



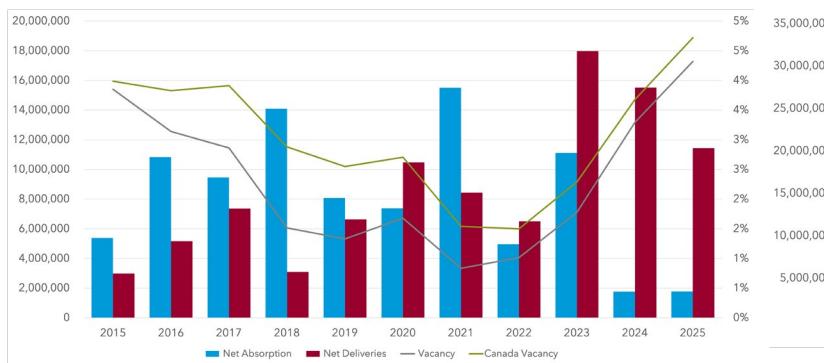
INDUSTRIAL MARKET OVERVIEW

LEE & ASSOCIATES TORONTO, Real Estate Intelligence Department

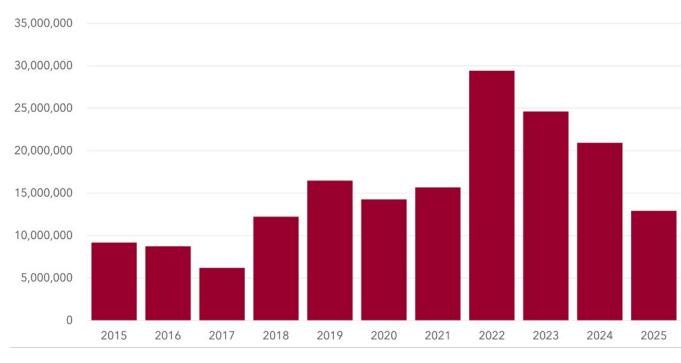
Industrial space across the GTA is becoming easier to find as many new buildings have been completed while tenant demand decreases. Vacancy rose from a record low in 2021 and is expected to greatly increase by mid-2026. Availability has also increased, as companies slow expansion and trade due to growing tariff concerns, especially in manufacturing-heavy areas. Large new warehouses are taking longer to lease, rents have stopped rising, and while new construction will slow, market conditions will remain soft in the near term.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	1,777,322	728,059	607,697	1,023,221	1,770,951
▼ Vacancy Rate	4.3%	4.4%	4.1%	3.6%	3.3%
▼ Avg NNN Asking Rate PSF	\$18.86	\$18.93	\$18.93	\$18.96	\$18.90
▲ Sale Price PSF	\$359.00	\$358.00	\$355.00	\$351.00	\$347.00
◀ ▶ Cap Rate	4.7%	4.7%	4.7%	4.7%	4.7%
▼ Under Construction SF	12,913,528	16,090,404	17,966,505	20,301,398	20,925,042
▲ Inventory SF	901,739,885	898,426,905	895,118,357	891,169,268	890,303,089

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1121 Walkers Line Burlington, ON	288,580 SF	\$60,500,000 \$210.00 PSF	Axia Real Assets CanFirst Capital Management	Class C
5 Precidio Court Brampton, ON	202,810 SF	\$52,000,000 \$256.00 PSF	Pure Industrial BGO	Class A
52 Futura Drive Halton Hills, ON	141,000 SF	\$35,000,000 \$248.00 PSF	Fraser Direct Panattoni	Class A

*All numbers shown are in Canadian dollars (CAD)

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2450 Stanfield Road Mississauga, ON	283,208 SF	Rodenbury Investments Group	Archway Marketing Services	Marketing Consulting Services
20 Whybank Drive Brampton, ON	230,240 SF	Pure Industrial	Metro Supply Chain	Process and Logistics Consulting Services
350 Hazelhurst Road Mississauga, ON	204,500 SF	Deam	Piston Automotive	Motor Vehicle Body Manufacturing



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