

# Winnipeg Industrial Market At-a-Glance



COMMERCIAL REAL ESTATE SERVICES INC.

**NORTHWEST**

**3.0%** vacancy, down from 6.9% in Q3 2017

**\$7.52** avg. net rent per sq. ft.

**\$3.62** avg add'l rent per sq. ft.

**-36,706** sq. ft. of negative absorption

**NORTHEAST**

**3.0%** vacancy, down from 4.0% in Q3 2017

**\$9.68** avg. net rent per sq. ft.

**\$3.54** avg add'l rent per sq. ft.

**145,316** sq. ft. of positive absorption

**WEST**

**4.1%** vacancy, down from 4.3% in Q3 2017

**\$7.81** avg. net rent per sq. ft.

**\$4.18** avg add'l rent per sq. ft.

**45,100** sq. ft. of positive absorption

**SOUTHEAST**

**4.8%** vacancy, up from 4.3% in Q3 2017

**\$7.65** avg. net rent per sq. ft.

**\$3.50** avg add'l rent per sq. ft.

**-46,188** sq. ft. of negative absorption

**SOUTHWEST**

**0.2%** vacancy, down from 1.3% in Q3 2017

**\$10.50** avg. net rent per sq. ft.

**\$5.04** avg add'l rent per sq. ft.

**100,855** sq. ft. of positive absorption

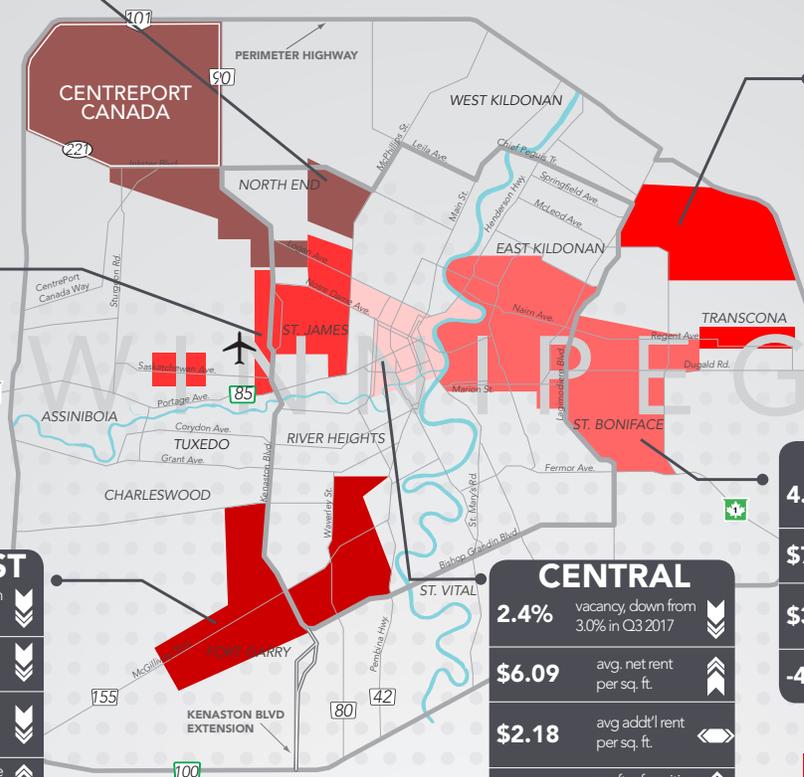
**CENTRAL**

**2.4%** vacancy, down from 3.0% in Q3 2017

**\$6.09** avg. net rent per sq. ft.

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

**78,322** sq. ft. of positive absorption



**77,730,757**  
total Winnipeg industrial inventory (sq. ft.)

**3.8%** current industrial vacancy rate  
(down from 4.1% last quarter)

**286,519**  
sq. ft. of positive absorption this quarter

**\$7.60** current net rental rate (\$ per sq. ft.)  
avg. gross rent is currently \$11.33 per sq. ft.

**\$108.84**  
avg. sale price for industrial space per sq. ft.

**\$198,648**  
avg. sale price per acre for industrial land

**108,360**  
sq. ft. of industrial space under construction

## Net Rental Rate vs. Vacancy Rate

**18.6% Net Rent Growth**

