Winnipeg, MB

"Right-sizing continues to be a major driver of industrial operators seeking new facilities."

Tom Snowdon Associate

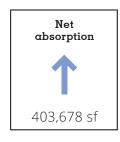
- Leasing and sales activity maintains strength as Winnipeg's vacancy rate remains low at 3% (second lowest in the Western provinces) the national vacancy rate stands at 0.2%
- Demand for existing buildings in Winnipeg continues to be high due to the combination of low product availability and favorable financing decreasing supply of old inventory as redevelopment activity remains strong. Conversion and modernization of older space continues in our market while newer space is slowly added
- Landlords are driving and seeking renewals as most industrial tenants currently prefer short-term agreements partially due to fluctuating business levels along with those in the market to purchase
- The continuing demand for storage and fulfillment space in the e-commerce market is becoming more competitive as regional to international fulfillments groups absorb existing inventory
- The unemployment rate in Manitoba is 5.6% compared to 6.9% nationally*

(PSF)

* Stats Canada









(SE)





(DCE)



| Total | 78,915,554 | 2,399,871 | \$8.94 | \$4.33 |
|-----------|--------------------|------------------|----------------------|----------------------|
| West | 28,135,357 | 68,956 | \$8.56 | \$4.78 |
| Southeast | 10,830,975 | 379,672 | \$10.21 | \$4.68 |
| Northeast | 10,555,133 | 712,669 | \$8.39 | \$3.70 |
| Southwest | 10,245,022 | 103,383 | \$14.25 | \$4.97 |
| Northwest | 9,999,597 | 39,100 | \$7.86 | \$3.45 |
| Central | 9,149,460 | 1,096,091 | \$9.40 | \$4.33 |
| Winnipeg | | | | |
| | Total Inventory | Total Vacancy | Average Net Rate* | Average CAM / Tax |

(SE)

Get more market information

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^{*} New construction add \$2.00 PSF