

# Winnipeg Industrial Market At-a-Glance



COMMERCIAL REAL ESTATE SERVICES INC.

**NORTHWEST**

**6.5%** vacancy, down from 7.9% in Q2 2016

**\$6.96** avg. net rent per sq. ft.

**\$3.85** avg add'l rent per sq. ft.

**151,326** sq. ft. of positive absorption

**NORTHEAST**

**3.1%** vacancy, unchanged from Q2 2016

**\$6.87** avg. net rent per sq. ft.

**\$2.87** avg add'l rent per sq. ft.

**2,302** sq. ft. of positive absorption

**WEST**

**5.0%** vacancy, unchanged from Q2 2016

**\$7.40** avg. net rent per sq. ft.

**\$4.21** avg add'l rent per sq. ft.

**-13,592** sq. ft. of negative absorption

**SOUTHEAST**

**8.0%** vacancy, down from 9.1% in Q2 2016

**\$7.50** avg. net rent per sq. ft.

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

**92,115** sq. ft. of positive absorption

**SOUTHWEST**

**2.5%** vacancy, down from 2.6% in Q2 2016

**\$9.22** avg. net rent per sq. ft.

**\$4.19** avg add'l rent per sq. ft.

**3,589** sq. ft. of positive absorption

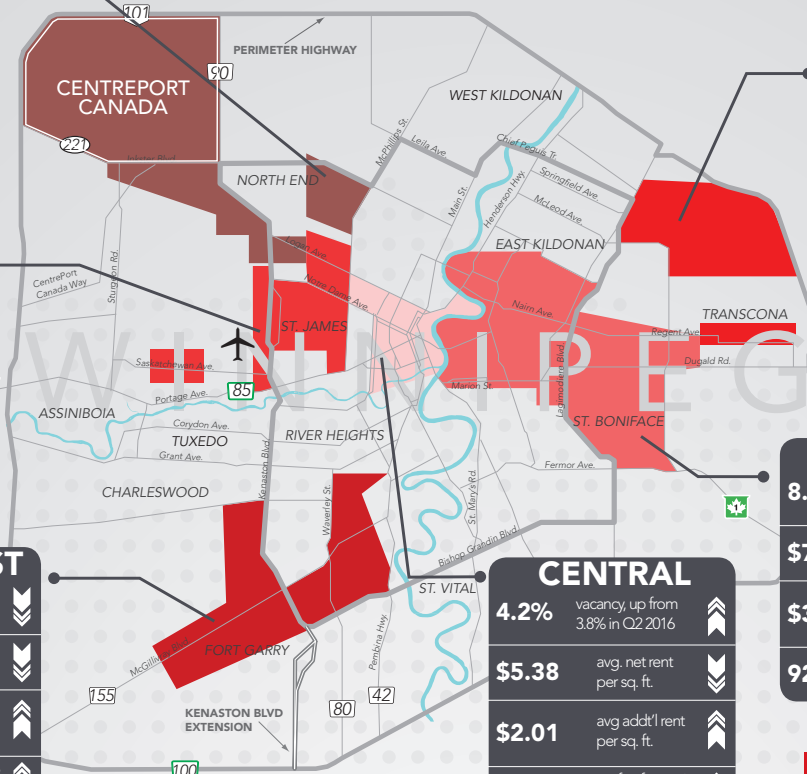
**CENTRAL**

**4.2%** vacancy, up from 3.8% in Q2 2016

**\$5.38** avg. net rent per sq. ft.

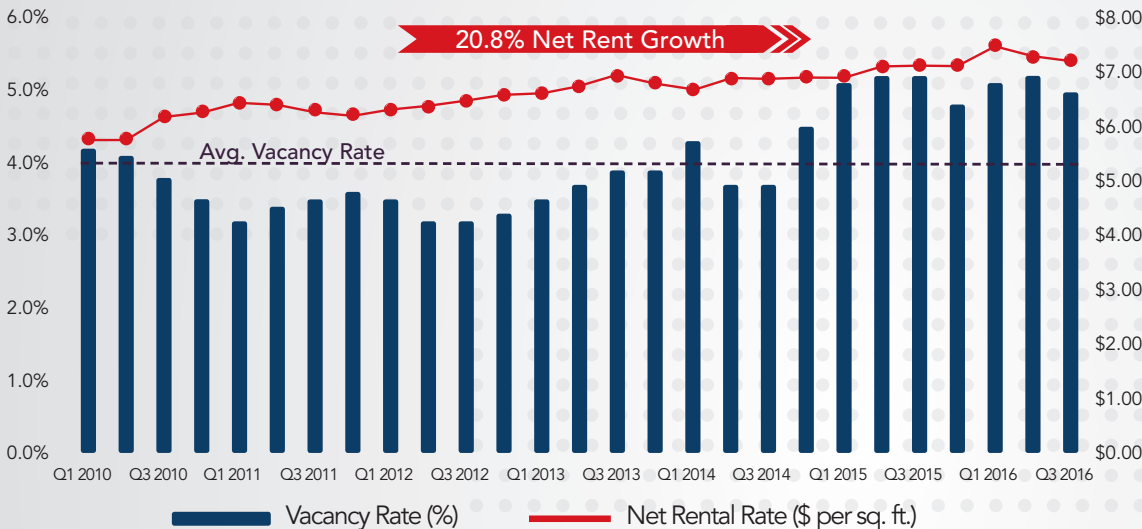
**\$2.01** avg add'l rent per sq. ft.

**-45,970** sq. ft. of negative absorption



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

## Net Rental Rate vs. Vacancy Rate



**4.9%** current industrial vacancy rate  
(down from 5.2% last quarter)

**189,770**  
sq. ft. of positive absorption this quarter

**\$7.25** current net rental rate (\$ per sq. ft.)  
avg. gross rent is currently \$11.01 per sq. ft.

**\$83.13**  
avg. sale price for industrial space per sq. ft.

**\$224,908**  
avg. sale price per acre for industrial land

