FORT REPORT

AICRE COMMERCIAL

AICRE INSIGHT
SUMMER 2026

FORT SASKATCHEWAN
INDUSTRIAL REAL ESTATE REPORT

OCCUPANCY & VACANCY

Fort Saskatchewan's industrial market continues to rank among the tightest nodes in the Edmonton Industrial Market, with vacancy sitting at 2.83% as of June 2026 across a total inventory of 3,485,519 SF. Occupied space stands at 3,387,044 SF, reflecting an occupancy rate approaching 97% and leaving just 98,475 SF physically vacant across the entire submarket.

While vacancy edged up marginally month-over-month (+0.05%), it remains down 1.12% year-over-year, reinforcing a sustained multi-year compression trend that AICRE data traces back to a peak near 10% during the 2017–2020 downcycle. Sublease availability is zero, underscoring the depth of tenant commitment across a user base dominated by oil and gas services, industrial contracting, petrochemical support, and construction -related businesses tied directly to Fort Saskatchewan's position within Alberta's Industrial Heartland.

RENTAL RATES

Rental rates reflect the structural tightness of the market. Base asking rent has advanced to $14.00/SF as of June 2026, up from $13.79/SF in April, with operating costs running approximately $4.40/SF and a gross rent range of $17 to $22/SF. This represents meaningful growth from the $11–$12/SF base rent range that persisted through much of 2016–2021, with AICRE trend data confirming an accelerating upward move through 2023–2025. The current $14.00/SF base positions Fort Saskatchewan at a slight discount to submarkets like Acheson and Strathcona County while remaining highly competitive for energy-sector tenants requiring larger footprints, yard space, and proximity to Heartland processing and pipeline infrastructure. Consistent with the broader Edmonton market — where the market recorded 6.2% asking rent growth year-over-year as of June 2026 — rent growth is expected to moderate into late 2026 before resuming in mid-2027.

Period	Inventory	Occupied (SF)	Vacant (SF)	Vacancy %	Sublet Available (SF)	Net Absorption (SF)	Ave. Net Rent ($/SF)	Ave. Additional Rent ($/SF)
SUMMER 2026	3,485,519	3,387,044	98,475	2.80%	0	5,875	$14.00	$4.40
2026 Q1	3,485,519	3,381,169	104,350	3.00%	0	789	$13.68	$4.25
2025 Q4	3,485,519	3,380,380	105,139	3.00%	0	139,980	$12.27	$5.12
2025 Q3	3,340,519	3,240,400	100,119	3.00%	0	27,069	$12.44	$5.01
2025 Q2	3,340,519	3,213,331	127,188	3.80%	0	10,408	$21.01	$4.93
2025 Q1	3,340,519	3,202,923	137,596	4.10%	13,800	-1,662	$23.99	$4.82

Inventory SF	Vacancy Rate	Base Rent	Vacant SF
3,485,519	**2.83%**	**$14.00/SF**	**98,475**

SUPPLY & INVESTMENT ACTIVITY

New supply remains exceptionally constrained, with no projects (on the market) currently under construction in the submarket as of June 2026. CoStar construction data shows only isolated delivery activity over the past decade, with the most significant additions occurring in 2025 at approximately 145,000 SF. Available SF has declined from a peak of roughly 390,000 SF in 2017 to approximately 150,000 SF today. With for-sale product limited, acquisition and leasing opportunities remain scarce.



8716 112 Street, Fort Saskatchewan, AB

High Power Shop

Size: 9,200 SF on 0.80 Acres (+/-)

Lease Rate: $15.50 SF

Op Costs: $5.40 SF (TBC)

DOW PATH2ZERO: THE DEFINING DEMAND DRIVER

The single most consequential demand driver underpinning Fort Saskatchewan and the broader Sturgeon County industrial market is Dow Chemical Canada's Path2Zero expansion — a C$10.3 billion net-zero integrated ethylene cracker and derivatives complex being constructed in Alberta's Industrial Heartland, designed to produce 3.2 million metric tonnes of polyethylene and ethylene derivatives annually.

Originally sanctioned in November 2023 and briefly placed on hold in April 2025 amid global economic uncertainty, Dow confirmed in its Q4 2025 earnings call that the project will proceed, with Phase 1 targeted for completion in 2029 and Phase 2 in 2030. At peak construction, the project is expected to support 7,000 to 8,000 jobs, with 400 to 500 permanent full-time positions once operational.

CALL US FOR YOUR REAL ESTATE NEEDS

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