

INDUSTRIAL NEED TO KNOWS

The Must Know Facts About Greater Edmonton's Industrial Market

1

FUTURE INFLATION

Inflation in Alberta fell below 2% in June, its lowest point in more than two years, while the national figure geared down to 2.8%. Rising interest rates are reducing the purchasing power of consumers. Consumer action in Edmonton/Calgary is well below other large Canadian cities.



2

OIL PRICES

Oil prices are continuing to steadily increase and are forecasted to continue to grow. We now sit at \$82.00 (+/-) (US) WTI per barrel.



3

UNEMPLOYMENT

Unemployment increased to 6.1% at the end of July 2023. Decreases were expected from seasonal employment but employers continue to struggle to secure qualified workers.



4

LEASE RATE

Rates are averaging \$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 continues to sit at \$10 / SF.



5

VACANCY

Edmonton's industrial market saw its first decrease in 2 months and now sits at 3.41% vacancy. Surrounding municipal submarkets continue to see a decrease in vacancy with Leduc / Nisku seeing one of the larger decreases of 0.26 %, leaving its vacancy at 5.64%.

