

Winnipeg Industrial Market At-a-Glance



COMMERCIAL REAL ESTATE SERVICES INC.

NORTHWEST

7.0% vacancy, down from 7.5% in Q3 2015

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

\$3.65 avg add'l rent per sq. ft.

45,930 sq. ft. of positive absorption

NORTHEAST

3.3% vacancy, down from 4.0% in Q3 2015

\$6.78 avg. net rent per sq. ft.

\$3.56 avg add'l rent per sq. ft.

65,000 sq. ft. of positive absorption

WEST

5.3% vacancy, down from 6.1% in Q3 2015

\$7.08 avg. net rent per sq. ft.

\$4.01 avg add'l rent per sq. ft.

123,907 sq. ft. of positive absorption

SOUTHWEST

2.2% vacancy, unchanged from Q3 2015

\$10.00 avg. net rent per sq. ft.

\$4.25 avg add'l rent per sq. ft.

120,836 sq. ft. of positive absorption

CENTRAL

2.9% vacancy, unchanged from Q3 2015

\$4.88 avg. net rent per sq. ft.

\$2.00 avg add'l rent per sq. ft.

638 sq. ft. of positive absorption

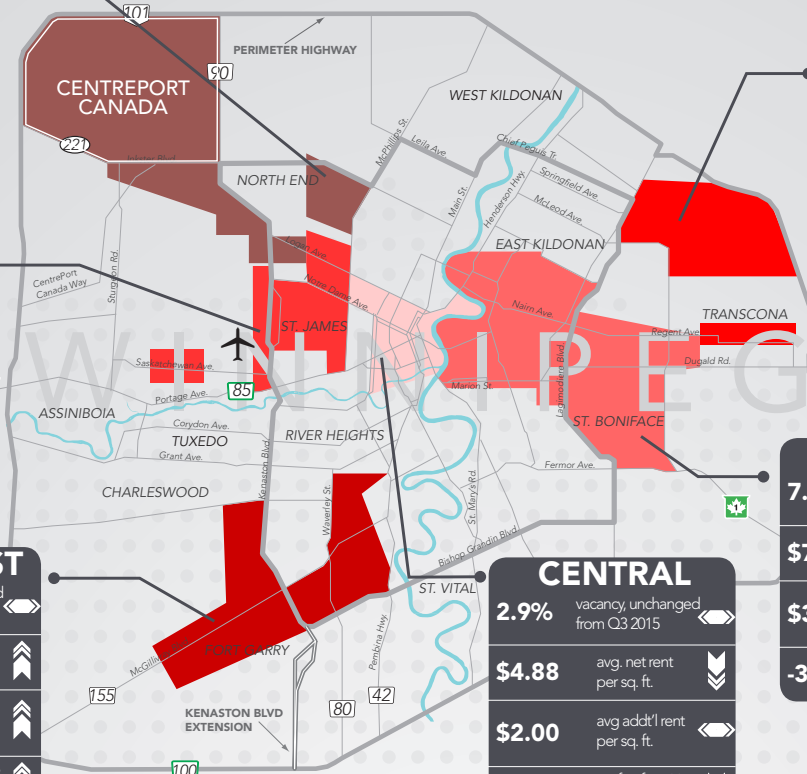
SOUTHEAST

7.6% vacancy, up from 7.2% in Q3 2015

\$7.39 avg. net rent per sq. ft.

\$3.62 avg add'l rent per sq. ft.

-31,254 sq. ft. of negative absorption



77,423,708
total Winnipeg industrial inventory (sq. ft.)

4.8% current industrial vacancy rate
(down from 5.2% last quarter)

325,057
sq. ft. of positive absorption this quarter

\$7.12 current net rental rate (\$ per sq. ft.)
avg. gross rent is currently \$10.76 per sq. ft.

\$89.87
avg. sale price for industrial space per sq. ft.

\$236,277
avg. sale price for industrial land

