

INDUSTRIAL NEED TO KNOWS

The Must Know Facts About Greater Edmonton's Industrial Market

1

RISING INTEREST RATES

Building sales have slowed as the Bank of Canada announces its **second interest hike** of the year, bringing interest rates up to **3.25%**. A **third increase is forecasted** to happen before the end of the year bringing it up to **4.00%**.



2

OIL PRICES

Oil prices continue to fluctuate weekly and have recently decreased to **\$89.00 (US)** WTI per barrel.



3

UNEMPLOYMENT

Unemployment has **increased by 0.2%** and now sits at **5.5%**. It is expected to decrease as seasonal employees are hired for the Holidays. **Qualified employees** remain **challenging to find** for senior positions.



4

LEASE RATE

Rates continue to average **\$12-13 / SF** for free-standing buildings but push into the mid-teens per SF for freestanding properties with sought-after amenities and low site coverage. **Warehouse** space also continues to sit at **\$10 / SF**.



5

VACANCY

Edmonton's **vacancy** has continued to tighten and now sits at **3.68%**. All municipal submarkets are also decreasing as **Leduc** and **Nisku** sit at **4.98%** and **Acheson** at **0.93%**.

