

# Winnipeg Industrial Market At-a-Glance



COMMERCIAL REAL ESTATE SERVICES INC.

**NORTHWEST**

- 6.9%** vacancy, up from 6.2% in Q1 2017
- \$7.22** avg. net rent per sq. ft.
- \$3.72** avg add'l rent per sq. ft.
- 153,829** sq. ft. of positive absorption

**NORTHEAST**

- 4.7%** vacancy, up from 3.8% in Q1 2017
- \$7.83** avg. net rent per sq. ft.
- \$3.37** avg add'l rent per sq. ft.
- 150,954** sq. ft. of negative absorption

**WEST**

- 4.6%** vacancy, up from 4.5% in Q1 2017
- \$7.54** avg. net rent per sq. ft.
- \$4.23** avg add'l rent per sq. ft.
- 792** sq. ft. of positive absorption

**SOUTHEAST**

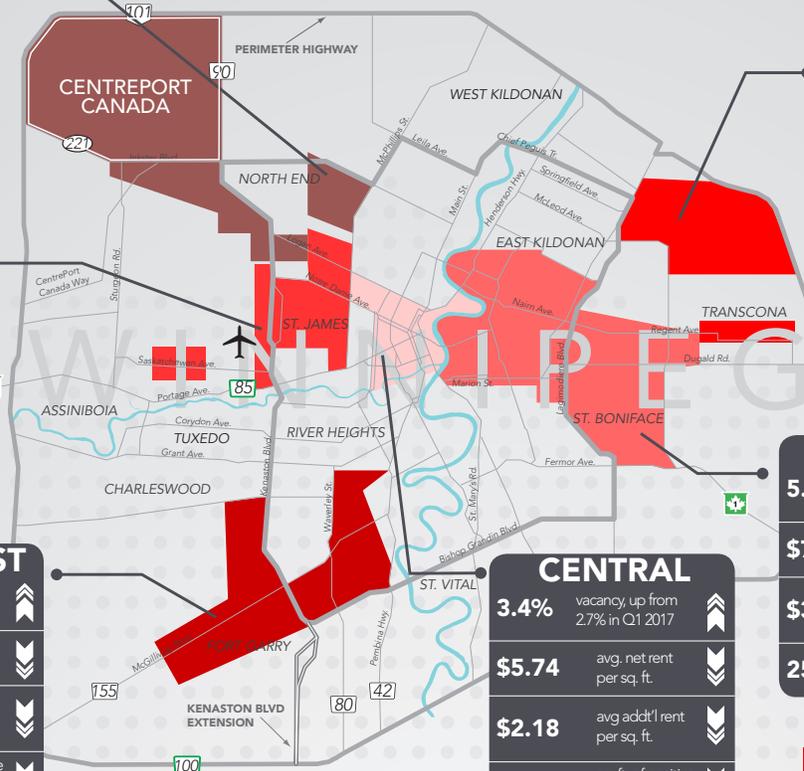
- 5.1%** vacancy, down from 5.2% in Q1 2017
- \$7.61** avg. net rent per sq. ft.
- \$3.93** avg add'l rent per sq. ft.
- 251,142** sq. ft. of positive absorption

**SOUTHWEST**

- 1.2%** vacancy, up from 0.9% in Q1 2017
- \$10.07** avg. net rent per sq. ft.
- \$4.67** avg add'l rent per sq. ft.
- 37,111** sq. ft. of positive absorption

**CENTRAL**

- 3.4%** vacancy, up from 2.7% in Q1 2017
- \$5.74** avg. net rent per sq. ft.
- \$2.18** avg add'l rent per sq. ft.
- 24,428** sq. ft. of positive absorption



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

**4.4%** current industrial vacancy rate  
(up from 4.0% last quarter)

**316,348**  
sq. ft. of positive absorption this quarter

**\$7.35** current net rental rate (\$ per sq. ft.)  
avg. gross rent is currently \$11.17 per sq. ft.

**\$103.68**  
avg. sale price for industrial space per sq. ft.

**\$204,419**  
avg. sale price per acre for industrial land

**149,388**  
sq. ft. of industrial space under construction

## Net Rental Rate vs. Vacancy Rate

