

**Colliers GTA | Industrial Statistics**  
**2011 Q4**

Market / Submarket	Total Inventory (SF)	Total Availability (SF)	Direct Availability (SF)	Sublease Availability (SF)	% Sublease	2011 Q4 Availability Rate	2010 Q4 Availability Rate	2011 Q4 Net Absorption (SF)	12 Month Rolling Absorption (SF)	2011 Q4 New Supply	Under Construction (SF)	Asking Net Rent (\$PSF)	2011 Q4 # of Sales Transactions	2011 Q4 Sales Price (\$PSF)
<b>GTA CENTRAL</b>														
East York	7,751,020	144,631	69,209	75,422	52.1%	1.9%	3.2%	-80,541	100,942	-	-	\$ 3.50	0	\$ -
Etobicoke	73,981,610	4,283,638	3,602,862	680,776	15.9%	5.8%	6.5%	755,393	553,233	-	193,686	\$ 3.48	3	\$ 43.84
North York	77,736,440	1,637,558	1,364,920	272,638	16.6%	2.1%	2.7%	76,942	687,372	223,363	-	\$ 4.17	4	\$ 95.91
Scarborough	59,618,285	2,043,437	2,023,437	20,000	1.0%	3.4%	5.2%	130,400	1,054,425	-	-	\$ 4.05	6	\$ 52.94
Toronto	26,112,171	23,000	23,000	-	0.0%	0.1%	0.8%	-17,390	184,000	-	-	\$ 8.75	4	\$ 64.73
York	5,939,930	75,670	75,670	-	0.0%	1.3%	0.3%	-60,000	-60,000	-	-	\$ 3.65	0	\$ -
<b>Total</b>	<b>251,139,456</b>	<b>8,207,934</b>	<b>7,159,098</b>	<b>1,048,836</b>	<b>12.8%</b>	<b>3.3%</b>	<b>4.2%</b>	<b>804,804</b>	<b>2,519,972</b>	<b>223,363</b>	<b>193,686</b>	<b>\$ 3.79</b>	<b>17</b>	<b>\$ 56.85</b>
<b>GTA EAST</b>														
Ajax	6,658,660	194,128	194,128	-	0.0%	2.9%	5.4%	-69,071	166,535	-	100,000	\$ 5.05	0	\$ -
Oshawa	9,068,505	150,027	108,659	41,368	27.6%	1.7%	3.5%	-29,368	170,917	-	111,850	\$ 5.50	1	\$ 8.52
Pickering	9,662,249	668,928	668,928	-	0.0%	6.9%	10.2%	64,199	312,963	-	-	\$ 3.39	0	\$ -
Whitby	8,028,740	754,171	754,171	-	0.0%	9.4%	14.3%	253,080	395,684	-	-	\$ 4.93	1	\$ 119.44
<b>Total</b>	<b>33,418,154</b>	<b>1,767,254</b>	<b>1,725,886</b>	<b>41,368</b>	<b>2.3%</b>	<b>5.3%</b>	<b>8.4%</b>	<b>218,840</b>	<b>1,046,099</b>	<b>-</b>	<b>211,850</b>	<b>\$ 4.38</b>	<b>2</b>	<b>\$ 13.17</b>
<b>GTA NORTH</b>														
Aurora	4,781,894	506,884	506,884	-	0.0%	10.6%	11.1%	22,176	24,480	-	-	\$ 4.34	0	\$ -
Markham	31,887,576	1,374,480	995,316	379,164	27.6%	4.3%	5.1%	-261,459	267,456	-	-	\$ 5.76	8	\$ 88.90
Newmarket	5,314,721	99,143	99,143	-	0.0%	1.9%	1.5%	-20,033	-20,033	-	-	\$ 5.04	2	\$ 45.48
Richmond Hill	14,126,315	559,075	477,585	81,490	14.6%	4.0%	4.8%	-85,812	232,019	-	-	\$ 5.96	0	\$ -
Vaughan	71,277,766	3,618,942	3,212,103	406,839	11.2%	5.1%	7.1%	422,787	1,965,206	233,000	-	\$ 4.88	13	\$ 62.92
Whitchurch-Stouffville	640,590	24,236	-	24,236	100.0%	3.8%	2.4%	-24,236	15,015	-	-	\$ -	0	\$ -
<b>Total</b>	<b>128,028,862</b>	<b>6,182,760</b>	<b>5,291,031</b>	<b>891,729</b>	<b>14.4%</b>	<b>4.8%</b>	<b>6.3%</b>	<b>53,423</b>	<b>2,484,143</b>	<b>233,000</b>	<b>-</b>	<b>\$ 5.09</b>	<b>23</b>	<b>\$ 65.26</b>
<b>GTA WEST</b>														
Brampton	82,865,333	5,144,294	4,959,051	185,243	3.6%	6.2%	7.4%	199,681	985,955	-	-	\$ 5.03	10	\$ 58.97
Burlington	18,827,397	946,086	946,086	-	0.0%	5.0%	9.2%	455,433	790,200	-	70,000	\$ 4.32	2	\$ 101.91
Caledon	11,637,898	595,219	501,857	93,362	15.7%	5.1%	5.0%	243,746	-18,815	-	-	\$ 4.55	0	\$ -
Milton	12,274,521	909,384	909,384	-	0.0%	7.4%	10.4%	675,056	364,476	-	-	\$ 4.96	2	\$ 68.44
Mississauga	158,333,196	7,852,702	5,793,595	2,059,107	26.2%	5.0%	7.0%	773,494	3,323,183	94,199	815,000	\$ 4.80	38	\$ 68.05
Oakville	26,922,076	1,056,374	1,056,374	-	0.0%	3.9%	4.6%	269,645	396,118	-	-	\$ 4.74	4	\$ 93.43
<b>Total</b>	<b>310,860,421</b>	<b>16,504,059</b>	<b>14,166,347</b>	<b>2,337,712</b>	<b>14.2%</b>	<b>5.3%</b>	<b>7.1%</b>	<b>2,617,055</b>	<b>5,841,117</b>	<b>94,199</b>	<b>885,000</b>	<b>\$ 4.72</b>	<b>56</b>	<b>\$ 68.31</b>
<b>GTA SOUTHWEST</b>														
Hamilton-Wentworth	38,623,165	1,312,020	1,283,889	28,131	2.1%	3.4%	6.1%	122,998	1,812,839	-	-	\$ 4.45	4	\$ 44.56
<b>Total</b>	<b>38,623,165</b>	<b>1,312,020</b>	<b>1,283,889</b>	<b>28,131</b>	<b>2.1%</b>	<b>3.4%</b>	<b>6.1%</b>	<b>122,998</b>	<b>1,812,839</b>	<b>-</b>	<b>-</b>	<b>\$ 4.45</b>	<b>4</b>	<b>\$ 44.56</b>
<b>GTA</b>														
<b>Grand Total</b>	<b>762,070,058</b>	<b>33,974,027</b>	<b>29,626,251</b>	<b>4,347,776</b>	<b>12.8%</b>	<b>4.5%</b>	<b>6.0%</b>	<b>3,817,120</b>	<b>13,704,170</b>	<b>550,562</b>	<b>1,290,536</b>	<b>\$ 4.53</b>	<b>102</b>	<b>\$ 62.45</b>

\*Note: Colliers integrated industrial buildings located in Hamilton-Wentworth into its Market Survey Inventory in Q2 2010. Properties occupied by US Steel and Arcelor Mittal are excluded from the survey as it is not considered competitive market inventory.

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