Regina industrial market report

Q4 2022

AVISON
YOUNG

Industrial market trends

01

Low Vacancy rates continue

In the industrial market, vacancy rates continue to be low (**3.23% in Q4 2021** and **1.88% in Q4 2022**). This is forcing landlords and tenants to adjust their expectations by either retrofitting old spaces or building new ones to meet market needs. The only sector with a higher vacancy rate this year than last is the Ross Industrial Park East (**0.82% in Q4 2021** vs. **2.30% in Q4 2022**).

02

Global Transportation Hub

The Global Transportation Hub (GTH) has had some of the most notable changes between Q4 2021 and Q4 2022. The vacancy increased from **0.07% in Q4 2021** to **1.48% in Q4 2022.**

03

Overall lease rates coming down

In four of the seven sectors with Q4 vacancy in 2021 and 2022, the asking lease rate advertised has decreased. The overall asking lease rate decreased by **$1.10 per square foot** (psf) to **$11.50 psf in Q4 2022** (from **$12.60 psf in Q4 of 2021**). One sector that saw an asking lease rate increase is the RM of Sherwood. This is likely due to more people looking to build outside the limits of the City of Regina to meet their needs during this time of low availability.

Regina area industrial market fundamentals – Q4 2022

1.88%
total vacancy rate
down from 3.23% in Q4 2021

$11.51
per square feet
average asking lease rate

24.6
million square feet of inventory
as of the end of December 2022

328K
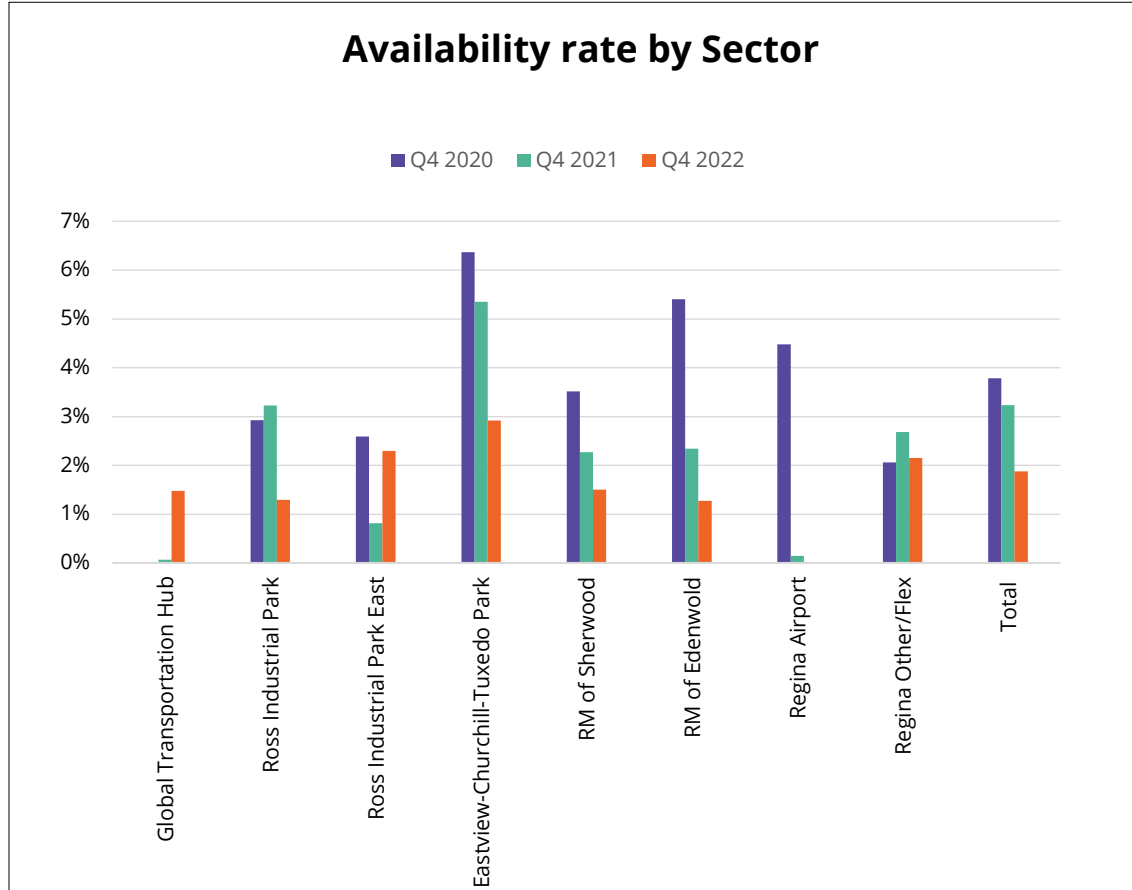square feet of absorption
between Q4 2021 and Q4 2022

25.3%
of inventory lies outside the City of Regina
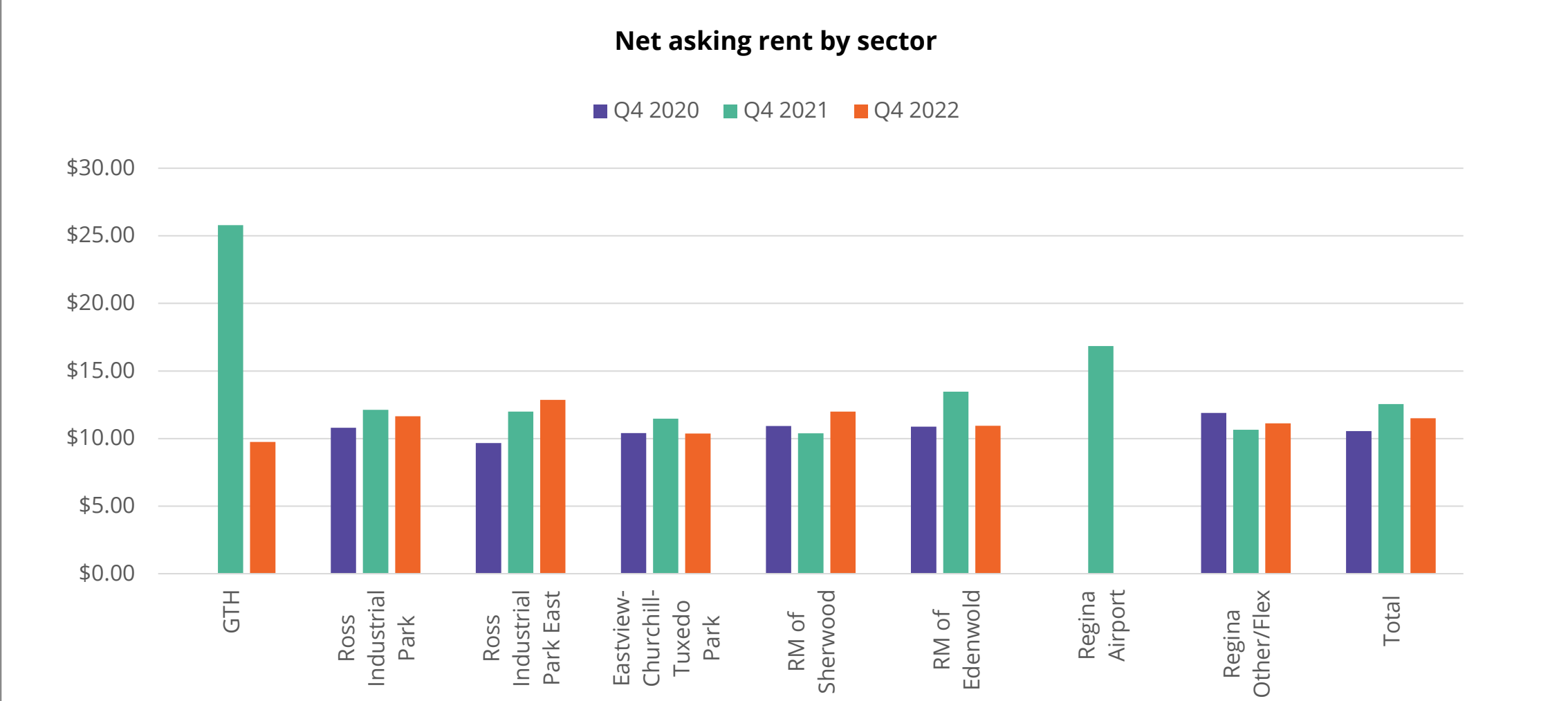**in GTH, RM of Sherwood and RM of Edenwold**

$365K
per acer average asking price
for industrial land within the City of Regina

Regina area industrial market indicators

Availability rate by Sector

Q4 2020   Q4 2021   Q4 2022

Inventory and availability

Inventory   Vacancy

Regina industrial market indicators

Net asking rent by sector

Legend: Q4 2020 | Q4 2021 | Q4 2022

For more market insights and
information visit
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