AICRE COMMERCIAL

**AICRE INSIGHT**
SUMMER - FALL 2026

# LEDUC NISKU REPORT

## INDUSTRIAL SUBMARKET REPORT

Leduc + Nisku remains Greater Edmonton's headline submarket by transaction volume and continues to be the barometer of Edmonton's Industrial Market. Whilst the Leduc-Nisku market carries the highest submarket vacancy rate in the Edmonton market at 6.23% (well above the greater Edmonton vacancy rate of 3.66%) — this elevated figure is disproportionately weighted toward vacancy in a small number of larger, newer-vintage logistics buildings in North America rather than broad-based softness.

Base asking rents of $15.50/SF continue to hold firm, supported by the corridor's Edmonton International Airport proximity, highway access via Queen Elizabeth II and Highway 2A, and deep concentration of oilfield-services, logistics, and manufacturing tenants. We expect absorption to continue improving as the large-format vacancy overhang is worked through, with small-bay and crane-bay product in the market remaining tightly held.

### LEASING & CONSTRUCTION ACTIVITY

CoStar's August 2026 report confirms Leduc + Nisku (CoStar's Nisku/Leduc/Leduc County submarket, 28.75M SF) as Greater Edmonton's clear absorption leader, posting the strongest 12-month net absorption of any submarket at 748,585 SF (2.6% of inventory) despite also carrying the regions highest vacancy rate. The submarket is a leader in construction activity, with 815,000 SF under construction across 9 buildings — the most of any submarket . Leasing activity has been broad and steady, with FedEx renewing 108,197 SF in Remington's Discovery Park, and tenants including Bird Construction, Prairie Gold Canola Oils, Honomobo and Canrig committing to space through 2026.

## 505 19 AVENUE, NISKU

- 6 Serious Buyers
- Sold at $150,000.00 over list price



## SALES ACTIVITY

Leduc + Nisku recorded 27 closed industrial building sales in the first half of 2026, totalling $83.09M across 381,587 SF — a weighted average price of $218 / SF. Activity split 19 sales in Leduc to 8 in Nisku, with volume close to equal through Q1 (13 deals) and Q2 (14 deals). The largest transaction was an $8.65M, 47,288 SF newer-vintage (2018) building on 11 St in Nisku, while pricing on smaller, well-located units frequently exceeded $300/SF — topping out at $372/SF on a 7,600 SF - 2.21 acre (low site coverage) property on 41 St in Leduc. At the other end, 1977-built condo units sold at just $108/SF, reflecting its older vintage and need of upgrades — underscoring the same land-value versus building-value dynamic AICRE has flagged elsewhere in the corridor.

## ECONOMIC DRIVERS

Edmonton's metro population has grown at 3.9% annually over the past three years, among the fastest rates of any major Canadian city, and its standing as the country's most affordable major housing market continues to draw workers and small business formation across the greater Edmonton. While Leduc + Nisku's demand base is more industrial-tenant-driven than residentially anchored, the industrial market benefits indirectly from this growth through the expanding logistics and distribution networks needed to serve a larger population, as well as from the airport-driven employment base at Edmonton International Airport.

Leduc + Nisku is the primary beneficiary of Alberta's energy sector momentum: oil output has risen by nearly 5% per year for the past two years, supported by the Trans Mountain pipeline expansion and anticipated upstream investment, and the Leduc-Nisku is the greater Edmonton dedicated hub for the oilfield-services firms, equipment manufacturers, and field-services operators that support that activity. Elevated oil prices — compounded by the Strait of Hormuz closure and continued geopolitical uncertainty — are prompting near-term capital allocation caution among some operators, but remain broadly supportive of medium-term oilfield-services activity, which underpins both the markets premium rents and its status as the greater Edmonton's most actively traded submarket.

Meta's July 2026 announcement of a $13-billion, one-gigawatt AI data centre in Sturgeon County — its first in Canada — is a significant long-term demand driver for the Edmonton region, though it sits well north of Leduc + Nisku and closer to the Fort Saskatchewan/Sturgeon County submarkets. AICRE nonetheless expects some indirect benefit here: the Leduc-Nisku markets established base of industrial contractors, equipment suppliers, and logistics operators is well positioned to bid on construction-phase work across the wider greater Edmonton, including this project, given Leduc + Nisku's depth of skilled trades and industrial-services capacity.

# LEDUC - NISKU REAL ESTATE FORUM 2027

***"We are Leduc-Nisku Market Leading Real Estate Experts"***

Every spring, AICRE Commercial brings together industry leaders and key players from across the region for the Leduc-Nisku Forum.

Hear from industry leaders, gain valuable market insights, and connect with the people shaping the future of the region.

Join us next spring.

***Details coming soon.***



CITY OF Leduc

LEDUC COUNTY

# HIGHLIGHT *PROPERTIES*




### 1205 6 Street, Nisku

15,366 SF on 2.04 Acres (+/-)

Manufacturing Facility

**Sale Price:** $3,775,000.00




### 3507 61 Avenue, Leduc

17,100 SF on 1.30 Acres (+/-)

Multi-Use Industrial

**Sale Price:** $5,130,000.00

**Lease Rate:** $21.50 SF + GST




### 6303 43 Street, Leduc

15,626 SF on up tp 17.59 Acres (+/-)

Industrial Facility W/Land

**Lease Rate:** $17.25/psf for buildings and 3 acres




### #101 7609 42 Street, Leduc

5,500 SF (+/-)

Industrial Bay w/ 5T Crane

**Lease Rate:** $19.25 SF

**Op Cost:** $4.50 SF (TBC)




### 7701 & 7703 39 Street, Leduc

15,400 SF on 4.03 Acres (+/-)

Industrial Investment / Owner-User

**Sale Price:** $5,900,000.00




### 901 17 Avenue, Nisku

17,500 SF on 1.1 Acres (+/-)

Immaculate Standalone Building

**Sale Price:** $4,025,000.00




### 1211 8A Street, Nisku

17,000 SF on 4.7 Acres (+/-)

Freestanding w/ Cranes

**Lease Rate:** $23.00 / SF

**Op Costs:** $4.50 / SF - TBC




### 24521 Township Road 510, Nisku

12,000 SF (+/-)

Nisku Bay

**Lease Rate:** $16.00 / SF




### 7715 Sparrow Drive, Leduc

2.50, 4.05 & 4.25 Acres (+/-)

Development Land

**Sale Price:** Contact Agent

# RECENT NOTABLE *TRANSACTIONS*




**1511 4 Street, Nisku**
42,884 SF (+/-)
Fabrication Facility




**2104 8 Street, Nisku**
34,463 SF on 3.21 Acres (+/-)
Multi Tenant Industrial Building




**#102-103, 7609 42 Street, Leduc**
10,522 SF (+/-)
Industrial Bays w/ 3 x 5 T Cranes




**#206, 7611 Sparrow Drive, Leduc**
1,826 SF (+/-)
Condo Bay

AICRE COMMERCIAL

## WHO WE ARE

AICRE Commercial is a leading real estate brokerage specializing in industrial, office, and retail properties across Alberta. With extensive market knowledge and a proven track record, we help businesses buy, sell, and lease commercial properties with confidence.

## WHAT WE DO

**Sales & Leasing:**
Helping businesses and investors find the right property.

**Investment Advisory:**
Providing expert insights to maximize returns.

**Market Analysis**:
Keeping you informed about trends in your area.

**Property Tour Coordination**: Organizing and managing property viewings for clients.

**Tour Review and Negotiation**: Assisting clients in evaluating toured properties and negotiating the best terms.

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