

WINNIPEG INDUSTRIAL MARKET snapshot

NORTHWEST

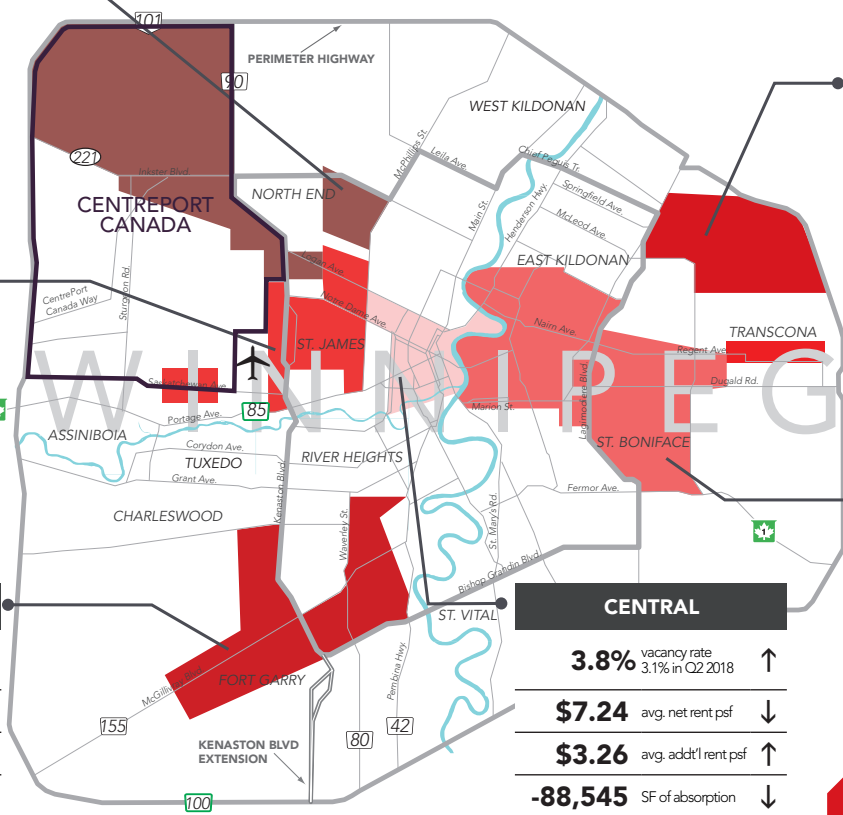
7.4%	vacancy rate	↑
	6.5% in Q3 2018	
\$7.91	avg. net rent psf	↑
\$3.83	avg. add'l rent psf	↓
-113,888	SF of absorption	↓

WEST

3.5%	vacancy rate	↑
	2.8% in Q3 2018	
\$8.64	avg. net rent psf	↑
\$4.97	avg. add'l rent psf	↑
-167,022	SF of absorption	↓

SOUTHWEST

2.2%	vacancy rate	↑
	1.6% in Q3 2018	
\$11.48	avg. net rent psf	↑
\$4.83	avg. add'l rent psf	↑
-60,054	SF of absorption	↑



NORTHEAST

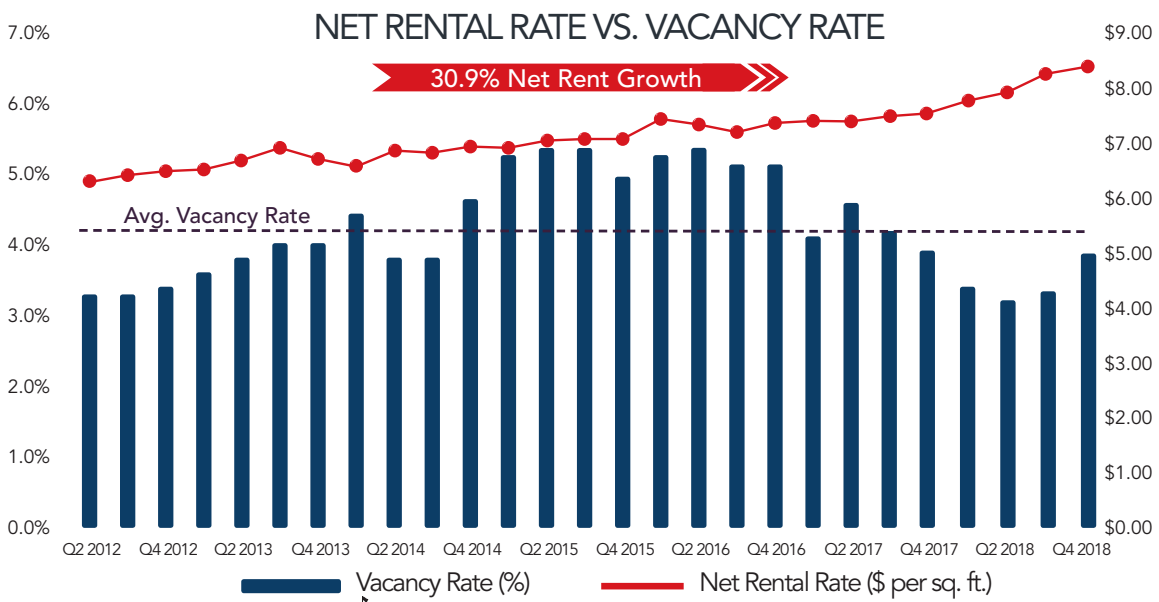
2.9%	vacancy rate	↑
	1.9% in Q3 2018	
\$7.93	avg. net rent psf	↓
\$2.94	avg. add'l rent psf	↓
-104,327	SF of absorption	↓

SOUTHEAST

2.4%	vacancy rate	↓
	4.1% in Q3 2018	
\$8.17	avg. net rent psf	↓
\$3.89	avg. add'l rent psf	↓
145,125	SF of absorption	↑

CENTRAL

3.8%	vacancy rate	↑
	3.1% in Q2 2018	
\$7.24	avg. net rent psf	↓
\$3.26	avg. add'l rent psf	↑
-88,545	SF of absorption	↓



77,753,457
total Winnipeg industrial inventory (sq. ft.)

3.8% current industrial vacancy rate
(up from 3.3% last quarter)

-388,711
sq. ft. of negative absorption this quarter

\$8.35 current net rental rate (\$ per sq. ft.)
avg. gross rent is currently \$12.61 per sq. ft.

\$114.94
avg. sale price for industrial space per sq. ft.

\$217,342
avg. sale price per acre for industrial land

291,660
sq. ft. of industrial space under construction

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