

# Edmonton, AB



## Quick Stats

**6.6%**

Overall Vacancy rate

**-0.1%**

Year-over-Year change in Vacancy Rate

**22**

Number of Industrial sale transactions in Q3 2021

**5.1m sf**

Total SF Under Construction

**5**

Properties with 100k sf of space or more in the Greater Edmonton area

**Despite the influx of a fourth wave of COVID-19 in Alberta, the industrial sector in the greater Edmonton area continues seeing positive signs of recovery.**

While the overall vacancy rate for the sector dropped by only 0.1% since last quarter, it has decreased by almost 1.0% when compared to Q3 2020. The trend of vacancy shrinking at a consistent, albeit slow, pace is encouraging as it shows the resilience of the industrial sector. Additionally, we have been seeing an increase in general inquiries and property tour activity as the number of groups actively seeking space and taking action continue to grow.

A big win for the industrial sector and Alberta as a whole, was the announcement that Dow Chemical Co. are committed to a \$10 billion+ capital investment in the world's first net-zero emission petrochemical facility in Fort Saskatchewan. The project will triple the size of the existing complex and marks the biggest investment in the province in 15 years. While the project requires final approval, it still brings

a great deal of positive sentiment to the province and should serve as a confidence booster for those in similar industries, particularly as the number of major energy-related projects in the province are slim.

Looking forward, we expect the level of market activity to remain relatively unchanged until the new year, particularly when fewer health restrictions are imposed on the province and confidence returning to those in the market. As the light at the end of the tunnel continues getting brighter, our Avison Young industrial team is here to assist with your business requirements.



Dow Chemical Co. capital investment  
**\$10b+**

## Feature Listings



**Lease**

Edmonton, AB

**5710 - 36 Street**  
 60,900 sf on 4.85 acres  
 Asking: \$9.50 psf  
 Cranes, Drive Through + Dock, Yard



**Sale**

Edmonton, AB

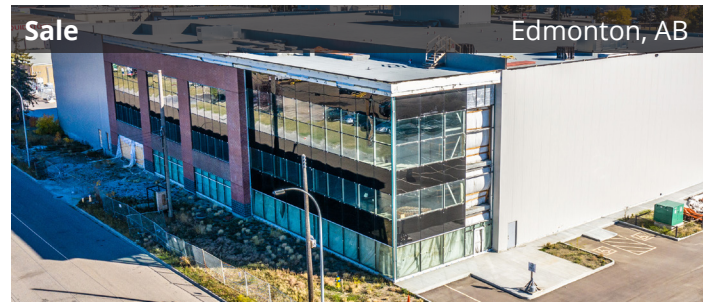
**404 - 22 Avenue**  
 18,505 sf on 2.87 acres  
 Asking: \$2,500,000  
 Cranes, Upgraded Office, Ample Yard



**Sale**

Leduc, AB

**15253 - 121A Avenue**  
 69,874 sf on 3.66 acres  
 Asking: Market  
 Dock & Grade loading



**Sale**

Edmonton, AB

**4035 - 101 Street**  
 79,183 sf with 17,600 sf office on 2.37 acres  
 Asking: \$12,000,000  
 Dock & Grade loading, Two Floors of Warehouse

### Recent Transactions

Land Sales	Location	Site Size	Sale Price	Zoning
10920 Winterburn Rd	Edmonton	20.01 Acres	\$3,250,000	IM
9205 135 St SW	Edmonton	11.15 Acres	\$3,063,500	ILES
11260 266 St	Acheson	2.57 Acres	\$1,620,500	BI
Building Sales	Location	Building Size	Sale Price	Zoning
21441 115 Ave	Edmonton	618,363 sf	\$94,600,000	IB
4304/50 68 Ave	Edmonton	34,732 sf	\$9,187,500	IB
1101/07 8A St	Nisku	61,890 sf	\$5,850,000	IND
Leased	Location	Building Size	Tenant	Tenancy
Horizon Business Park - Building E	Edmonton	106,748 sf	Curt Group	Multi
Discovery Business Park	Edmonton	108,197 sf	FedEx	Single
Henday Industrial Park - Building 3	Edmonton	88,922 sf	Crystal Glass	Multi

## Market by the numbers

	Total Inventory	Direct Vacancy	Sublease Vacancy	Absorption	Vacancy Rate	Vacancy Direct	Vacancy Sublease	Serviced Land Cost				
<b>City of Edmonton</b>												
South/Southeast	53,630,457	4,189,547	259,922	261,526	8.3% ▼ (0.5%)	7.8% ▼ (0.3%)	0.5% ▼ (0.2%)	\$650,000 - \$800,000				
Northwest	61,399,639	3,447,807	156,464	(386,047)	5.9% ▲ 0.6%	5.6% ▲ 0.6%	0.3% - -	\$625,000 - \$725,000				
Northeast	6,809,847	69,431	-	0	1.0% - -	1.0% ▲ 0.1%	- ▼ (0.1%)	\$525,000 - \$650,000				
Central	3,959,926	64,992	-	29,442	1.6% ▼ (0.7%)	1.6% ▼ (0.7%)	- - -	-				
<b>Surrounding Districts</b>												
Acheson	8,477,036	282,892	9,804	162,724	3.5% ▼ (1.9%)	3.3% ▼ (1.9%)	0.1% - -	\$400,000 - \$575,000				
Sherwood Park	6,365,000	186,233	33,000	(39,622)	3.4% ▲ 0.6%	2.9% ▲ 0.6%	0.5% - -	\$650,000 - \$750,000				
Nisku/Leduc	19,700,883	1,809,859	36,585	168,690	9.4% ▼ (0.9%)	9.2% ▼ (1.0%)	0.2% ▲ 0.1%	\$450,000 - \$650,000				
<b>Totals</b>												
City	125,799,869	7,771,777	416,386	(95,047)	6.5% ▲ 0.1%	6.2% ▲ 0.1%	0.3% ▼ (0.1%)	-				
Surrounding	34,542,919	2,278,984	79,389	291,792	6.8% ▼ (0.8%)	6.6% ▼ (0.9%)	0.2% ▲ 0.1%	-				
Overall	160,342,788	10,050,761	495,775	196,744	6.6% ▼ (0.1%)	6.3% ▼ (0.1%)	0.3% - -	-				
	Southeast		Northwest		Northeast		Leduc/Nisku		Sherwood Park		Acheson	
Net Asking Rent By Bay Size:	Multi - Tenant	Free-standing	Multi - Tenant	Free-standing	Multi - Tenant	Free-standing	Multi - Tenant	Free-standing	Multi - Tenant	Free-standing	Multi - Tenant	Free-standing
0 - 5,000 sf	\$9.75	\$13.50	\$9.75	\$10.75	\$9.50	-	\$9.75	\$13.75	\$14.25	-	\$9.50	-
5,001 sf - 10,000 sf	\$9.25	\$13.00	\$9.50	\$9.75	-	\$17.00	\$9.25	\$12.50	\$14.00	\$11.00	\$10.00	\$15.00
10,001 sf - 20,000 sf	\$9.00	\$12.50	\$7.75	\$9.75	-	-	\$10.00	\$11.75	\$12.00	\$12.00	\$11.50	\$15.00
20,001 sf - 50,000 sf	\$8.75	\$12.00	\$7.50	\$9.25	\$6.50	-	\$9.75	\$9.50	\$11.50	-	-	\$14.75
50,001 sf - 100,000 sf	\$8.00	\$10.50	\$7.50	\$7.25	-	-	\$8.50	\$8.50	\$11.50	\$9.25	-	\$14.00
100,001 sf & Up	\$8.00	\$9.50	\$7.75	\$6.75	-	-	\$8.25	-	-	-	-	\$13.00

## Get more market information

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