

Market of the Month

SUDBURY



INDUSTRIAL MARKET HIGHLIGHTS



Northern Ontario's Industrial and Logistics Hub

A central base for mining supply chains and regional distribution. Strong tenant demand, low vacancy, and a shortage of modern mid-sized facilities characterize the market. Ongoing infrastructure improvements and active development support growth, making early planning critical for businesses seeking well-located industrial space.

- ▲ Strong tenant demand with low vacancy for well-configured units.
- ▼ Limited modern mid-sized industrial space; most inventory is older mining-oriented facilities.
- \$ Typical asking rents: \$13–\$16/PSF for conventional space; modern facilities up to \$24/PSF.
- ⚙️ Key users: mining suppliers, equipment distributors, 3PLs, industrial service and logistics firms.
- 🔧 Significant Industrial Projects & Expansions
 - Sandvik: \$85M new facility supporting mining supply chains.
 - Active construction: 164 permits issued in H1 2025, totaling \$98M for industrial, commercial, and institutional projects.
- 📍 Key Corridors:
 - Nickel Centre
 - Near Sudbury Airport
 - Highway 17 and Highway 69

±1.00%

Average Vacancy Rate

\$13.00 - \$16.00

Average Asking Rate, PSF

With limited speculative and build-to-suit supply, early planning is essential, while expanding Northern Ontario growth nodes create long-term opportunities for strategic tenants and developers.