

Winnipeg Industrial Market At-a-Glance



COMMERCIAL REAL ESTATE SERVICES INC.

NORTHWEST

- 8.1%** vacancy, up from 6.5% in Q3 2016
- \$7.23** avg. net rent per sq. ft.
- \$3.76** avg add'l rent per sq. ft.
- 181,357** sq. ft. of negative absorption

NORTHEAST

- 3.2%** vacancy, up from 3.1% in Q3 2016
- \$6.96** avg. net rent per sq. ft.
- \$3.20** avg add'l rent per sq. ft.
- 17,340** sq. ft. of negative absorption

WEST

- 4.8%** vacancy, down from 5.0% in Q3 2016
- \$7.66** avg. net rent per sq. ft.
- \$4.46** avg add'l rent per sq. ft.
- 57,380** sq. ft. of positive absorption

SOUTHWEST

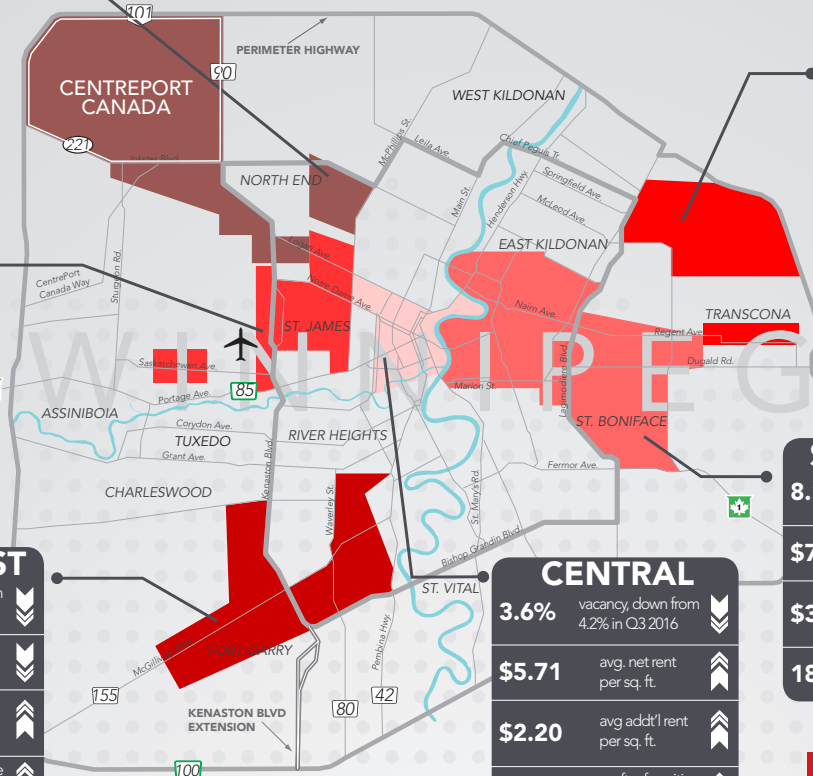
- 1.5%** vacancy, down from 2.5% in Q3 2016
- \$9.83** avg. net rent per sq. ft.
- \$4.61** avg add'l rent per sq. ft.
- 96,517** sq. ft. of positive absorption

CENTRAL

- 3.6%** vacancy, down from 4.2% in Q3 2016
- \$5.71** avg. net rent per sq. ft.
- \$2.20** avg add'l rent per sq. ft.
- 66,387** sq. ft. of positive absorption

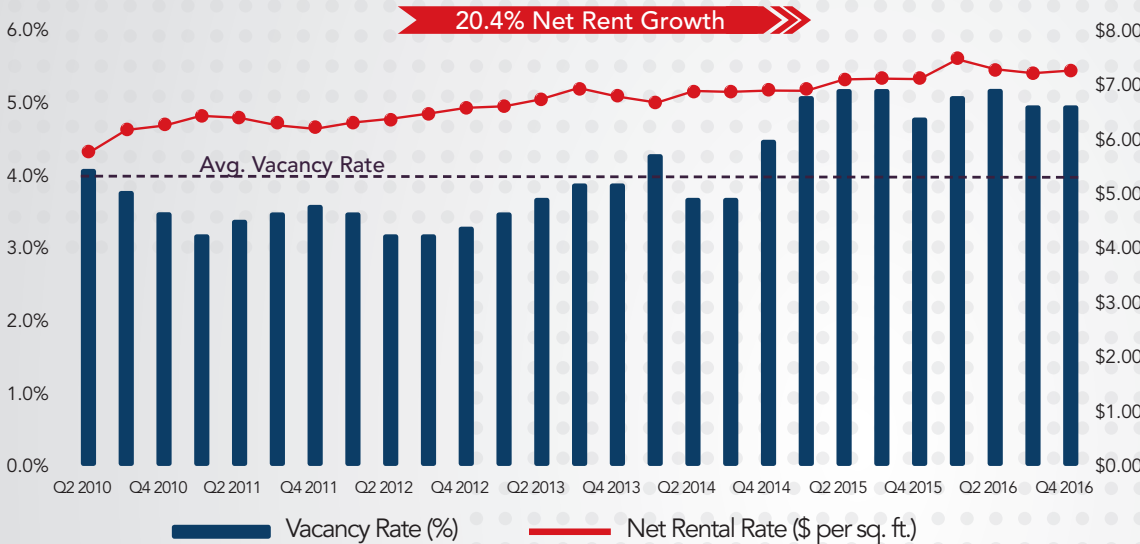
SOUTHEAST

- 8.1%** vacancy, up from 8.0% in Q3 2016
- \$7.48** avg. net rent per sq. ft.
- \$3.64** avg add'l rent per sq. ft.
- 18,347** sq. ft. of positive absorption



77,572,869
total Winnipeg industrial inventory (sq. ft.)

Net Rental Rate vs. Vacancy Rate



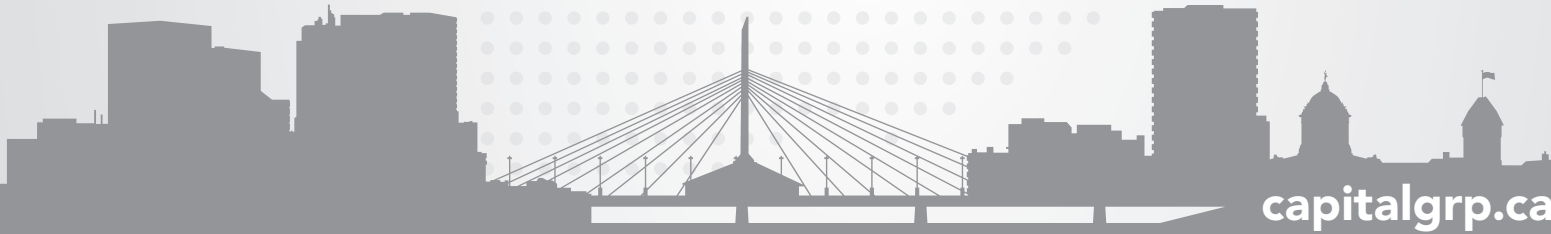
4.9% current industrial vacancy rate
(unchanged from last quarter)

39,934 sq. ft. of positive absorption this quarter

\$7.34 current net rental rate (\$ per sq. ft.)
avg. gross rent is currently \$11.19 per sq. ft.

\$90.00 avg. sale price for industrial space per sq. ft.

\$192,536 avg. sale price per acre for industrial land



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