

Market Conditions

This profile contains information on building activity, employment lands, as well as both industrial and office markets.

Mississauga Recognized for Economic Strategy

- Mississauga ranked tenth in the Large City of the Future category of fDi Magazine's American Cities of the Future ranking for 2015/2016. The ranking focuses on a mixture of data and expert opinion to rank cities that have the best prospects for inward investment, economic development and business expansion. The City of Mississauga also ranked third for connectivity, fourth for business friendliness and fifth for FDI strategy.

Building Activity

- The total dollar value of building permits issued for 2014 was \$1.1 billion.
- Mississauga's industrial/commercial activity in 2014 represented \$649 million (55.4%). Industrial permits issued totaled \$273 million and commercial \$375 million.
- Our residential sector accounted for 35.4% of the total permits issued in 2014 amounting to \$415 million. The following chart provides details on building activity over the last 7 years.

Comparative Value of Construction by Type 2009 - 2015

Year	Total (\$000s)	Industrial (\$000s)	Commercial (\$000s)	Residential (\$000s)	Other* (\$000s)
2009	\$640,508	\$81,993	\$81,243	\$387,955	\$89,317
2010	\$451,806	\$42,415	\$131,454	\$190,604	\$87,333
2011	\$806,127	\$129,194	\$170,914	\$383,746	\$122,273
2012	\$856,857	\$158,270	\$199,839	\$457,040	\$41,708
2013	\$942,335	\$210,108	\$270,745	\$367,335	\$94,147
2014	\$1,170,860	\$273,981	\$375,153	\$415,326	\$106,400
2015 (Jan.-Oct.)	\$1,068,133	\$192,689	\$309,511	\$518,020	\$47,913

City of Mississauga, Planning & Building Dept., 2009 – 2015 Building Permit Reports
*Note: *Other includes public, institutional, church, school and government, city and other.*

Updated Nov. 2015

Employment Lands

Land Use Policies

- Municipalities control land use by means of an Official Plan addressing transportation, population densities, park and recreational needs and the location of business parks and commercial centres.
- The Mississauga Official Plan uses a comprehensive zoning by-law which defines specific uses for the developed and undeveloped lands in Mississauga. The Mississauga Plan also includes a set of character area plans outlining detailed policies for specific planning districts.
- Lands designated Business Employment and Industrial are found within the employment areas, corporate centres, downtown and special purpose areas.
- Lands associated with the Toronto Pearson International Airport are not included as they are federal government lands.

Vacant Lands by Character Areas

Character Area	Total Land		Vacant Land		% Vacant
	Acres	Hectares	Acres	Hectares	
Airport Corporate Centre	938	380	143	58	15
Churchill Meadows Employment Area	171	69	102	41	60
Clarkson Employment Area	130	53	11	5	9
Dixie Employment Area	1,346	545	67	27	5
Downtown Areas	1,380	559	80	32	6
Gateway Corporate Centre	848	343	235	95	28
Gateway East Employment Area	2,361	956	53	21	2

Gateway West Employment Area	1,298	525	137	56	11
Lakeview Employment Area	430	174	0	0	0
Mavis-Erindale Employment Area	497	201	31	13	6
Meadowvale Business Park Corporate Centre	3,274	1,325	302	122	9
Northeast East Employment Area	1,468	594	165	67	11
Northeast West Employment Area	6,883	2,785	260	105	4
Sheridan Park Corporate Centre	402	163	102	41	25
Southdown Employment Area	1,793	725	377	153	21
Western Business Park Employment Area	1,047	424	64	26	6
Total Employment Areas, Corporate Centres & Downtown Areas	24,267	9,821	2,129	862	9
Other Character Areas	47,919	19,392	539	218	1
Total	72,185	29,213	2,667	1,079	4

Source: City of Mississauga, Planning & Building Department, 2015 Vacant Lands

Note: Numbers may not add up due to rounding.

Note: Please refer to page 5 for character area locations.

- According to experts in the real estate community, the Greater Toronto Area, which includes Mississauga, is the 3rd largest industrial real estate market in North America, behind Chicago and Los Angeles
- Major factors influencing growth in Mississauga are easy access to Toronto Pearson International Airport, Highways 401, 403, 407, QEW and 410, and the availability of highway exposure sites.

Vacant Land – 2015

Status	Acres	Hectares
Total Vacant Land in Employment Areas, Corporate Centres, & Downtown Area	2,129	862
<i>Source: City of Mississauga, Planning & Building Dept. 2015 Vacant Lands</i>		

- Roughly 2,000 acres of employment lands are available to be developed. Please refer to page 5 for character area locations.
- Employment lands include lands designated “Business Employment”, “Office” and “Industrial”. These designations allow a variety of development including industrial, office, retail commercial and institutional uses.
- You can visit the [New Vacant Employment Land Map](#).

Employment Lands Real Estate Activity

Employment Land Sales Activity

- Demand for land has levelled out.
- Acquisitions by owner/users with the intent of constructing their own facility is one of the driving forces behind most land sales.
- The supply of land has increased. Some parcels are priced very high, owners are testing the market.

Employment Land Values

Fully Serviced Land	Quoted Price/Acre
General	\$700,000 - \$750,000
Prestige	\$900,000 - \$1,000,000
High Exposure	\$1,300,000

Source: Indusite Realty Corporation, Q3 2015

Notes: The above quoted prices are to be used as a guideline only; they include development charges and are based on a 42% building coverage.

- Development charges are collected by the municipality for the purpose of financing the construction of new capital infrastructure, as a result of the growth stemming from development in the City of Mississauga. [Click here for detailed information regarding development charges.](#)

Industrial Buildings - Sales Activity

- Market dynamics have resulted in a flat quarter with availability, vacancy, and asking sale price remaining virtually unchanged.
- There is a significant pipeline of industrial space under construction (over 1 million sq. ft. under construction).

Industrial Building Availability Rates

Existing Space (square feet)	Available Space (square feet)	Availability Rate
160,364,487	6,800,654	4.2%
<i>Source: Colliers, GTA Industrial Statistics Q3 2015</i>		

Industrial Building Lease Rates

Size (square feet)	Quoted Net Rent (\$/square foot) 10% Finished Area	Quoted Net Rent (\$/square foot) 30% Finished Area
Under 10,000	\$4.50 - \$5.75	\$5.00 - \$6.25
10,000 - 20,000	\$4.25 - \$5.25	\$5.00 - \$6.00
20,000 - 50,000	\$4.25 - \$5.50	\$5.00 - \$5.50
60,000 - 100,000	\$4.00 - \$6.00	\$5.00 - \$6.25
Over 100,000	\$4.00 - \$6.25	\$5.00 - \$6.00

Source: Indusite Realty Corporation, Q3 2015

Notes: Taxes, Maintenance & Insurance (TMI) with 10% finished area \$3.50 - \$4.75/square foot; TMI with 30% finished area \$3.50 - \$4.95/square foot. The above quoted prices are to be used as a guideline only.

Industrial and Office Buildings – Leasing Activity

- Mississauga experienced significant growth throughout 2014 in industrial activity. As a result, industrial lease and vacancy rates are closer to pre-recession levels.
- Absorption is at its highest level in 5 years.
- As newly constructed industrial space hits the market by late 2015 and early 2016, it is likely that asking rates will rise in reflection of the increase of high quality space on the market.
- Office tenants are increasingly opting for newer LEED-certified, accessible and visible space.

Office Space Vacancy Rates

Existing Space (square feet)	Vacant Space (square feet)	Vacancy Rate
35,022,212	3,766,241	10.8%
<i>Source: Colliers, GTA West Office Statistics, Q3 2015</i>		

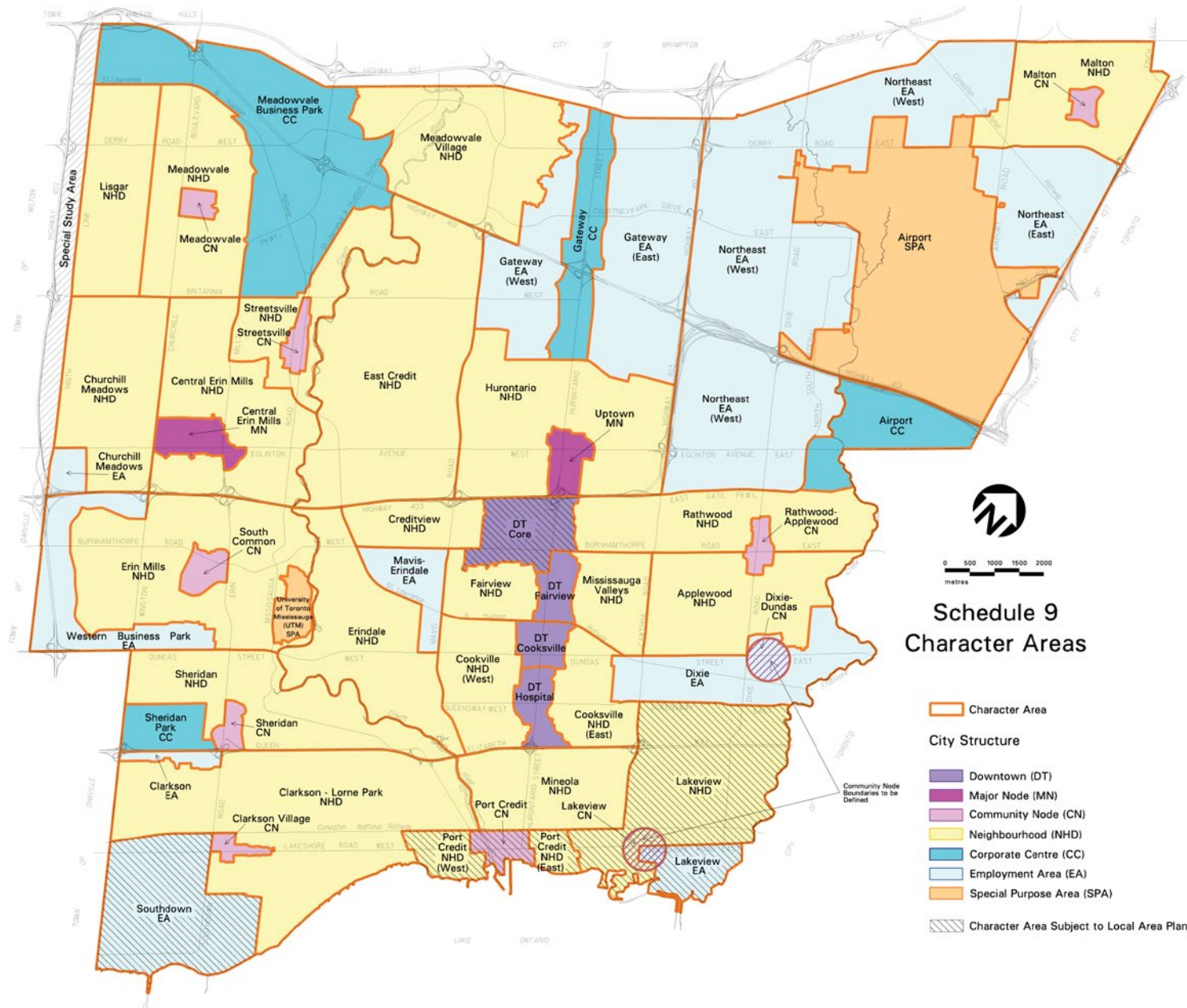
Office Space Lease Rates

Building Class	Weighted Average Net Rental Rate
A	\$14.83
B	\$13.34
C	\$10.06
All	\$14.16

Source: Colliers, GTA West Office Statistics, Q3 2015

Notes: The above rates are to be used as a guideline only; they do not include Realty Taxes, Operating Costs or Hydro and exclude business taxes. Numbers may not add up due to rounding.

- Due to continual changes in the office market, the City does not monitor vacancy rates or lease rates but relies on information supplied by the real estate community.
- Boundaries used by the real estate community are based on office concentration areas and not based on municipal boundaries or municipal geographical districts found in other inventories. It should also be noted that not all realtors use the same concentration area boundaries.
- The charts above contain data for office areas that may extend beyond the municipal boundaries of the City of Mississauga.
- The total square footage, available space and vacancy rate represents “office space” but may not be located within an “office building”.
- The information in the charts above depict vacancy and lease rates and are intended to be a guideline only.



VISIT WINTHEHUMANRACE.CA

and connect with Mississauga Economic Development today.

1-800-456-2181 • economic.development@mississauga.ca

