

MARKET MONTHLY



EDMONTON INDUSTRIAL MARKET

October 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	3,599,989	131,023	3.51%	0.14%	-2.48%	0	\$11.00	\$5.40	\$14 - \$17
NW Edmonton	71,539,978	69,277,879	2,262,099	3.16%	0.23%	-0.12%	484,316	\$10.00	\$4.85	\$12 - \$16
South Edmonton	62,420,489	60,016,910	2,403,579	3.85%	-0.13%	-0.31%	351,603	\$10.00	\$4.95	\$12 - \$17
NE Edmonton	5,516,901	5,373,007	143,894	2.61%	-0.23%	0.71%	0	\$10.00	\$4.85	\$12 - \$18
Total - Edmonton	143,208,380	138,267,785	4,940,595	3.45%	0.05%	-0.23%	835,919			

St. Albert	5,656,198	5,460,330	195,868	3.46%	0.05%	-0.36%	0	\$12.00	\$4.90	\$14 - \$19
Fort Saskatchewan	3,254,774	3,073,057	181,717	5.58%	-0.06%	1.19%	0	\$12.00	\$4.25	\$14 - \$18
Sherwood + Strathcona	12,578,600	12,127,887	450,713	3.58%	0.12%	-1.10%	103,310	\$12.50	\$4.45	\$14 - \$18
Acheson	12,681,814	12,528,445	153,369	1.21%	0.23%	0.28%	3,752	\$16.00	\$4.45	\$17 - \$20
Spruce + Stony Plain	4,037,204	4,006,407	30,797	0.76%	0.05%	-0.99%	3,346	\$13.50	\$4.90	\$14 - \$19
Leduc + Nisku	26,864,820	25,495,986	1,368,834	5.10%	-0.26%	0.12%	138,227	\$14.25	\$3.95	\$15 - \$20
Total - Municipalities	65,073,410	62,692,112	2,381,298	3.66%	-0.04%	-0.23%	248,635			

Total	208,281,790	200,959,897	7,321,893	3.52%	0.05%	-1.46%	1,084,554			
--------------	--------------------	--------------------	------------------	--------------	--------------	---------------	------------------	--	--	--

LEASED: #M 12210 Mt. Lawn Rd, EDM

Less than 30 days on market, this industrial lease deal was a swift and successful lease of a 5,000 SF industrial space in the heart of North Edmonton.



AVAILABLE: 7609 Sparrow Dr. Leduc

FOR SALE / LEASE Industrial Bays

- 2 x 1,750 SF (+/-)
- Grade loading, paved marshaling, 2 separate units



3.52%

Vacancy Rate



\$+80.00 (US)

Barrel WTI (\$US) October 2023



5.7% September 2023

Alberta Unemployment



AICRE
COMMERCIAL