

Winnipeg Industrial Market At-a-Glance



COMMERCIAL REAL ESTATE SERVICES INC.

NORTHWEST

6.2% vacancy, down from 8.1% in Q4 2016

\$7.10 avg. net rent per sq. ft.

\$3.87 avg add'l rent per sq. ft.

243,448 sq. ft. of positive absorption

NORTHEAST

3.8% vacancy, up from 3.2% in Q2 2016

\$7.91 avg. net rent per sq. ft.

\$3.30 avg add'l rent per sq. ft.

-59,289 sq. ft. of negative absorption

WEST

4.5% vacancy, down from 4.8% in Q4 2016

\$7.73 avg. net rent per sq. ft.

\$4.41 avg add'l rent per sq. ft.

58,962 sq. ft. of positive absorption

SOUTHWEST

0.9% vacancy, down from 1.5% in Q4 2016

\$10.31 avg. net rent per sq. ft.

\$4.74 avg add'l rent per sq. ft.

77,287 sq. ft. of positive absorption

CENTRAL

2.7% vacancy, down from 3.6% in Q4 2016

\$5.80 avg. net rent per sq. ft.

\$2.37 avg add'l rent per sq. ft.

105,619 sq. ft. of positive absorption

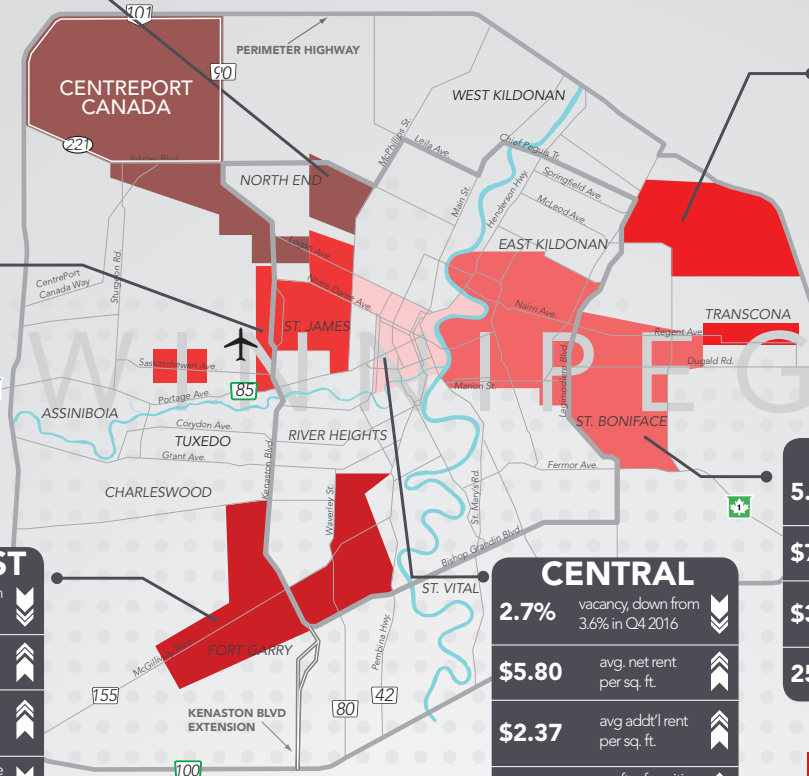
SOUTHEAST

5.2% vacancy, down from 8.1% in Q4 2016

\$7.44 avg. net rent per sq. ft.

\$3.62 avg add'l rent per sq. ft.

254,428 sq. ft. of positive absorption



77,581,369
total Winnipeg industrial inventory (sq. ft.)

4.0% current industrial vacancy rate
(down from 4.9% last quarter)

680,455
sq. ft. of positive absorption this quarter

\$7.36 current net rental rate (\$ per sq. ft.)
avg. gross rent is currently \$11.27 per sq. ft.

\$98.43
avg. sale price for industrial space per sq. ft.

\$198,680
avg. sale price per acre for industrial land

134,888
sq. ft. of industrial space under construction

Net Rental Rate vs. Vacancy Rate

