

**Q1 2016**

# Winnipeg Industrial Market At-a-Glance



COMMERCIAL REAL ESTATE SERVICES INC.

**NORTHWEST**

- 7.1%** vacancy, up from 7.0% in Q4 2015
- \$7.20** avg. net rent per sq. ft.
- \$3.77** avg add'l rent per sq. ft.
- 2,589** sq. ft. of negative absorption

**NORTHEAST**

- 3.2%** vacancy, down from 3.3% in Q4 2015
- \$6.85** avg. net rent per sq. ft.
- \$3.56** avg add'l rent per sq. ft.
- 15,360** sq. ft. of positive absorption

**WEST**

- 5.3%** vacancy, unchanged from Q4 2015
- \$7.25** avg. net rent per sq. ft.
- \$4.16** avg add'l rent per sq. ft.
- 6,232** sq. ft. of positive absorption

**SOUTHWEST**

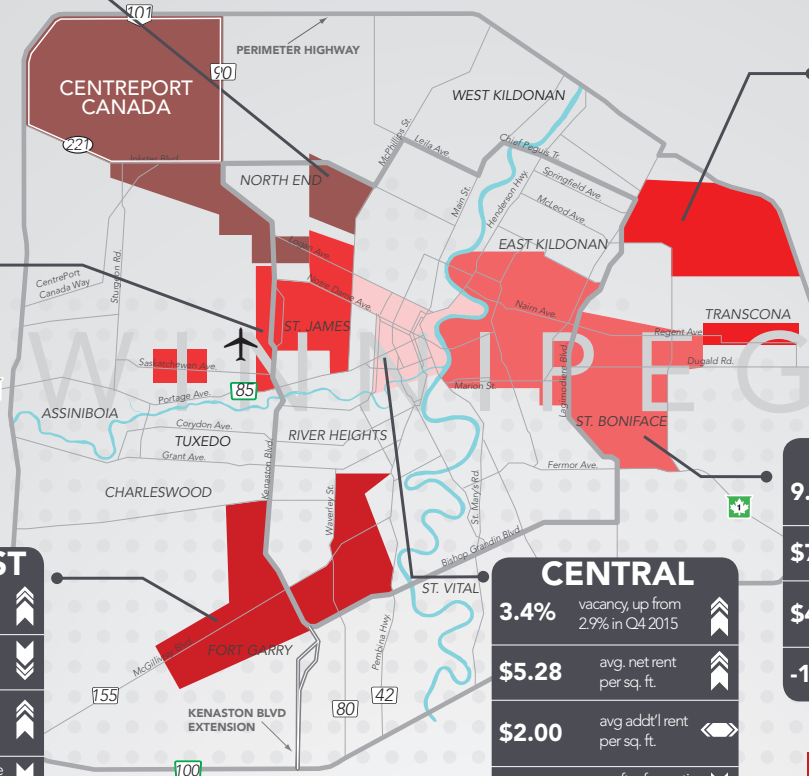
- 2.4%** vacancy, up from 2.2% in Q4 2015
- \$9.81** avg. net rent per sq. ft.
- \$4.74** avg add'l rent per sq. ft.
- 2,595** sq. ft. of positive absorption

**CENTRAL**

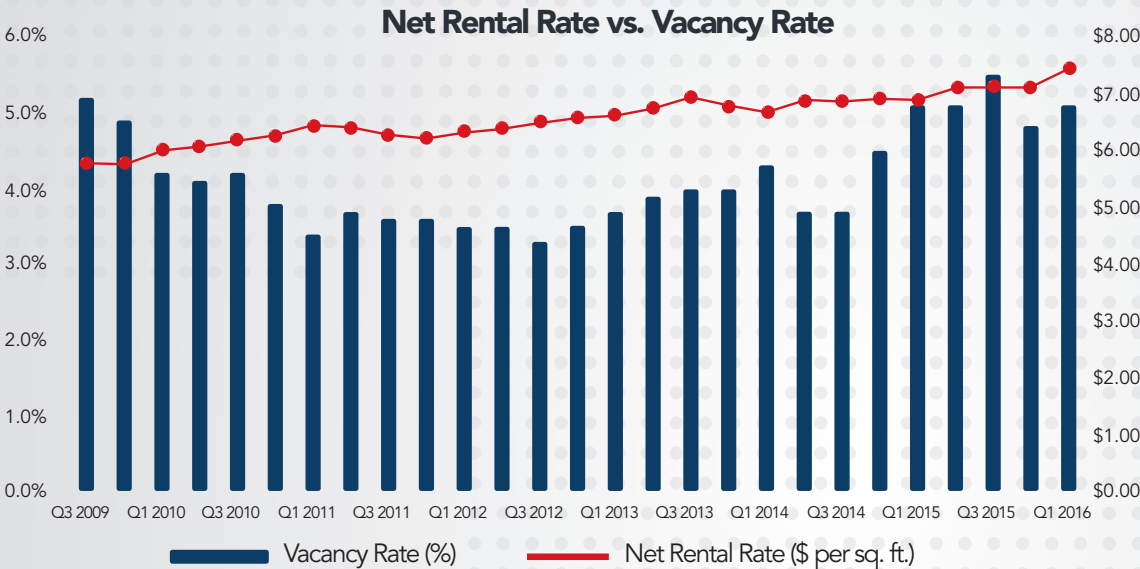
- 3.4%** vacancy, up from 2.9% in Q4 2015
- \$5.28** avg. net rent per sq. ft.
- \$2.00** avg add'l rent per sq. ft.
- 59,396** sq. ft. of negative absorption

**SOUTHEAST**

- 9.0%** vacancy, up from 7.6% in Q4 2015
- \$7.98** avg. net rent per sq. ft.
- \$4.19** avg add'l rent per sq. ft.
- 127,390** sq. ft. of negative absorption



**77,451,509**  
total Winnipeg industrial inventory (sq. ft.)



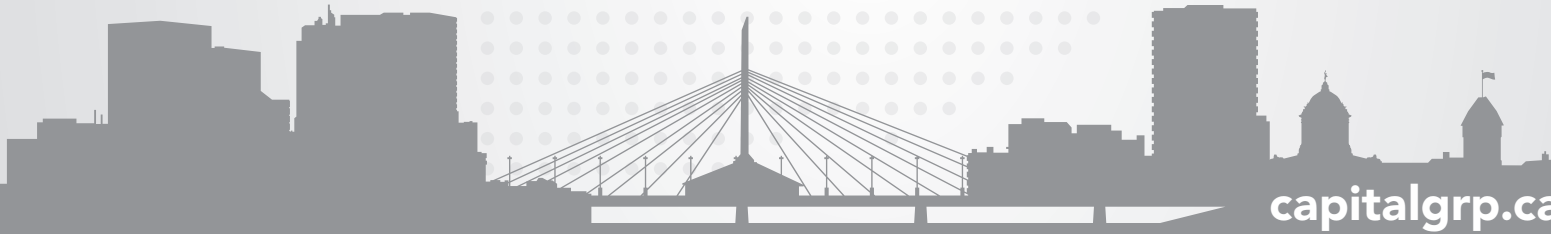
**5.1%** current industrial vacancy rate  
up from 4.8% last quarter

**-165,188**  
sq. ft. of negative absorption this quarter

**\$7.47** current net rental rate (\$ per sq. ft.)  
avg. gross rent is currently \$11.52 per sq. ft.

**\$95.39**  
avg. sale price for industrial space per sq. ft.

**\$222,805**  
avg. sale price per acre for industrial land



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