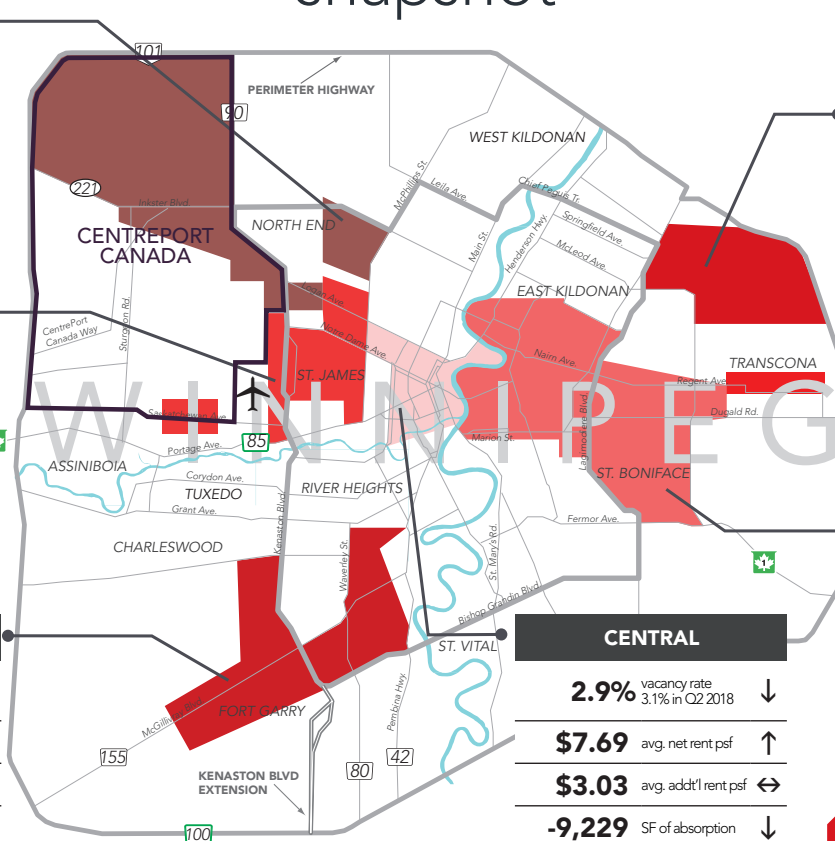
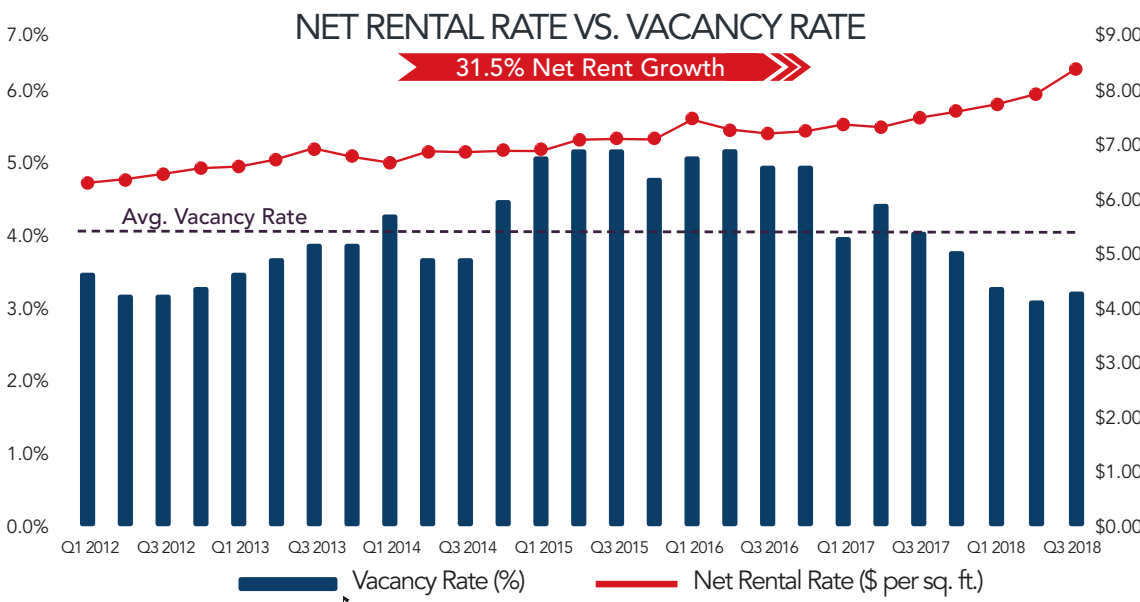


# WINNIPEG INDUSTRIAL MARKET snapshot

NORTHWEST	
<b>6.5%</b> vacancy rate	↑ (5.8% in Q2 2018)
<b>\$7.90</b> avg. net rent psf	↑
<b>\$3.89</b> avg. add'l rent psf	↑
<b>-79,312</b> SF of absorption	↓
WEST	
<b>2.8%</b> vacancy rate	↓ (3.1% in Q2 2018)
<b>\$8.40</b> avg. net rent psf	↑
<b>\$4.23</b> avg. add'l rent psf	↑
<b>82,659</b> SF of absorption	↑
SOUTHWEST	
<b>1.6%</b> vacancy rate	↑ (0.5% in Q2 2018)
<b>\$10.24</b> avg. net rent psf	↓
<b>\$4.58</b> avg. add'l rent psf	↓
<b>-105,520</b> SF of absorption	↓



NORTHEAST	
<b>1.9%</b> vacancy rate	↔ (1.9% in Q2 2018)
<b>\$8.30</b> avg. net rent psf	↑
<b>\$3.04</b> avg. add'l rent psf	↑
<b>-28,271</b> SF of absorption	↓
SOUTHEAST	
<b>4.1%</b> vacancy rate	↑ (3.0% in Q2 2018)
<b>\$8.22</b> avg. net rent psf	↑
<b>\$4.04</b> avg. add'l rent psf	↓
<b>-94,079</b> SF of absorption	↓
CENTRAL	
<b>2.9%</b> vacancy rate	↓ (3.1% in Q2 2018)
<b>\$7.69</b> avg. net rent psf	↑
<b>\$3.03</b> avg. add'l rent psf	↔
<b>-9,229</b> SF of absorption	↓



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

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

**-233,752**  
sq. ft. of negative absorption this quarter

**\$8.31** current net rental rate (\$ per sq. ft.)  
avg. gross rent is currently \$12.31 per sq. ft.

**\$103.37**  
avg. sale price for industrial space per sq. ft.

**\$209,167**  
avg. sale price per acre for industrial land

**263,360**  
sq. ft. of industrial space under construction

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