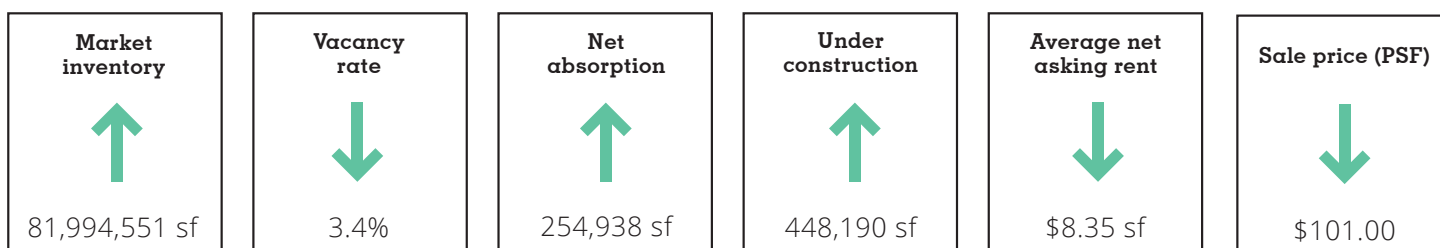


Winnipeg, MB

- The Winnipeg industrial market maintained strength in Q2 despite a third lockdown (May 9, 2021 to August 7, 2021) whereby Manitoba was under stern public health restrictions that included severely reduced capacity in retail shops, closure of personal care services, restaurants, bars, work out facilities and recreation and cultural facilities
- The trajectory of e-commerce continues to rise and is the main contributing factor as warehousing and fulfillment centers continue to dominate development and investment prospects
- There are up to 2,000 acres slated for development including a \$19MM distribution centre in Winnipeg's CentrePort, North America's largest trimodal inland port
- Leasing and sales activity maintain strength as Winnipeg's vacancy rate remains low at 3.4%, the national vacancy rate stands at 2.1%
- The unemployment rate in Manitoba remains at 6.8% (the lowest unemployment rate in the country) compared to 7.5% nationally*
- MB vaccination rates are the highest in the country which made way to lifting the restrictions of the third lockdown

*Sourced from StatsCanada and Labour Force survey



* From Q1 2021 End to Q2 2021 End

	(SF) Total Inventory	(SF) Total Vacancy	(PSF) Average Net Rate*	(PSF) Average CAM / Tax
Winnipeg				
Central	10,076,112	1,265,052	\$9.31	\$3.89
Northwest	11,075,775	215,394	\$9.27	\$4.08
Southwest	10,245,022	317,264	\$10.95	\$4.88
Northeast	11,631,311	1,065,257	\$8.18	\$3.80
Southeast	10,830,975	976,691	\$10.54	\$4.82
West	28,135,357	53,047	\$8.29	\$4.57
Total	81,994,552	3,883,705	\$8.35	\$4.16

* New construction add \$2.00 PSF



Get more market information

Avison Young Winnipeg
185 Provencher Blvd Unit 200
Winnipeg, MB R2H 0G4 Canada
☎ +1 204 560 1500

Tracy Bramwell Chubaty
Research Analyst
☎ +1 204 560 1516

Nicole Abbott
Realty Marketing Manager
☎ +1 204 560 1514

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