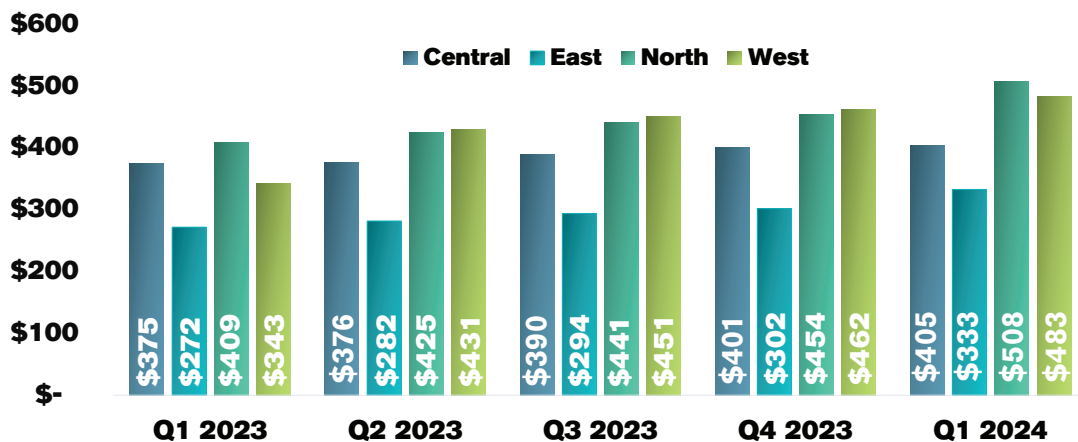
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NEW SUPPLY BY MARKET (%) Q1 2024



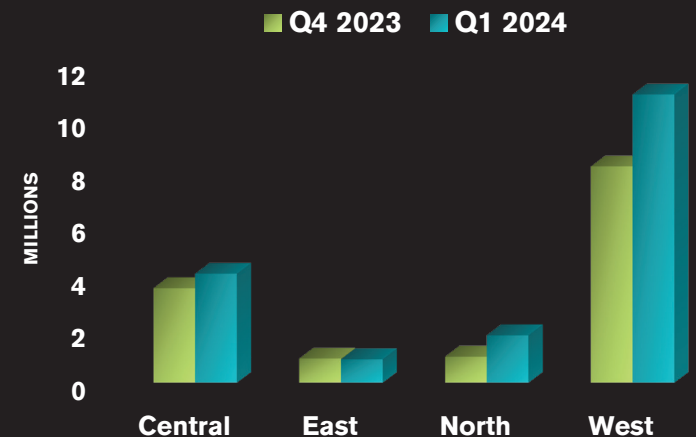
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AVG. ASKING SALE PRICE BY MARKET (\$ PSF) Q1 2023 - Q1 2024



04

TOTAL VACANCY BY MARKET (SF) Q4 2023 - Q1 2024



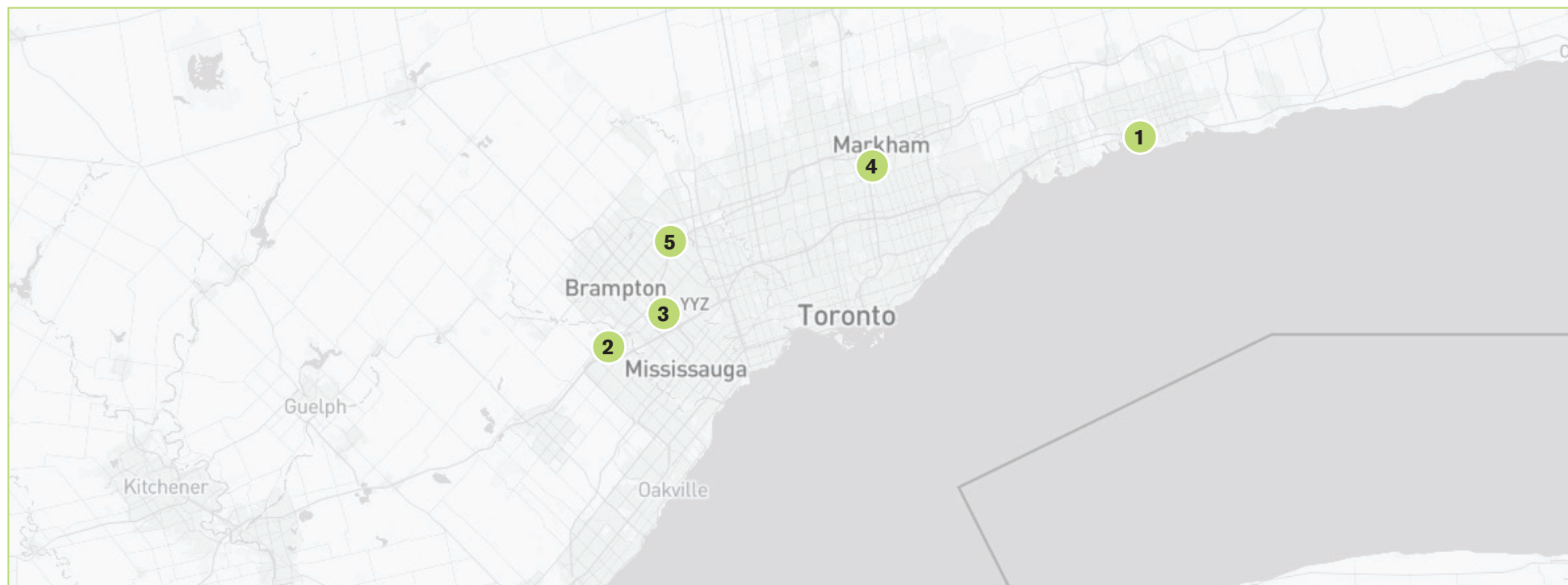
Q1 2024

GTA INDUSTRIAL OVERVIEW



SIGNIFICANT SALE TRANSACTIONS

NO.	ADDRESS	MARKET	PURCHASER	VENDOR	BUILDING SIZE	SOLD PRICE	PRICE PSF
1	240 South Blair St, Whitby	East	Manulife Investment Management	Rainbow Capital Investment Ltd.	291,281 sf	\$67,000,000	\$230 psf
2	2385 Meadowpine Blvd, Mississauga	West	Brookfield Investments	CSPAC Industrial Meadowpine	130,239 sf	\$44,575,000	\$342 psf
3	910 Mid-way Blvd, Mississauga	West	ITD Real Estate Holdings Inc.	Panattoni Development Co.	172,235 sf	\$42,000,000	\$243 psf
4	8050 Woodbine Ave, Markham	North	Miller Waste Systems	Belfield Investments Inc.	187,765 sf	\$40,000,000	\$213 psf
5	1615 Clark Blvd, Brampton	West	Triovest	Atlantic Packaging	121,751 sf	\$38,960,320	\$320 psf



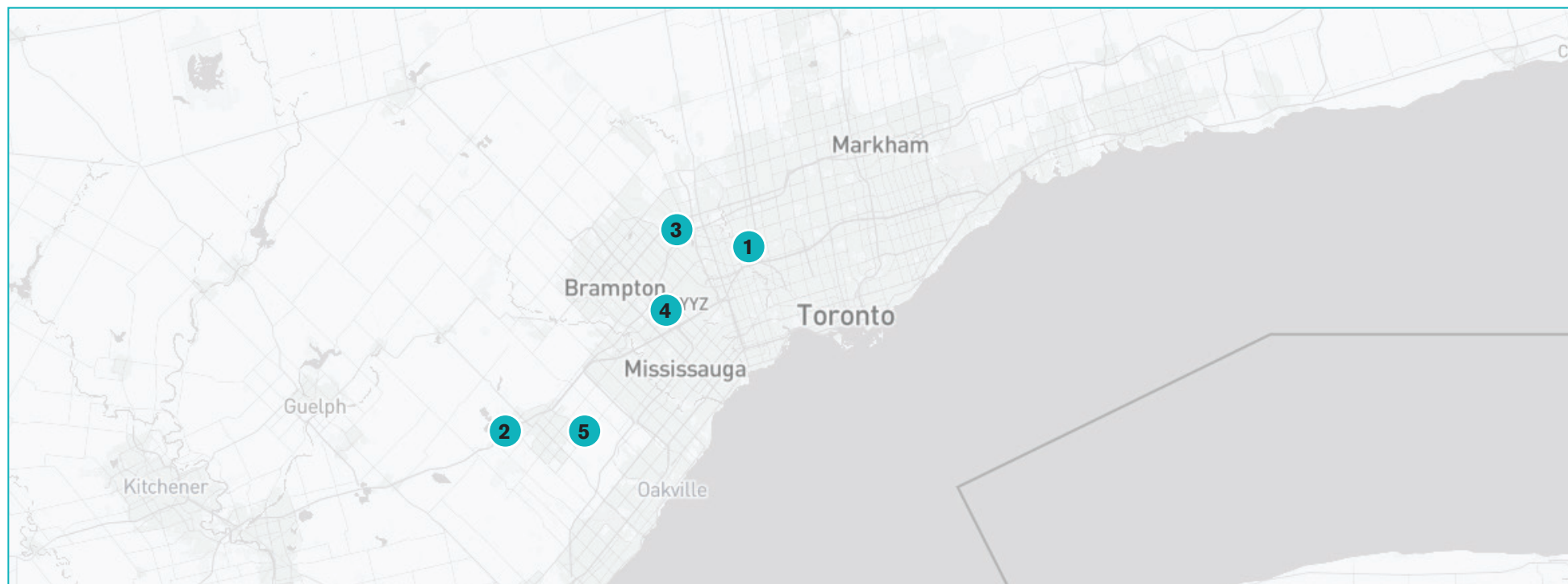
Q1 2024

GTA INDUSTRIAL OVERVIEW



SIGNIFICANT LEASE TRANSACTIONS

NO.	ADDRESS	MARKET	TENANT	LANDLORD	BUILDING SIZE	LEASE TYPE
1	700 Clayson Rd, North York	Central	Irving Tissue	IG Wealth Management	458,000 sf	Renewal
2	8460 Mount Pleasant Way, Milton	West	GoTRG	Bentallgreenoak	215,921 sf	Renewal
3	101 Royal Group Cres, Vaughan	North	Saputo	Oxford Properties	207,871 sf	Renewal
4	1100 Courtneypark Dr E, Mississauga	West	Stallion Express Inc.	Dream	126,183 sf	Head Lease
5	6670 Fifth Line, Milton	West	HPG	Bentallgreenoak	112,865 sf	Head Lease



Q1 2024

GTA INDUSTRIAL OVERVIEW



GTA INDUSTRIAL MARKET STATISTICS

MARKET	NUMBER OF PROPERTIES	TOTAL INVENTORY (SF)	TOTAL VACANCY (SF)	VACANCY RATE (%)	TOTAL AVAILABILITY (SF)	AVAILABILITY RATE (%)	Q NET ABSORPTION (SF)	NEW SUPPLY (SF)	AVG. ASKING SALE PRICE (\$ PSF)	AVG. ASKING NET RATE (\$ PSF)
SCARBOROUGH	1,331	58,116,658	901,716	1.55%	1,558,717	2.68%	-59,710	102,289	\$382	\$19.19
ETOBICOKE	1,518	64,899,956	2,071,157	3.19%	2,619,575	4.04%	-630,359	157,710	\$442	\$18.47
NORTH YORK	1,636	64,996,564	1,076,808	1.66%	2,013,536	3.10%	-21,056	-	\$426	\$18.04
TORONTO	510	17,072,766	81,205	0.48%	323,926	1.90%	-21841	-	\$412	\$19.26
GTA CENTRAL TOTAL	4,995	205,085,944	4,130,886	2.01%	6,515,754	3.18%	-732,966	259,999	\$405	\$19.40
AJAX	169	10,861,626	90,640	0.83%	306,961	2.83%	27,490	189,247	\$353	\$17.44
OSHAWA	229	14,002,559	44,128	0.32%	68,463	0.49%	0	-	\$308	\$14.00
PICKERING	181	10,212,119	40,597	0.40%	439,808	4.31%	-33,336	-	\$303	\$15.54
WHITBY	170	11,341,671	709,608	6.26%	785,896	6.93%	165,591	185,680	\$310	\$16.24
OUTLYING DURHAM	248	6,504,640	4,224	0.06%	29,931	0.46%	7,391	-	\$333	\$14.28
GTA EAST TOTAL	997	52,922,615	889,197	1.68%	1,631,059	3.08%	167,136	374,927	\$333	\$15.61
AURORA	156	6,125,558	145,536	2.38%	161,690	2.64%	36,734	-	\$509	\$18.69
MARKHAM	591	26,411,537	257,970	0.98%	739,395	2.80%	-26,193	-	\$535	\$18.80
NEWMARKET	178	7,225,516	37,442	0.52%	130,819	1.81%	46,602	-	\$450	\$17.34
RICHMOND HILL	202	10,780,872	263,555	2.44%	325,831	3.02%	-187,203	-	-	\$19.80
VAUGHAN	1,531	93,184,276	1,094,436	1.17%	2,944,883	3.16%	-641,533	397,895	\$510	\$19.78
OUTLYING YORK	210	4,677,360	6,143	0.13%	14,343	0.31%	2,977	-	\$555	\$14.50
GTA NORTH TOTAL	2,868	148,405,119	1,801,743	1.21%	4,316,961	2.91%	-768,616	397,895	\$508	\$18.92
BRAMPTON	1,177	104,520,650	3,319,991	3.18%	5,988,517	5.73%	-742,547	162,500	\$509	\$19.61
BURLINGTON	563	23,473,980	576,567	2.46%	793,762	3.38%	-250,315	359,586	\$405	\$16.90
CALEDON	287	18,091,936	318,759	1.76%	455,199	2.52%	-184,733	-	\$526	\$16.74
HALTON HILLS	151	9,143,574	144,160	1.58%	166,160	1.82%	-141000	141,000	-	-
MILTON	272	28,179,712	2,671,466	9.48%	3,497,700	12.41%	-505,994	499,846	\$484	\$18.70
MISSISSAUGA	3,205	164,013,091	3,316,991	2.02%	6,602,925	4.03%	-339,356	25,000	\$494	\$17.64
OAKVILLE	457	23,908,043	574,046	2.40%	761,443	3.18%	38,564	-	\$414	\$18.07
GTA WEST TOTAL	6,112	371,330,986	10,921,980	2.94%	18,265,706	4.92%	-2,125,381	1,187,932	\$483	\$18.01
GTA OVERALL TOTAL	14,972	777,744,664	17,743,806	2.28%	30,729,480	3.95%	-3,459,827	2,220,753	\$438	\$18.55

NUMBER OF PROPERTIES

Includes all industrial / flex industrial buildings 2,000 square feet and above.

TOTAL INVENTORY (SF)

Amount of existing industrial space 2,000 square feet and above.

TOTAL VACANCY (SF)

Amount of industrial space with an available occupancy of less than 30 days from the time of survey completion.

VACANCY RATE (%)

Total vacant square feet divided by total inventory.

TOTAL AVAILABILITY (SF)

Amount of industrial space with an available occupancy of 1 to 3 months from the time of survey completion, currently occupied or vacant.

AVAILABILITY RATE (%)

Total available square feet divided by total inventory.

QUARTERLY NET ABSORPTION (SF)

Change in occupied square feet from one quarter to the next.

NEW SUPPLY(SF)

Newly completed construction ready for occupancy at the time of survey completion. Excludes owner occupied facilities.

AVERAGE ASKING NET RATE PSF (\$)

Calculated average of the net asking rate per square foot for all available industrial listings 2,000 sf and above, currently advertised on market.

AVERAGE ASKING SALE PRICE PSF (\$)

Calculated average of the asking price per square foot for all available industrial listings 10,000 sf and above, currently advertised on market.

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2024

QUARTERLY MARKET REPORT GTA INDUSTRIAL

