

# 2019 YEAR-END INDUSTRIAL REVIEW

## TRI-CITIES/RIDGE MEADOWS



INDICATOR	TREND	Q4 2019	Q3 2019
Vacancy Rate	▼	1.03%	1.07%
Absorption (SF)	▲	121,988	-22,848
Average Asking Rent (PSF)	▲	\$13.48	\$13.42
Average Additional Rent (PSF)	▼	\$3.92	\$4.01
Sales Volume	▲	150,346,413.00	40,647,736.00

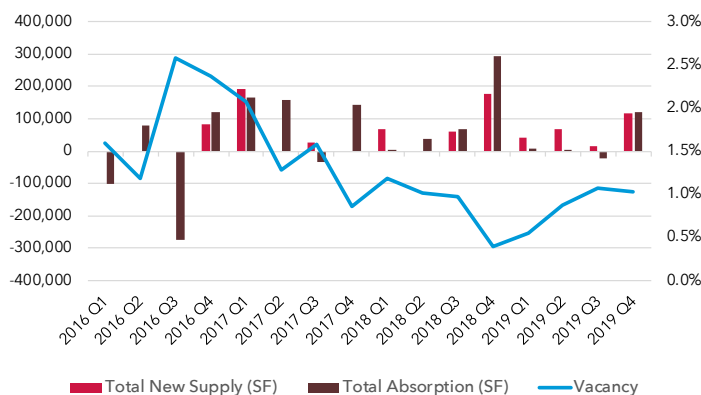
Metro-Vancouver holds one of the strongest industrial markets in the world so it's no surprise that the lack of supply is continuously driving industrial values upwards. The Tri-Cities/Ridge Meadows markets in particular have experienced accelerated rental growth, with average asking rental rates of \$13.48 per square foot in Q4 2019 which demonstrates a significant hike when compared to the \$12.48 per square foot in Q4 2018. The vacancy rate remains near 1.0% which is up 0.61% from the same quarter last year.

Even with the slight upward pressure to the vacancy rate, year over year, we don't expect rental rates to go down as the cost of industrial land continues to rise. The first recorded sale in Port Coquitlam above \$3 million per acre is rumored to have gone firm – call Sebastian for details.

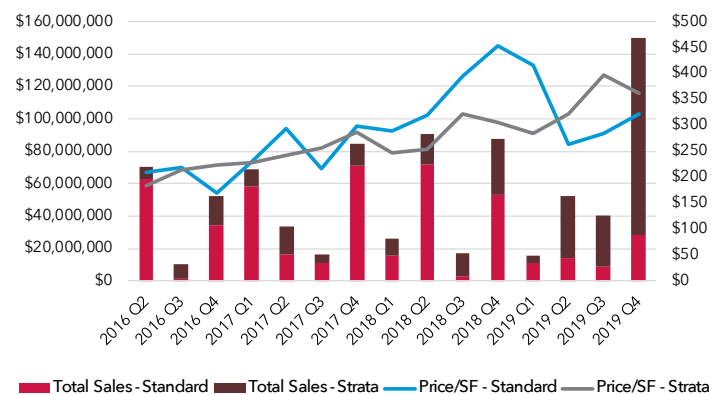
Looking ahead, there does not seem to be much relief in the near future. With the continuous trend of dwindling industrial land caused by Metro Vancouver's landscape, we anticipate industrial values to remain strong coupled with continuous rental growth.

In order for occupiers to find the right space in an ideal location for their business, we are advising clients to start looking at least 12 to 18 months in advance of their lease expiring to ensure they obtain the most suitable location for their business.

Absorption, New Construction and Vacancy



Quarterly Sales Volume & Average Price



### NOTABLE LEASE TRANSACTIONS

ADDRESS	CITY	SIZE (SF)	LEASE TYPE	TENANT
175 Golden Drive	Coquitlam	103,264 SF	Renewal	Iron Mountain
#100 & 200 - 1605 Industrial Avenue	Port Coquitlam	45,836 SF	Sublease	TSZ Traffic Safety Zone ULC
#200 - 1625 Kebet Way	Port Coquitlam	13,057 SF	Renewal	Duso's Enterprises Ltd.
#100 - 1650 Brigantine Drive	Coquitlam	17,852 SF	Sublease	Western Logistics Inc.

### NOTABLE SALE TRANSACTIONS

ADDRESS	CITY	PRICE	PRICE/SF	BUILDING SIZE	LOT SIZE	PURCHASER
20186 113B Avenue	Maple Ridge	\$6,100,000	\$251	24,350 SF	1.013 acres	Eiffel Investments/Stancor Investments
11476 Kingston Street	Maple Ridge	\$12,600,000	\$218	57,750 SF	2.000 acres	0998336 B.C. Ltd.
590 Seaborne Avenue	Port Coquitlam	\$4,625,000	\$377	12,252 SF	0.480 acres	Lisi Mechanical
1455 Spitfire Place	Maple Ridge	\$4,200,000	\$367	11,450 SF	0.486 acres	Alito Development Ltd.

Sources: Realnet, CoStar