

NORTHWEST

- 7.5%** vacancy, down from 8.4% in Q2 2015
- \$7.25** avg. net rent per sq. ft.
- \$3.37** avg add'l rent per sq. ft.
- 127,041** sq. ft. of positive absorption

WEST

- 6.1%** vacancy, up from 5.7% in Q2 2015
- \$6.83** avg. net rent per sq. ft.
- \$3.84** avg add'l rent per sq. ft.
- 33,484** sq. ft. of negative absorption

SOUTHWEST

- 2.2%** vacancy, up from 2.2% in Q2 2015
- \$9.19** avg. net rent per sq. ft.
- \$4.02** avg add'l rent per sq. ft.
- 4,560** sq. ft. of positive absorption

CENTRAL

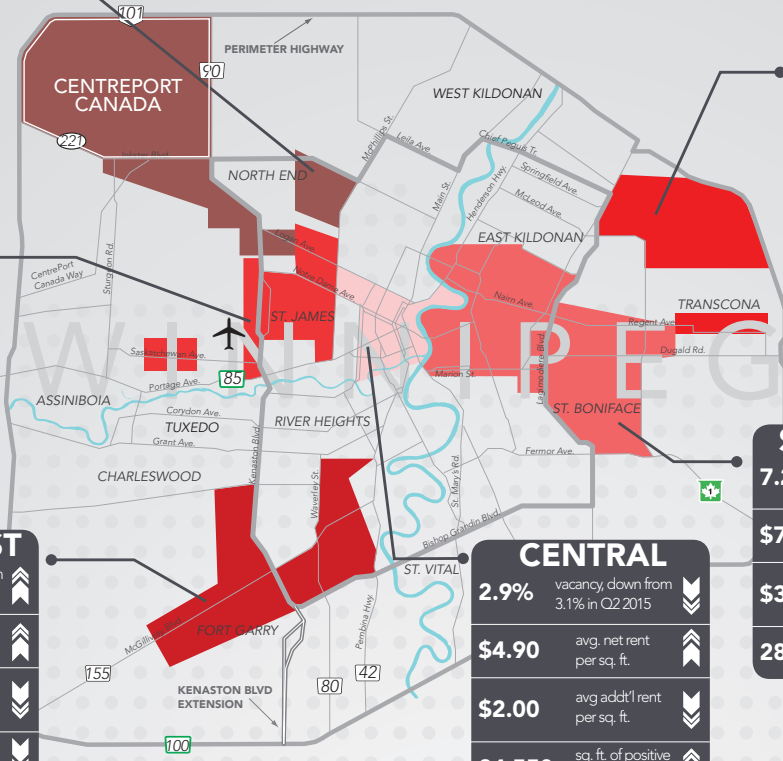
- 2.9%** vacancy, down from 3.1% in Q2 2015
- \$4.90** avg. net rent per sq. ft.
- \$2.00** avg add'l rent per sq. ft.
- 24,550** sq. ft. of positive absorption

NORTHEAST

- 4.0%** vacancy, up from 3.7% in Q2 2015
- \$6.81** avg. net rent per sq. ft.
- \$3.03** avg add'l rent per sq. ft.
- 29,410** sq. ft. of negative absorption

SOUTHEAST

- 7.2%** vacancy, down from 7.5% in Q2 2015
- \$7.41** avg. net rent per sq. ft.
- \$3.81** avg add'l rent per sq. ft.
- 28,555** sq. ft. of positive absorption

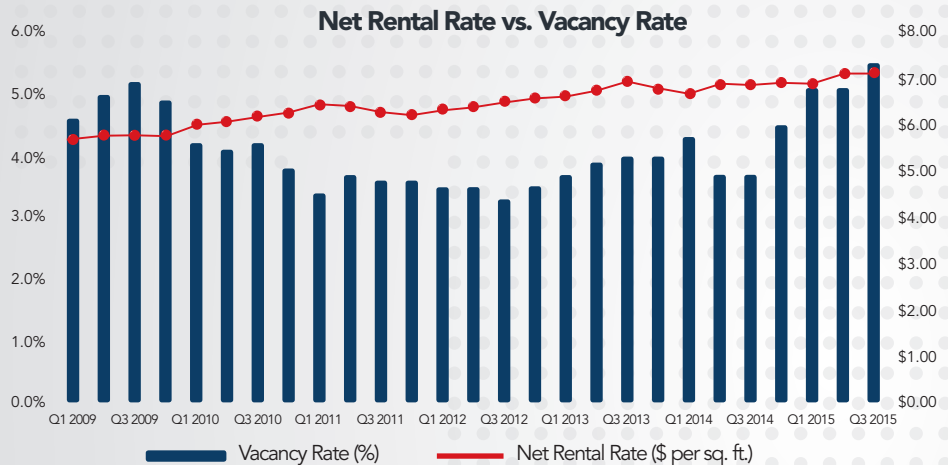


77,302,348
total Winnipeg industrial inventory (sq. ft.)

5.2% current industrial vacancy rate
(unchanged from last quarter)

121,812
sq. ft. of positive absorption this quarter

\$7.12 current net rental rate (\$ per sq. ft.)
avg. gross rent is currently \$10.76 per sq. ft.



HIGHLIGHTS

- Sherwin Industrial Park came to the market this quarter for sale. The park is located close to the James Armstrong Richardson International Airport and is comprised of seven industrial buildings totaling 256,645 sq. ft. on 14.6 acres.
- Vacancy was unchanged this quarter yet remains elevated due to both 1000 King Edward St. (460,742 sq. ft.) and 770 Pandora Ave. (346,746 sq. ft.) remaining on the market. The Pandora property was formerly occupied by Cabela's Canada is now available for sale or lease while the King Edward site was a former Safeway Canada distribution centre.

