

# WINNIPEG INDUSTRIAL MARKET snapshot

## NORTHWEST

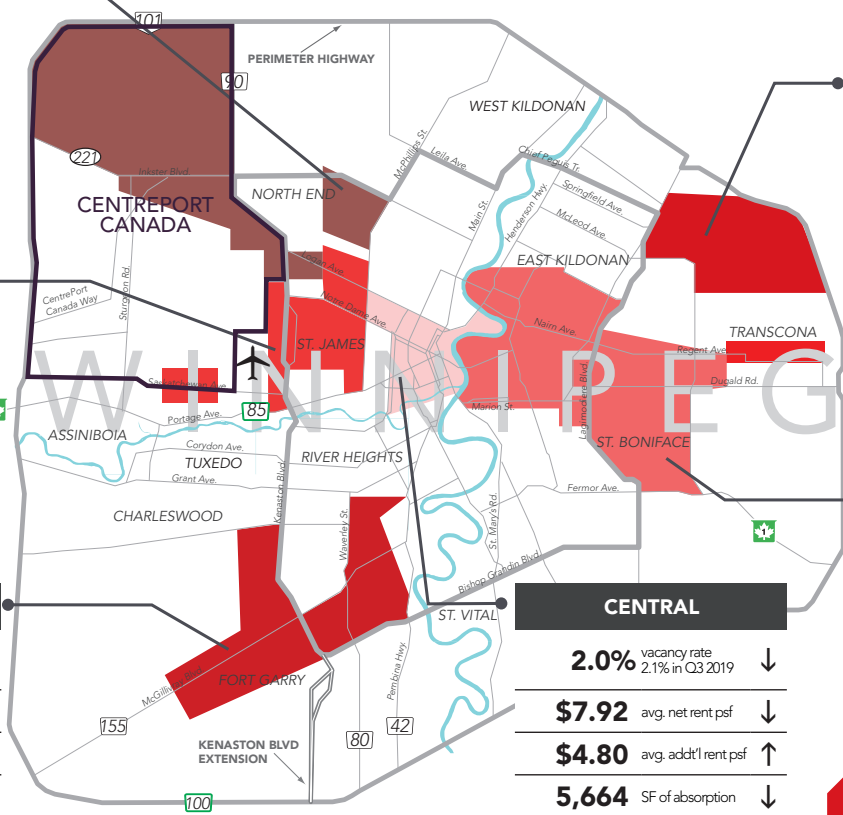
<b>10.2%</b>	vacancy rate 10.2% in Q3 2019	↔
<b>\$7.63</b>	avg. net rent psf	↑
<b>\$3.61</b>	avg. add'l rent psf	↓
<b>288,271</b>	SF of absorption	↑

## WEST

<b>3.5%</b>	vacancy rate 3.6% in Q3 2019	↓
<b>\$8.55</b>	avg. net rent psf	↔
<b>\$4.39</b>	avg. add'l rent psf	↓
<b>38,525</b>	SF of absorption	↑

## SOUTHWEST

<b>3.1%</b>	vacancy rate 2.4% in Q3 2019	↑
<b>\$12.48</b>	avg. net rent psf	↓
<b>\$5.52</b>	avg. add'l rent psf	↓
<b>-55,665</b>	SF of absorption	↓



## NORTHEAST

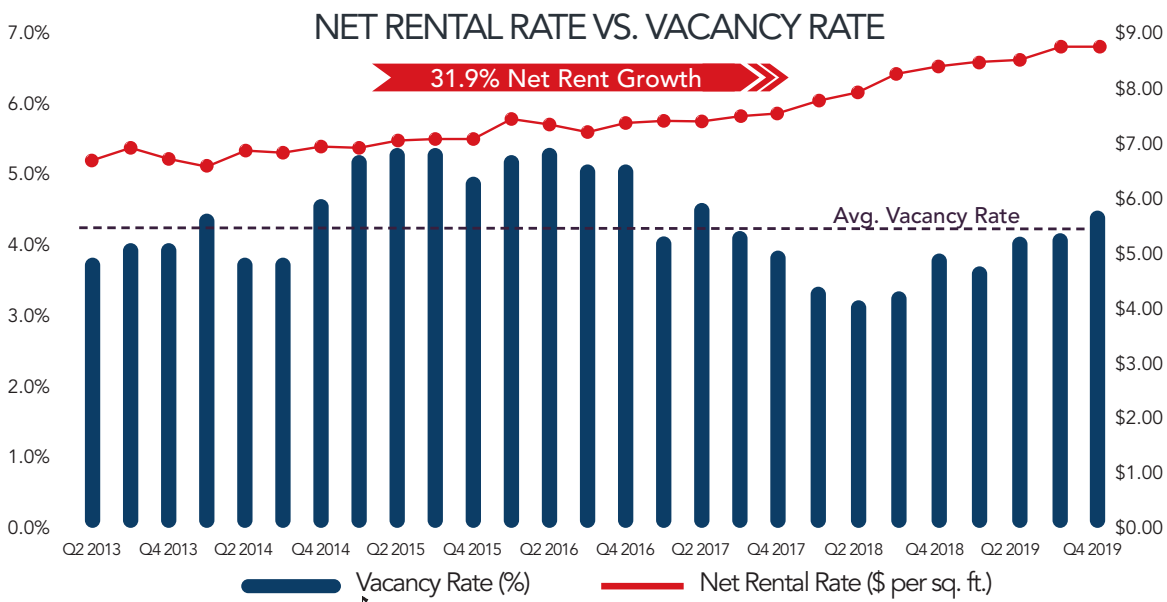
<b>5.9%</b>	vacancy rate 3.9% in Q3 2019	↑
<b>\$8.84</b>	avg. net rent psf	↑
<b>\$3.54</b>	avg. add'l rent psf	↓
<b>-203,836</b>	SF of absorption	↓

## SOUTHEAST

<b>2.2%</b>	vacancy rate 2.1% in Q3 2019	↑
<b>\$8.45</b>	avg. net rent psf	↑
<b>\$4.72</b>	avg. add'l rent psf	↑
<b>-20,620</b>	SF of absorption	↓

## CENTRAL

<b>2.0%</b>	vacancy rate 2.1% in Q3 2019	↓
<b>\$7.92</b>	avg. net rent psf	↓
<b>\$4.80</b>	avg. add'l rent psf	↑
<b>5,664</b>	SF of absorption	↓



**78,302,157**  
total Winnipeg industrial inventory (sq. ft.)

**4.5%** current industrial vacancy rate  
(up from 4.2% last quarter)

**52,339**  
sq. ft. of positive absorption this quarter

**\$8.90** current net rental rate (\$ per sq. ft.)  
avg. gross rent is currently \$13.25 per sq. ft.

**\$140.83**  
avg. sale price for industrial space per sq. ft.

**\$249,951**  
avg. sale price per acre for industrial land

**559,000**  
sq. ft. of industrial space under construction