MARKET MONTHLY



The Greater Edmonton industrial market recorded an overall vacancy rate of **3.59%** in early October 2026 — effectively flat year-over-year — reflecting a market that continues to hold firm despite a more cautious operating environment. The Edmonton city submarkets edged marginally higher to 3.71% vacancy, while the Municipalities tightened to 3.33%, led by Sherwood Park–Strathcona at a near-full **0.86%** and Acheson at **1.21%**. Leduc–Nisku improved meaningfully, down 113 basis points year-over-year to **5.77%**, as steady absorption continues to work through the corridor's large-format product. Sublease availability across Greater Edmonton sits at approximately **1.16M SF**, concentrated largely in NW Edmonton's logistics segment.

Whilst vacancy steady, we feel that the market tone has softened. Ongoing uncertainty around federal-provincial fiscal direction, unresolved tariff exposure on cross-border trade, stubbornly elevated construction costs, and volatility in oil and diesel prices are all weighing on occupier decision timelines — particularly for users evaluating new builds or larger footprint expansions. Tenant demand remains present and the fundamental case for Edmonton industrial remains intact: land scarcity in core submarkets, a constrained construction pipeline, and the region's growing role as a Western Canadian logistics and energy-services hub. However, the pace of deal velocity has moderated and renewal conversations are extending. Landlords with well-located, functional product are holding rates; those with commodity or oversized space are feeling the pressure.

October 2026	Inventory (SF)	Occupied (SF)	Vacant (SF)	Vacancy (%)	YoY Vacancy Change	Sublet (SF)	Base Rent $ / SF	OP Cost $ / SF	Gross Rent Range ($/SF)
Central Edmonton	3,712,612	3,588,028	124,584	**3.36%**	-0.05%	10,000	**$12.18**	$6.29	**$16 - $21**
NW Edmonton	65,611,270	62,706,281	2,904,989	**4.43%**	0.54%	570,950	**$9.26**	$5.80	**$14 - $18**
South Edmonton	62,121,479	60,179,202	1,942,277	**3.13%**	-0.10%	212,126	**$11.61**	$6.29	**$13 - $18**
NE Edmonton	5,479,543	5,369,855	109,688	**2.00%**	0.40%	151,199	**$9.18**	$6.06	**$13 - $18**
Total - Edmonton	**136,924,904**	**131,843,366**	**5,081,538**	**3.71%**	**0.23%**	**944,275**			
St. Albert	5,504,115	5,333,783	170,332	**3.09%**	-1.65%	0	**$16.76**	$5.42	**$20 - $23**
Fort Saskatchewan	3,485,519	3,369,122	116,397	**3.34%**	0.29%	0	**$15.22**	$5.13	**$17 - $22**
Sherwood +	12,771,399	12,661,758	109,641	**0.86%**	-0.72%	0	**$16.87**	$5.27	**$18 - $24**
Acheson	12,666,095	12,512,702	153,393	**1.21%**	0.90%	111,025	**$17.82**	$4.45	**$18 - $25**
Spruce + Stony Plain	4,572,394	4,520,775	51,619	**1.13%**	-0.12%	0	**$16.43**	$4.90	**$17 - $22**
Leduc + Nisku	28,635,418	26,982,032	1,653,386	**5.77%**	-1.13%	108,425	**$15.50**	$4.15	**$18 - $24**
Total - Municipalities	**67,634,940**	**65,380,172**	**2,254,768**	**3.33%**	-0.58%	**219,450**			
Total	**204,559,844**	**197,223,538**	**7,336,306**	**3.59%**	**-0.04%**	**1,163,725**			

1. VACANCY: Overall vacancy declined to **3.59%**, with the Edmonton city markets at **3.71%** and the Municipalities at **3.33%**. Sherwood Park–Strathcona leads as the tightest submarket at **0.86%**.

2. LEASE RATES: Base rents have held firm. Acheson the highest in the market at **$17.82 /SF** and Leduc-Nisku at $15.50/SF. Premium freestanding buildings with crane and yard achieving $20/SF+ in select transactions.

3. SUBLET: Total sublease availability has moderated to approximately **1.16 M SF**—down from the 1.13M SF peak in April—indicating that the tenant repositioning cycle observed in early 2026 is beginning to resolve. The bulk of remaining sublet exposure is concentrated in NW Edmonton's large-format logistics segment.

HIGHLIGHT *PROPERTIES*



7715/7819/8013 Sparrow Dr, Leduc

Lot 10: 4.25 Acres (+/-) (183,1300.00 SF)

Sale Price: $2,762,500.00 ($650,000.00 / acre)

Lot 9: 2.52 Acres (+/-) (109,336.00 SF)

Sale Price: $1,890,000.00 ($750,000.00 / acre)

Lot 8A: 4.05 Acres (+/-) (176,418.00 SF)

Sale Price: $2,814,750.00 ($695,000.00 / acre)



3507 61 Avenue, Leduc

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

Multi-Use Industrial w/2 x 10 Ton Cranes

Sale Price: $2,750,000.00

Base Rent: $21.50/ SF + GST



14611 131 Avenue, Edmonton

12,800 SF on 0.76 Acres (+/-)

Multi-Tenant Industrial Building

Sale Price: $2,750,000.00

NOTABLE *TRANSACTION*



505 19 Avenue, Nisku

12,225 SF on 5.74 Acres (+/-)

Sold at $150,000.00 over list price

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