

WINNIPEG INDUSTRIAL MARKET snapshot

NORTHWEST

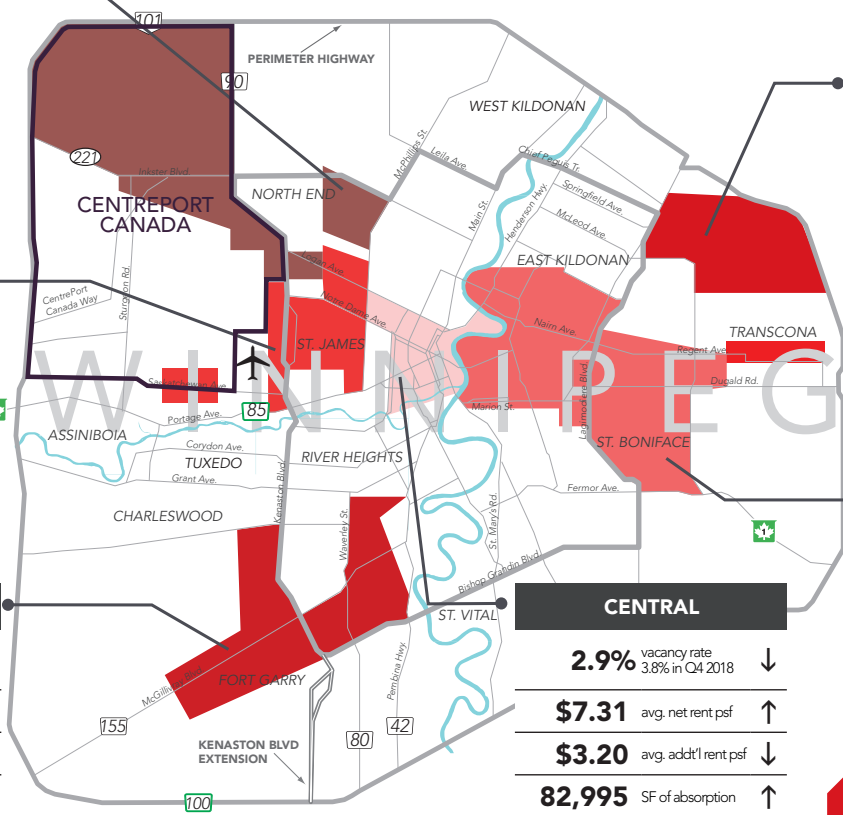
7.5% vacancy rate	↑	7.4% in Q4 2018
\$7.80 avg. net rent psf	↓	
\$3.90 avg. add'l rent psf	↑	
42,888 SF of absorption	↑	

WEST

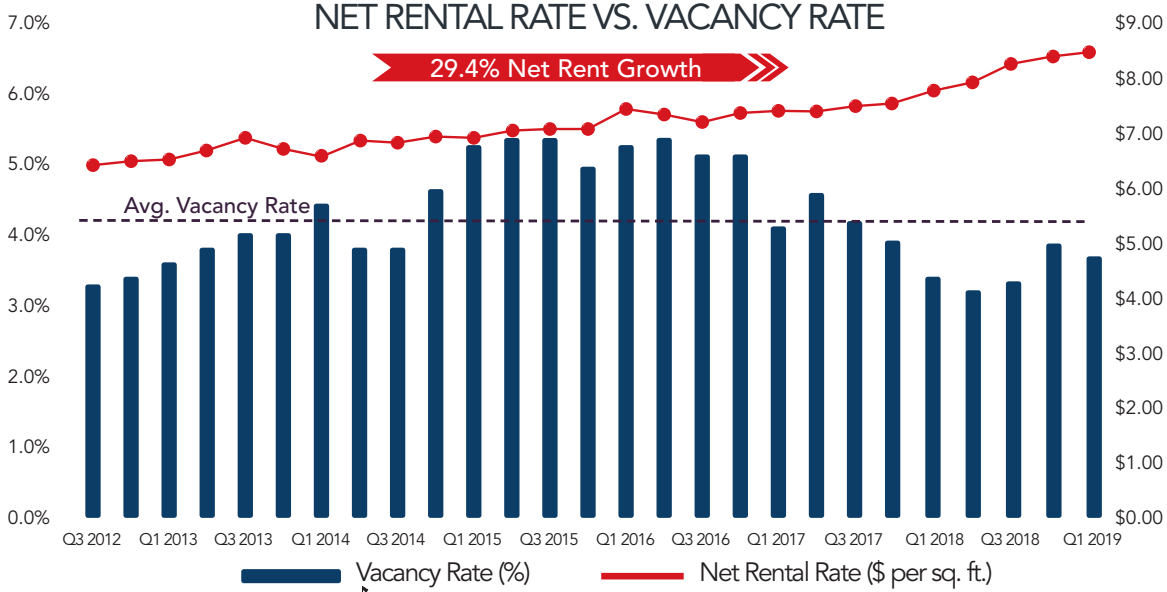
3.3% vacancy rate	↓	3.5% in Q4 2018
\$8.46 avg. net rent psf	↓	
\$4.93 avg. add'l rent psf	↓	
-17,803 SF of absorption	↑	

SOUTHWEST

2.4% vacancy rate	↑	2.2% in Q4 2018
\$10.08 avg. net rent psf	↓	
\$5.00 avg. add'l rent psf	↑	
33,016 SF of absorption	↑	



NET RENTAL RATE VS. VACANCY RATE



77,943,157
total Winnipeg industrial inventory (sq. ft.)

3.6% current industrial vacancy rate
(down from 3.8% last quarter)

183,400
sq. ft. of positive absorption this quarter

\$8.40 current net rental rate (\$ per sq. ft.)
avg. gross rent is currently \$12.67 per sq. ft.

\$137.82
avg. sale price for industrial space per sq. ft.

\$223,614
avg. sale price per acre for industrial land

126,000
sq. ft. of industrial space under construction

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