

MARKET MONTHLY



EDMONTON INDUSTRIAL MARKET

August 2023	Inventory (SF)	Occupied (SF)	Vacant (SF)	Vacancy (%)	MoM Vacancy Change	YoY Vacancy Change	Sublet (SF)	Base Rent \$ / SF	OP Cost \$ / SF	Gross Rent Range (\$/SF)
Central Edmonton	3,731,012	3,597,689	133,323	3.57%	0.12%	-2.43%	0	\$11.00	\$5.40	\$14 - \$17
NW Edmonton	71,196,451	69,011,014	2,185,437	3.07%	-0.06%	-0.76%	442,642	\$10.00	\$4.85	\$12 - \$16
South Edmonton	62,420,489	59,985,809	2,434,680	3.90%	-0.07%	-0.36%	360,769	\$10.00	\$4.95	\$12 - \$17
NE Edmonton	5,516,901	5,393,401	123,500	2.24%	0.00%	-2.76%	0	\$10.00	\$4.85	\$12 - \$18
Total - Edmonton	142,864,853	137,987,913	4,876,940	3.41%	-0.06%	-0.71%	803,411			
St. Albert	5,656,198	5,457,109	199,089	3.52%	0.00%	-3.83%	0	\$12.00	\$4.90	\$14 - \$19
Fort Saskatchewan	3,232,557	3,056,620	175,937	5.44%	0.69%	0.82%	0	\$12.00	\$4.25	\$14 - \$18
Sherwood + Strathcona	12,578,600	12,155,847	422,753	3.36%	-0.01%	-1.18%	69,196	\$12.00	\$4.45	\$14 - \$18
Acheson	12,681,814	12,564,525	117,289	0.92%	0.31%	-0.12%	3,752	\$16.00	\$4.45	\$17 - \$20
Spruce + Stony Plain	4,037,204	4,009,442	27,762	0.69%	-0.07%	-0.72%	3,346	\$13.50	\$4.90	\$14 - \$19
Leduc + Nisku	26,281,297	24,797,949	1,483,348	5.64%	-0.25%	0.15%	135,277	\$14.25	\$3.95	\$15 - \$20
Total - Municipalities	64,467,670	62,041,492	2,426,178	3.76%	-0.01%	-0.66%	211,571			
Total	207,332,523	200,029,405	7,303,118	3.52%	-0.04%	-0.69%	1,014,982			

SOLD: #107 3912 77 Ave, Leduc

Under contract within a week of getting the listing it was a pleasure to facilitate the deal between the Vendor and Purchaser.



AVAILABLE: 6905 39 Street, Leduc

FOR SALE Industrial Bay w/ Office

- 4,750 SF with 2,340 SF of yard (+/-)
- Crane capable, 2nd floor office and good power



3.52%

Vacancy Rate



\$+74.00 (US)

Barrel WTI (\$US) August 2023



6.17% July 2023

Alberta Unemployment



AICRE
COMMERCIAL