## AVISON OUNG

## Winnipeg, MB

warehousing and fulfillment

centers continue to dominate

development and investment

There are up to 2,000 acres

slated for development including

a \$19MM distribution centre in

America's largest trimodal inland

maintain strength as Winnipeg's

vacancy rate remains low at 3.4%,

Winnipeg's CentrePort, North

Leasing and sales activity

- 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 heath 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







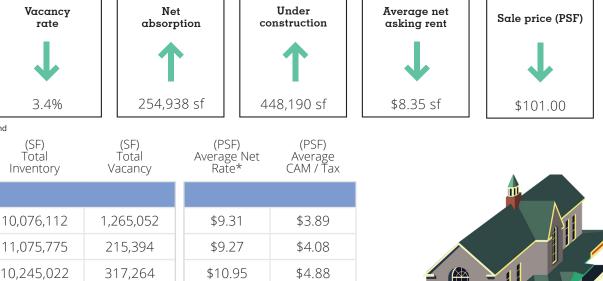
prospects

port

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% nationallv\*
- 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



\$3.80

\$4.82

\$4.57

\$4.16

\* From Q1 2021 End to Q2 2021 End

Winnipeg

Central

Total	81,994,552	3,883,705
West	28,135,357	53,047
Southeast	10,830,975	976,691
Northeast	11,631,311	1,065,257
Southwest	10,245,022	317,264
Northwest	11,075,775	215,394

\* New construction add \$2.00 PSF

## Get more market information

## **Avison Young Winnipeg**

185 Provencher Blvd Unit 200 Winnipeg, MB R2H 0G4 Canada S +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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\$8.18

\$10.54

\$8.29

\$8.35