

Market of the Month

EDMONTON



INDUSTRIAL MARKET HIGHLIGHTS



Steady Demand and Limited Modern Supply Support a Competitive Industrial Market

Edmonton continues to be a key industrial hub in Western Canada, supported by strong transportation infrastructure, regional connectivity, a diverse industrial base, and its close ties to Alberta's oil and gas industry. Stable demand and a narrowing development pipeline are contributing to increasingly competitive conditions for quality space.

- ▲ Demand remains healthy, with low vacancy and limited availability in established industrial nodes.
- ▼ Functional space is difficult to secure, particularly for mid-sized tenants seeking modern, efficient facilities.
- 💰 Rental rates remain stable, with premium flex and high-exposure locations achieving stronger pricing.
- ⚙️ Key users: Logistics, distribution, automotive, fabrication, service-commercial, and light industrial users
- 🔨 Development & Demand Drivers: Active development continues, but slowing construction starts and fewer speculative projects are expected to tighten supply.
- 📍 Key Corridors:
 - Southeast and Northwest Edmonton
 - Henday Industrial Park
 - Coronet
 - Edmiston
 - Yellowhead Trail
 - 127th Avenue NW
 - 50th Street

3.00% - 5.00%
Average Vacancy Rate

\$9.00 - \$12.00
Average Asking Rate, PSF

Quality industrial space remains competitive, particularly in modern buildings and high-visibility locations. Planning ahead, monitoring upcoming opportunities, and considering pre-leasing can help improve options as supply tightens.