

MARKET MONTHLY



EDMONTON INDUSTRIAL MARKET

July 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	3,602,233	128,779	3.45%	0.14%	-2.59%	0	\$11.00	\$5.40	\$14 - \$17
NW Edmonton	71,196,451	68,968,893	2,227,558	3.13%	-0.08%	-0.70%	473,535	\$10.00	\$4.85	\$12 - \$16
South Edmonton	62,420,489	59,941,576	2,478,913	3.97%	0.10%	-0.50%	354,130	\$10.00	\$4.95	\$12 - \$17
NE Edmonton	5,516,901	5,393,401	123,500	2.24%	-0.23%	-3.30%	0	\$10.00	\$4.85	\$12 - \$18
Total - Edmonton	142,864,853	137,906,103	4,958,750	3.47%	0.00%	-0.76%	827,665			
St. Albert	5,656,198	5,457,109	199,089	3.52%	-0.37%	-3.72%	0	\$12.00	\$4.90	\$14 - \$19
Fort Saskatchewan	3,208,251	3,055,651	152,600	4.76%	0.04%	0.13%	0	\$12.00	\$4.25	\$14 - \$18
Sherwood + Strathcona	12,578,600	12,154,647	423,953	3.37%	-0.66%	-0.83%	69,196	\$12.00	\$4.45	\$14 - \$18
Acheson	12,681,814	12,603,729	78,085	0.62%	0.14%	-0.41%	3,752	\$16.00	\$4.45	\$17 - \$20
Spruce + Stony Plain	4,037,204	4,006,536	30,668	0.76%	-0.03%	-0.39%	4,522	\$13.50	\$4.90	\$14 - \$19
Leduc + Nisku	26,281,297	24,731,738	1,549,559	5.90%	0.16%	0.44%	159,201	\$14.25	\$3.95	\$15 - \$20
Total - Municipalities	64,443,364	62,009,410	2,433,954	3.78%	-0.06%	-0.54%	236,671			
Total	207,308,217	199,915,513	7,392,704	3.57%	-0.02%	-0.69%	1,064,336			

LEASED: 7500 43 Street, Leduc

Our team successfully facilitated the lease of 6,000 SF on 3.5 Acres in the Leduc Business Park. Welcome to the new tenant Triple R Recycling!



AVAILABLE: 9913 73 Ave, Edmonton

FOR SALE Industrial / Showroom Investment

- 7,600 SF (+/-)
- Fully leased investment opportunity in south Edmonton



3.57%

Vacancy Rate



\$+70.00 (US)

Barrel WTI (\$US) July 2023



5.7% June 2023

Alberta Unemployment

