

WINNIPEG INDUSTRIAL MARKET snapshot

NORTHWEST

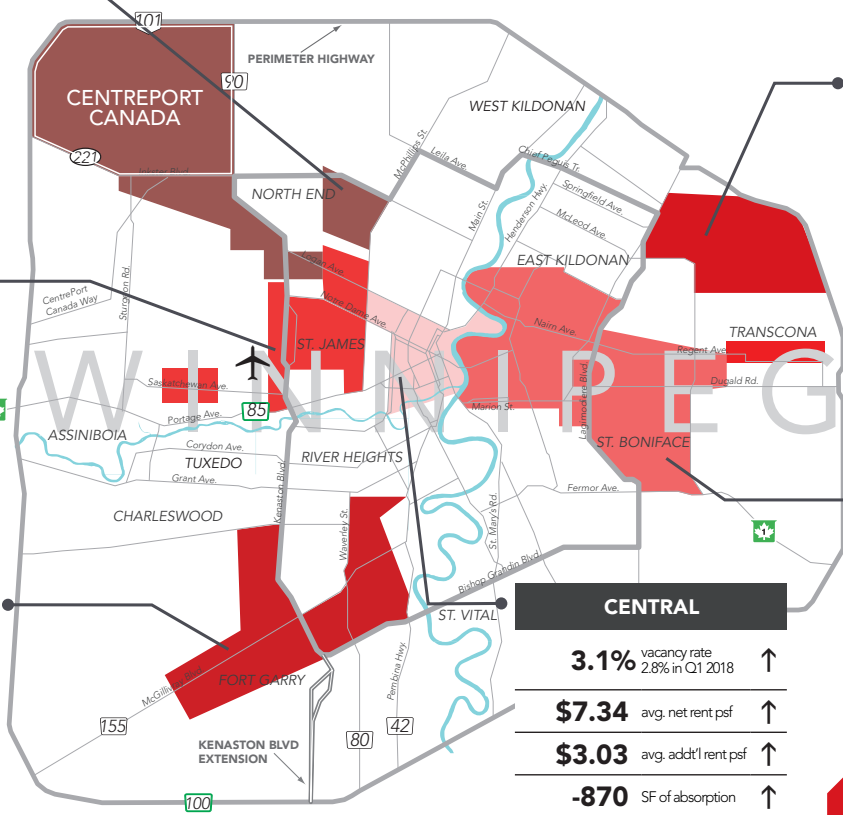
5.8%	vacancy rate	↓
6.1%	in Q1 2018	
\$7.67	avg. net rent psf	↑
\$3.81	avg. add'l rent psf	↓
31,055	SF of absorption	↓

WEST

3.1%	vacancy rate	↓
3.2%	in Q1 2018	
\$8.25	avg. net rent psf	↑
\$4.08	avg. add'l rent psf	↑
16,854	SF of absorption	↓

SOUTHWEST

0.5%	vacancy rate	↑
0.1%	in Q1 2018	
\$11.49	avg. net rent psf	↑
\$5.08	avg. add'l rent psf	↑
-29,736	SF of absorption	↓



NORTHEAST

1.9%	vacancy rate	↓
2.1%	in Q1 2018	
\$7.55	avg. net rent psf	↓
\$2.84	avg. add'l rent psf	↓
47,490	SF of absorption	↓

SOUTHEAST

3.0%	vacancy rate	↓
5.4%	in Q1 2018	
\$7.88	avg. net rent psf	↑
\$4.14	avg. add'l rent psf	↑
216,060	SF of absorption	↑

CENTRAL

3.1%	vacancy rate	↑
2.8%	in Q1 2018	
\$7.34	avg. net rent psf	↑
\$3.03	avg. add'l rent psf	↑
-870	SF of absorption	↑

77,741,757
total Winnipeg industrial inventory (sq. ft.)

3.0% current industrial vacancy rate
(down from 3.3% last quarter)

-307
sq. ft. of negative absorption this quarter

\$7.99 current net rental rate (\$ per sq. ft.)
avg. gross rent is currently \$11.88 per sq. ft.

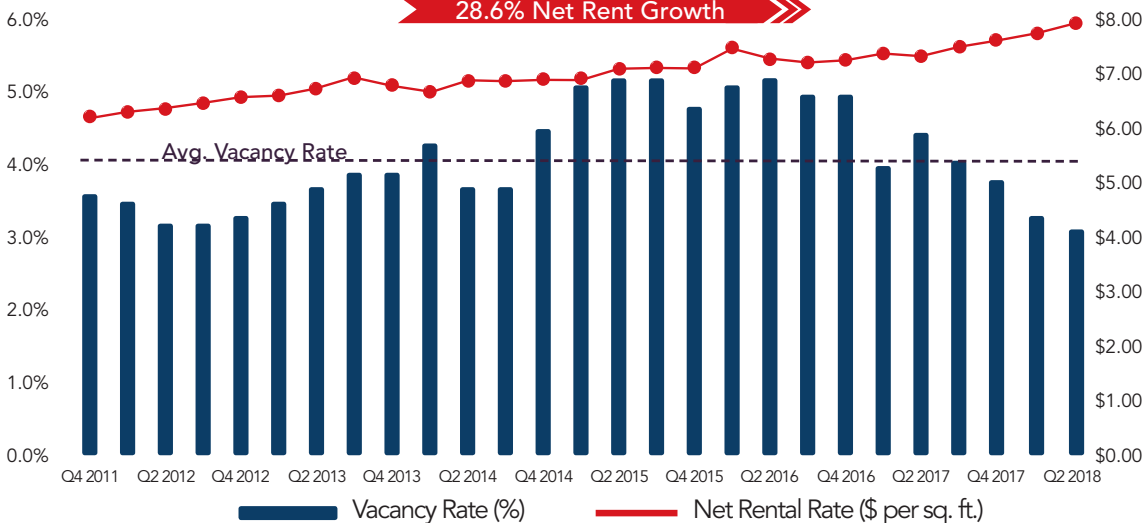
\$96.26
avg. sale price for industrial space per sq. ft.

\$234,778
avg. sale price per acre for industrial land

192,360
sq. ft. of industrial space under construction

NET RENTAL RATE VS. VACANCY RATE

28.6% Net Rent Growth



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