

Market of the Month

MOOSE JAW



INDUSTRIAL MARKET HIGHLIGHTS



A Strategic Secondary Industrial Hub in Southern Saskatchewan

Moose Jaw offers steady industrial demand, tight leasable supply, and strong highway connectivity, making it a cost-effective secondary market to Regina for service, transportation, and light industrial users.

- ▲ Strong tenant demand with low vacancy for functional industrial units.
- ▼ Limited modern mid-sized industrial space; most inventory is older, owner-occupied or light industrial facilities.
- 💰 Typical asking rents: \$8-\$10/PSF net
- ⚙️ Key users: trade contractors, transportation and logistics firms, agri-service companies, light industrial operators, aviation maintenance contractors tied to CFB Moose Jaw.
- 🔧 Small-scale developments and approved permits slowly adding functional inventory; most new product pre-sold or structured as industrial condos.
- 📍 Key Corridors:
 - Highway 1 (Trans-Canada Highway)
 - Highway 2
 - Airport Road
 - Snyder Road

< 1.00%
Average Vacancy Rate

\$8.00 - \$10.00
Average Asking Rate, PSF

Plan early. Modern, functional space is limited and landlord-favourable. Build-to-suit and off-market strategies may be necessary to secure space that meets your operational requirements.