

# Winnipeg Industrial Market At-a-Glance



COMMERCIAL REAL ESTATE SERVICES INC.

**NORTHWEST**

**7.9%** vacancy, up from 7.1% in Q1 2016

**\$6.93** avg. net rent per sq. ft.

**\$3.83** avg add'l rent per sq. ft.

**-111,550** sq. ft. of negative absorption

**NORTHEAST**

**3.1%** vacancy, down from 3.2% in Q1 2016

**\$6.34** avg. net rent per sq. ft.

**\$2.92** avg add'l rent per sq. ft.

**9,353** sq. ft. of positive absorption

**WEST**

**5.0%** vacancy, down from 5.3% in Q1 2016

**\$7.28** avg. net rent per sq. ft.

**\$4.37** avg add'l rent per sq. ft.

**77,637** sq. ft. of positive absorption

**SOUTHEAST**

**9.1%** vacancy, up from 9.0% in Q1 2016

**\$7.47** avg. net rent per sq. ft.

**\$3.57** avg add'l rent per sq. ft.

**-29,613** sq. ft. of negative absorption

**SOUTHWEST**

**2.6%** vacancy, up from 2.4% in Q1 2016

**\$9.87** avg. net rent per sq. ft.

**\$4.11** avg add'l rent per sq. ft.

**-16,199** sq. ft. of negative absorption

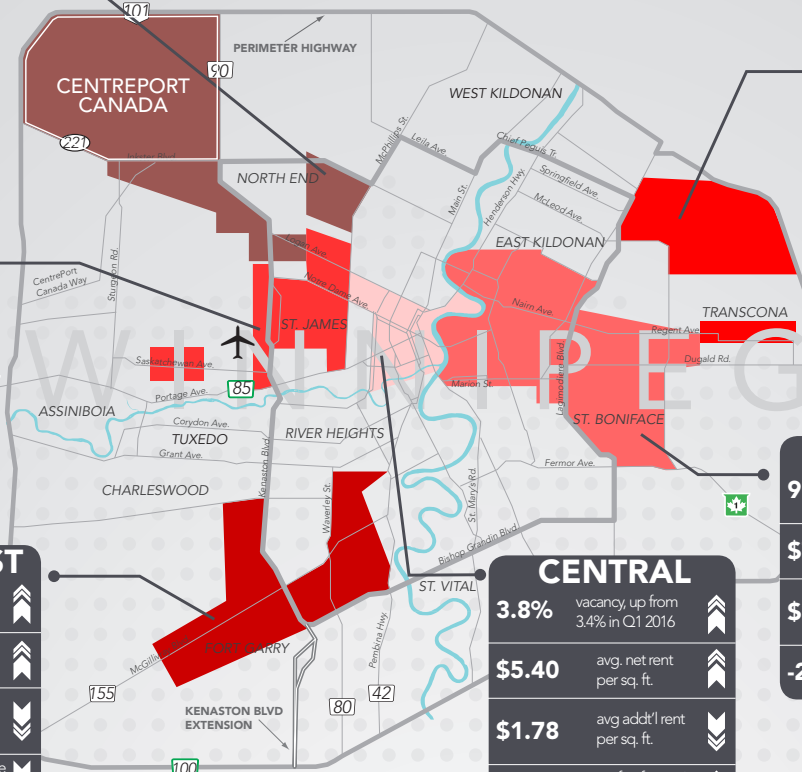
**CENTRAL**

**3.8%** vacancy, up from 3.4% in Q1 2016

**\$5.40** avg. net rent per sq. ft.

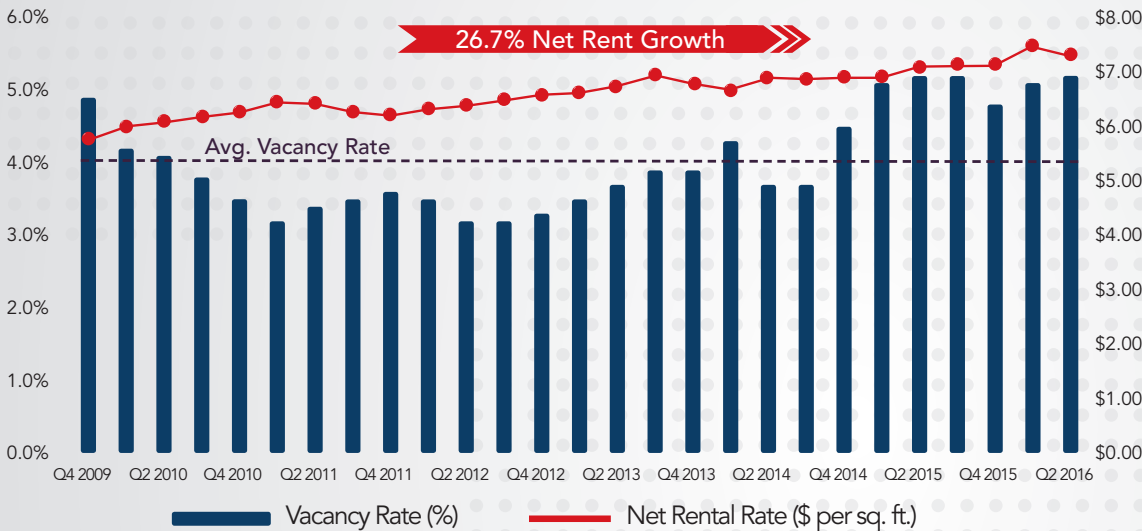
**\$1.78** avg add'l rent per sq. ft.

**-46,763** sq. ft. of negative absorption



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

## Net Rental Rate vs. Vacancy Rate



**5.2%** current industrial vacancy rate  
(up from 5.1% last quarter)

**-117,135**  
sq. ft. of negative absorption this quarter

**\$7.30** current net rental rate (\$ per sq. ft.)  
avg. gross rent is currently \$11.19 per sq. ft.

**\$87.41**  
avg. sale price for industrial space per sq. ft.

**\$217,172**  
avg. sale price per acre for industrial land

