

Market Conditions

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

Mississauga, A Great Place to do Business

- Mississauga is a great place to do business. fDi Intelligence ranked Mississauga first in its overall Top 10 Mid-Sized American Cities of the Future for 2017/2018. Mississauga was also ranked first within the sub-category for business friendliness. Centrally located within the Greater Toronto & Hamilton Area, one of the largest real estate markets in North America and which holds almost 17% of Canada's population and labour force, Mississauga has the space and market access for your business to grow.

Building Activity

- Mississauga continues to grow. The total dollar value of building permits issued between January and April 2018 was \$473 million.
- Mississauga's total industrial/commercial building activity between January and April 2018 was \$248 million (52% of total permits). Industrial permits totaled \$116 million and commercial permits totaled \$132 million during this period.
- Our residential sector accounted for 45.4% of the total permits issued (\$498 million).
- The following chart provides details on building activity over the last 7 years.

Value of Construction Activity by Type 2015 – 2018

Year	Total (\$000s)	Industrial (\$000s)	Commercial (\$000s)	Residential (\$000s)	Other* (\$000s)
2015	\$1,285,935	\$256,003	\$352,162	\$562,788	\$114,982
2016	\$1,316,524	\$192,300	\$277,233	\$732,363	\$114,628
2017	\$1,197,902	\$393,043	\$265,622	\$498,027	\$41,210
2018 (Jan. to Apr.)	\$472,862	\$115,865	\$132,015	\$214,653	\$10,329

City of Mississauga, Planning & Building Dept., 2011 - 2018 Building Permit Reports
 Note: *Other includes public/institutional, church, school, government, city and other.



Industrial and Commercial Real Estate Activity

- Mississauga has one of the Greater Toronto & Hamilton Area's most active and competitive industrial and commercial real estate markets
- Mississauga's \$304 billion worth of industrial building sales in 2018 YTD (year-to-date) were higher than any other municipality in the GTHA over the same period

Industrial and Commercial Building Sales Activity

	Average Price per Building square feet	Number of Transactions	Total Sales Value
Industrial	\$157.74	63	\$304,005,317
Commercial	\$266.06	14	\$102,212,500

Source: CoStar, Sales Completion Analytics.

All figures are 2018 Year-to-Date, YTD, as of June 5, 2018.

Industrial and Commercial Land Sales Activity

	Average Price per acre	Number of Transactions	Total Amount of Land Sold
Land for Industrial or Commercial Use	\$1,635,747	4	28 acres

Source: CoStar, Sales Completion Analytics.

All figures are 2018 Year-to-Date, YTD, as of June 5, 2018.

- Mississauga has the second largest inventory of both industrial (154,794,830 sf) and commercial (31,616,712 sf) building space in the GTHA. Rental rates are competitive amongst surrounding municipalities.

Office Space and Rental Rates

	Total Inventory (square feet)	Available Space (square feet)	Availability Rate	Net Asking Rent per square feet
Total	31,616,712	4,619,045	14.6%	\$16.15
Class A Only	7,323,462	1,248,526	17.0%	\$18.93
Class B Only	16,972,972	2,713,004	16.0%	\$16.12
Under 10,000 SF	1,082,667	81,633	7.5%	\$17.14
10,000-19,999 SF	1,287,678	65,511	5.1%	\$15.36
20,000-49,999 SF	4,148,503	536,706	12.9%	\$14.37
50,000-99,999 SF	6,774,662	1,000,255	14.8%	\$14.70
100,000 plus SF	18,323,202	2,934,940	16.0%	\$17.22

Source: CoStar, Property Analytics. All figures are as of Q1 2018.

Industrial Space and Rental Rates

	Total Inventory (square feet)	Available Space (square feet)	Availability Rate	Net Rent per square feet
Total	154,794,830	5,159,899	3.3%	\$6.65
Class A Only	5,411,956	234,387	4.1%	\$7.53
Class B Only	68,806,327	2,005,493	2.9%	\$6.80
Under 10,000 SF	3,014,333	42,243	1.4%	\$7.58
10,000-19,999 SF	12,337,627	266,021	2.2%	\$7.39
20,000-49,999 SF	33,871,297	1,082,953	3.2%	\$6.77
50,000-99,999 SF	33,407,547	1,312,450	3.9%	\$6.61
100,000 plus SF	72,164,026	2,456,232	3.4%	\$6.51

Source: CoStar, Property Analytics. All figures are as of Q1 2018.

Note: Information in the charts above are based on CoStar's industrial and commercial real estate data and are intended as guidelines only.

Vacant Employment Land

- Mississauga has approximately 1,673 acres (677 hectares) of vacant employment land available to be developed.
- Note: Employment lands include lands designated 'Business Employment', 'Office' and 'Industrial' land. These designations allow for a variety of development including industrial, office, retail commercial and institutional uses.
- The table below provides vacant employment land totals by City defined Character Areas. More details can be found by visiting the City of Mississauga's [Vacant Land Map](#).

Vacant Employment Lands by Character Area

Character Area	Total Land		Vacant Land		% Vacant
	Acres	Hectares	Acres	Hectares	
Airport CC	379	938	57	141	15.0%
Churchill Meadows EA	69	171	30	74	43.5%
Clarkson EA	53	130	5	11	8.6%
Dixie EA	545	1,346	22	54	4.0%
Downtown Areas	559	1,380	32	79	5.7%
Gateway CC	343	848	80	199	23.4%
Gateway EA (East)	956	2,361	18	45	1.9%
Gateway EA (West)	525	1,298	34	85	6.5%
Lakeview EA	174	430	1	2	0.4%
Mavis-Erindale EA	201	497	10	25	5.0%
Meadowvale Business Park CC	1,325	3,274	83	206	6.3%
Northeast EA (East)	594	1,468	56	138	9.4%
Northeast EA (West)	2,785	6,883	101	248	3.6%
Sheridan Park CC	163	402	25	61	15.1%

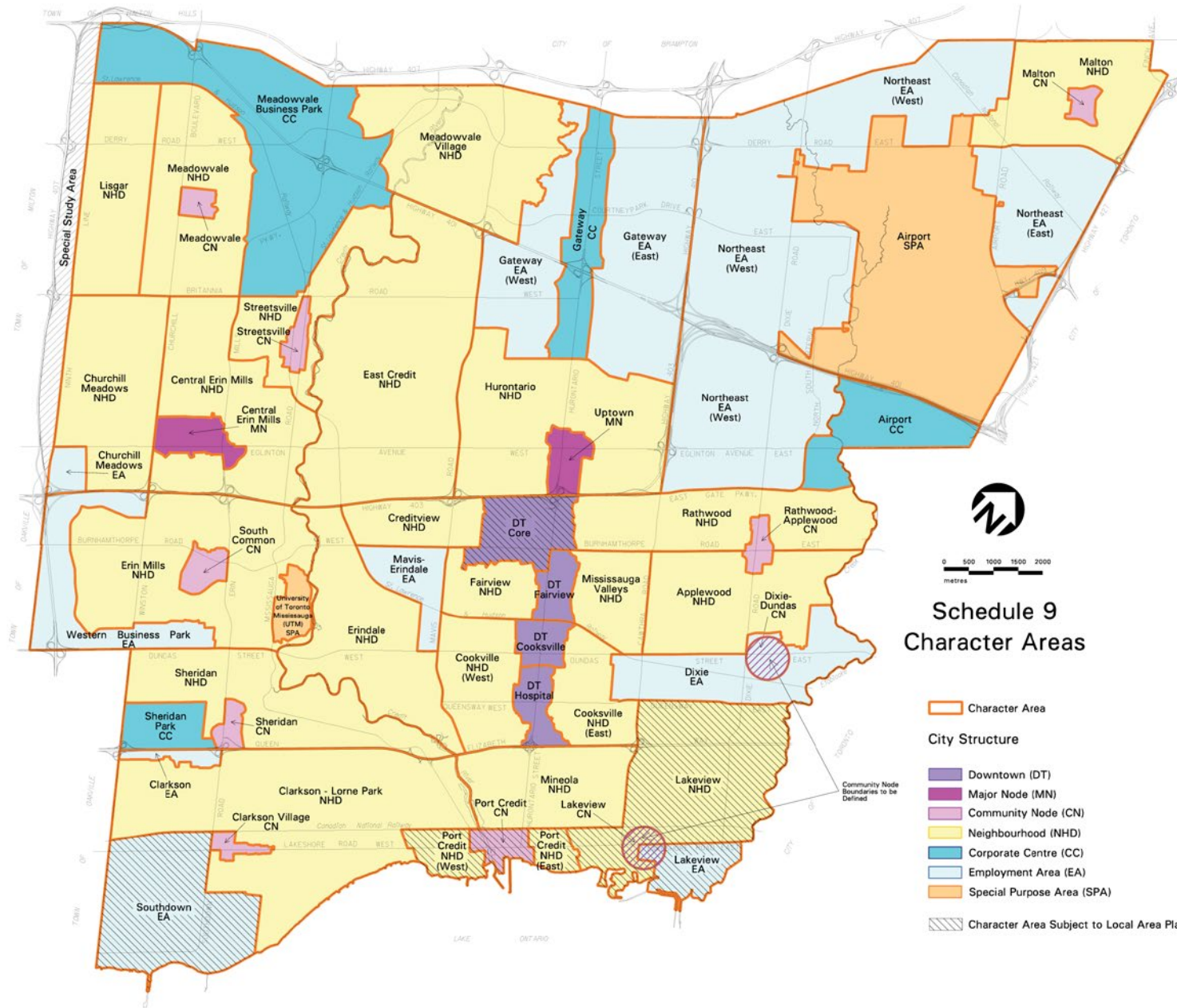
Southdown EA	725	1,793	153	379	21.1%
Western Business Park EA	424	1,047	21	51	4.9%
Total Employment Areas (EA), Corporate Centres (CC) & Downtown Areas	9,821	24,267	727	1,798	7.4%
Other Character Areas	19,392	47,919	200	494	1.0%
Total	29,213	72,186	927	2,291	3.2%

Source: City of Mississauga, Planning & Building Department, 2018 Vacant Lands.

Note: Numbers may not add up due to rounding

Note: 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



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