

Feature Listings



Former Vicwest Steel
18028-114 Avenue
55,849 sf available on 5.96 acres to lease



Centre West Business Park
12128 - 154 Street
6,000 sf to 45,000 sf available to lease



ATS Production
1530 - 70 Avenue
12,650 sf on 1.94 Acres for sale



CEA Air
1055 - 78 Avenue
10,612 sf on 0.81 Acres for sale

THE NORTHWESTERN OPPORTUNITY

With convenient access to the Anthony Henday, Yellowhead and Highway 63, Northwest Edmonton is a land of opportunity for industrial tenants, particularly traditional Southside tenants looking for growth alternatives as shrinking vacancy on the Southside continues.

The present vacancy rate in Southeast Edmonton stands at 2.3% - over a full percentage point below that of Northwest Edmonton at 3.4%. The decline of available space in the city's south side has led to limited options for expanding tenants. More firms are beginning to shift their sights to the Northwest as new industrial developments come online providing an opportunity. As noted below, there is a significant price advantage in terms of new rental rates in a Northwest versus a Southeast building.

The completion of the northwestern portion of the Anthony Henday ring road has opened up new lands to development. Land north of 137th Avenue is now much easier to reach via a major transportation corridor. Once the northeastern section of the Anthony Henday is finished those companies who service and supply the oil sands projects and the Northwest Upgrader will find a location in Northwest Edmonton as a convenient, cost effective alternative to gain the northern exposure they demand.

AVERAGE ASKING NET RENTAL RATE PER BAY SIZE

	Northwest		Southeast		Northeast		Central		Leduc/Nisku		Sherwood Park		Acheson		St. Albert	
Range SF	Net Rent		Net Rent		Net Rent		Net Rent		Net Rent		Net Rent		Net Rent		Net Rent	
0 - 5,000	\$10.50	▲	\$12.00	■	\$11.00	▲	\$10.00	■	\$12.00	■	\$16.00	■	\$12.00	■	\$11.00	■
5,001 - 10,000	\$11.00	■	\$11.50	■	\$7.75	■	\$10.30	■	\$14.00	■	\$14.00	■	\$11.00	■	\$11.00	■
10,001 - 20,000	\$10.00	■	\$11.25	■	\$7.00	■	\$9.00	■	-	■	\$13.00	■	\$9.50	■	\$10.50	■
20,001 - 50,000	\$9.00	■	\$10.00	▲	\$6.50	■	-	-	-	■	\$12.50	■	\$9.00	■	-	-
50,001 & up	\$8.00	■	\$9.75	▲	\$3.25	-	-	-	-	■	-	-	-	-	-	-

*Note: These figures are an averaged representation of market prices.

District/Class	Inventory (sf)	Direct Lease (sf)	Sublease (sf)	Vacancy Overall	Vacancy Direct	Vacancy Sublease	Serviced Land Cost (\$ per acre)
City							
Southeast	42,490,476	785,090	196,801	2.3%	1.8%	0.5%	\$670,000.00
Northwest	43,688,512	1,388,861	93,181	3.4%	3.2%	0.2%	\$645,000.00
Northeast	5,864,513	157,985	-	2.7%	2.7%	0.0%	\$520,000.00
Central	3,509,449	90,884	15,185	3.0%	2.6%	0.4	-
Edmonton Total	95,552,950	2,422,820	305,167	2.9%	2.5%	0.3%	
Surrounding Districts							
Acheson	1,630,109	92,312	-	5.7%	5.7%	0.0%	\$400,000.00
Spruce Grove	1,253,536	29,000	-	2.3%	2.3%	0.0%	\$350,000.00
Stony Plain	256,955	-	-	0.0%	0.0%	0.0%	\$350,000.00
Sherwood Park	4,002,500	20,600	3,699	0.6%	0.5%	0.1%	\$550,000.00
Nisku/Leduc	8,695,455	451,588	11,520	5.3%	5.2%	0.1%	\$475,000.00
Surrounding Total	15,838,555	593,500	15,219	3.8%	3.7%	0.1%	
Overall Total	111,391,505	3,016,320	320,386	3.0%	2.7%	0.3%	






Market Spotlight - Sturgeon County

Sturgeon County has presented Edmonton based companies with something which is in short supply within the boundaries of the capital city – land. Large land opportunities are rare within Edmonton and those who require expansion space, large facilities and yard storage have begun to look to this region as a potential alternative. Companies who have recently chosen to relocate and/or expand within Sturgeon County include ClearStream, McAsphalt, and the Mullen Group.






We expect the fundamentals of the region to continue to be buoyant over the near term, also supported as work begins on the Northwest Upgrader – a project which will require a vast amount of industrial resources throughout the its construction.

The land sales velocity in the Sturgeon industrial market has increased significantly over the past two years with an increase in the number of transactions and the average cost per acre nearly tripling over the past 24 months.

NOTABLE LEASE TRANSACTIONS

Location	Type	Specialty	Size (sf)	Tenant
 Rampart Business Park 142 Street & 157 Avenue	New Development	Multi-Tenant Building	65,238 sf	Wallace & Carrey Inc.
 Horizon Business Park 12828 184 Street	New Development	Multi-Tenant Building	59,260 sf	Custom Truck Parts
 Leduc Business Park	New Build to Suit	Single Tenant Building	30,956 sf	Cameron Canada Corporation
 North West Business Park 156 Street & 137 Avenue	New Development	Multi-Tenant Building	30,000 sf & 20,000 sf	Mobler Furniture & Scandia Furniture
 City West Business Park 11203/11263 186 Street	Existing Development	Multi-Tenant Building	24,077 sf	Pickseed Canada

NOTABLE BUILDING SALE TRANSACTIONS

Location	Subdivision	Zoning	Property	Sale Price	Unit Price (psf)	Vendor	Purchaser
 2257/2301 Premier Way	Sherwood Park	C5	371,155 sf on 19.32 Acres	\$84,000,000.00	\$226.32 psf	Broadmoor III and IV Nominee Inc.	Dundee Properties (GP) Inc.
 9520/30 49 Avenue	Papaschase Industrial	IB	52,345 sf on 7.04 Acres	\$10,000,000.00	\$191.04 psf	Fifty-First Avenue Investments Inc.	CCS Properties Ltd.
 3703 98 Street	Strathcona Industrial Park	IM	39,400 sf on 3.41 Acres	\$6,900,000.00	\$175.12 psf	98th Street Investments Ltd.	Summit (3703 98 Street) Ltd
 11603 180 Street	Edmiston Industrial	IM	42,000 sf on 3.79 Acres	\$6,555,000.00	\$156.07 psf	LPL Properties Ltd.	Spargus Industries Ltd.
 8707 51 Avenue	McIntyre	IB	43,354 sf on 3.09 Acres	\$6,000,000.00	\$138.40 psf	Public Works	The University of Alberta

NOTABLE LAND SALE TRANSACTIONS

Location & Subdivision	Sale Date	Land Size (Acres)	Sale Price	Unit Price (Acre)	Purchaser
RR 225, south of TR 552 Sturgeon County	06/27/2013	154.7 Acres	\$9,270,700.00	\$60,000.00	MT Investments Inc.
2110 103A Street Cashman	04/09/2013	6.99 Acres	\$8,050,000.00	\$1,151,645.00	Gateway Auto Ventures Inc.
17 Street & 90 Avenue Laurin Industrial	04/10/2013	12.90 Acres	\$5,031,000.00	\$390,000.00	Imperial Equities Inc.
7004 67 Street Davies Industrial East	03/25/2013	4.55 Acres	\$3,030,000.00	\$670,329.00	Murray's Trucking Inc.
4504 Roper Road Pylypow Industrial	03/25/2013	3.66 Acres	\$2,379,000.00	\$650,000.00	First Truck Centre Edmonton Inc.

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