

Winnipeg Industrial Market At-a-Glance



COMMERCIAL REAL ESTATE SERVICES INC.

NORTHWEST

6.9% vacancy, unchanged from Q2 2017

\$7.27 avg. net rent per sq. ft.

\$3.73 avg add'l rent per sq. ft.

53,943 sq. ft. of positive absorption

NORTHEAST

4.0% vacancy, down from 4.7% in Q2 2017

\$7.55 avg. net rent per sq. ft.

\$3.53 avg add'l rent per sq. ft.

79,523 sq. ft. of positive absorption

WEST

4.3% vacancy, down from 4.6% in Q2 2017

\$7.84 avg. net rent per sq. ft.

\$4.12 avg add'l rent per sq. ft.

113,675 sq. ft. of positive absorption

SOUTHEAST

4.3% vacancy, down from 5.1% in Q2 2017

\$7.86 avg. net rent per sq. ft.

\$3.56 avg add'l rent per sq. ft.

86,496 sq. ft. of positive absorption

SOUTHWEST

1.3% vacancy, up from 1.2% in Q2 2017

\$11.23 avg. net rent per sq. ft.

\$5.34 avg add'l rent per sq. ft.

38,178 sq. ft. of positive absorption

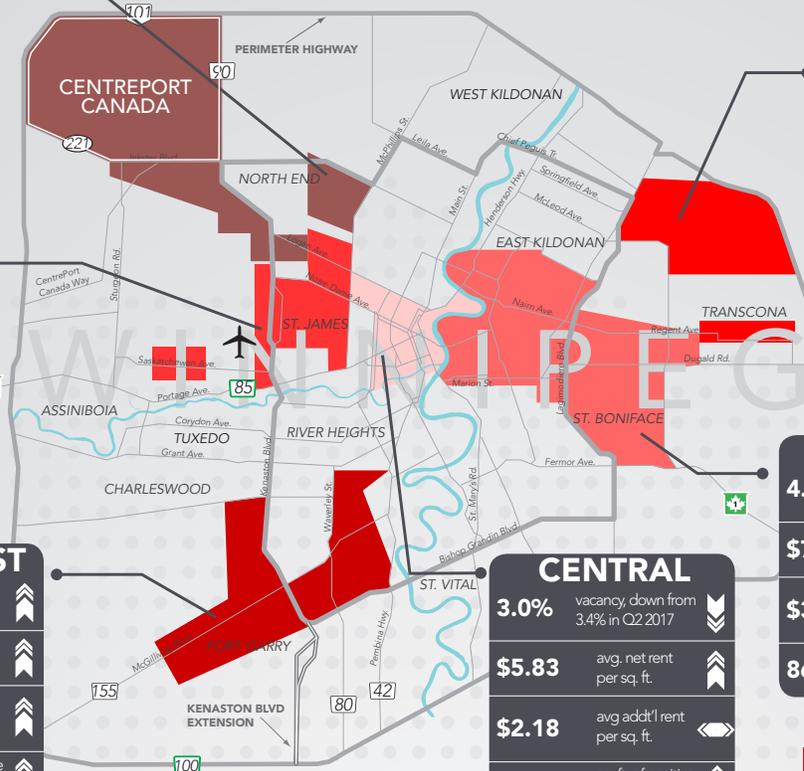
CENTRAL

3.0% vacancy, down from 3.4% in Q2 2017

\$5.83 avg. net rent per sq. ft.

\$2.18 avg add'l rent per sq. ft.

38,903 sq. ft. of positive absorption



77,697,269
total Winnipeg industrial inventory (sq. ft.)

4.1% current industrial vacancy rate
(down from 4.4% last quarter)

410,718
sq. ft. of positive absorption this quarter

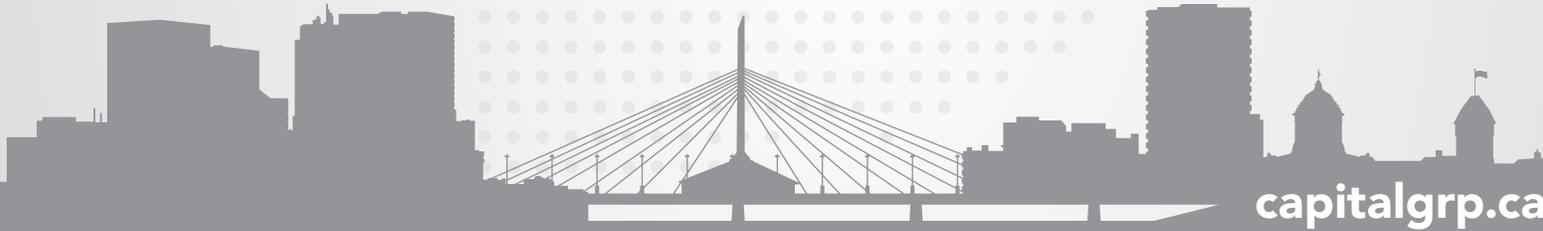
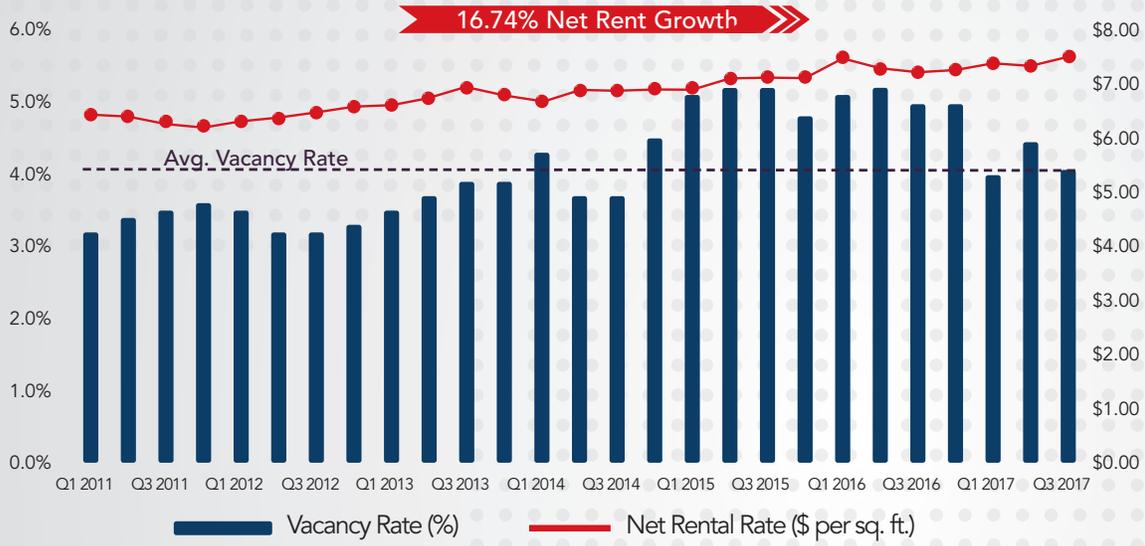
\$7.53 current net rental rate (\$ per sq. ft.)
avg. gross rent is currently \$11.33 per sq. ft.

\$99.49
avg. sale price for industrial space per sq. ft.

\$198,366
avg. sale price per acre for industrial land

44,488
sq. ft. of industrial space under construction

Net Rental Rate vs. Vacancy Rate



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