

The Winnipeg industrial real estate market experienced a moderate increase in vacancy rates during the first quarter of 2026, rising from 4.2% in Q4 2025 to 4.5%, a 30-basis-point (bps) uptick. The northwest and southwest submarkets continue to report the highest vacancy levels at 6.9% and 8.5%, respectively, while sublet space comprises 2.6% of total vacancy. Despite the rise in vacancy, average asking net rents strengthened, climbing to \$12.19 per sq. ft. from \$12.00 per sq. ft. in the previous quarter, reflecting ongoing demand and positive rental momentum.

Absorption was negative this quarter, with -144,502 sq. ft. recorded, marking a shift from two quarters of positive absorption. Construction activity remains steady, with 351,316 sq. ft. underway and no new project completions in Q1. Notably, Move Mobility's 63,000 sq. ft. facility at 160 Wheatfield Way in CentrePort and 140,000 sq. ft. at 1455 Clarence Avenue are both on track for completion in Q2 2026. Additionally, Winnipeg Transit has launched construction of Oak Point Garage—a \$200M, 259,000 sq. ft. facility designed to expand the city's bus fleet, scheduled for completion in 2027.

The recently announced Ports Manitoba Project is set to further boost industrial demand in Winnipeg and surrounding RM's by strengthening the province's transportation and logistics network. With CentrePort Canada, Winnipeg Airports Authority, and Arctic Gateway Group joining forces with government partners, the initiative will enhance connectivity between air, rail, and maritime assets. This integrated approach is expected to attract new investment, increase trade capacity, and make industrial properties more appealing to businesses seeking efficient access to global markets.

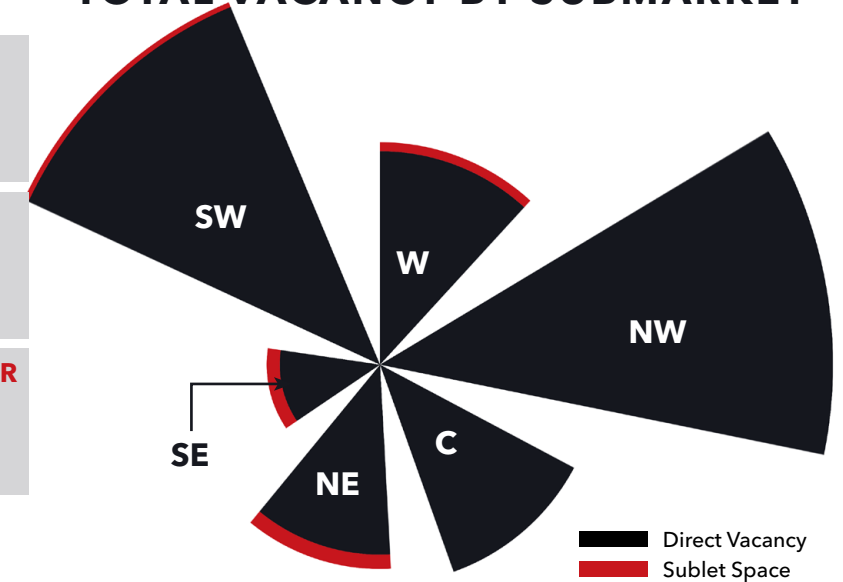
OUTLOOK

There has been a significant amount of industrial investment sales activity through the first quarter of 2026 with RFA putting 10 properties and 730,000 sq. ft. of their Winnipeg portfolio on the market. With a number of other large industrial investment listings expected to come to the market in Q2 2026, we expect it to be a very active year in Winnipeg's investment sales space.

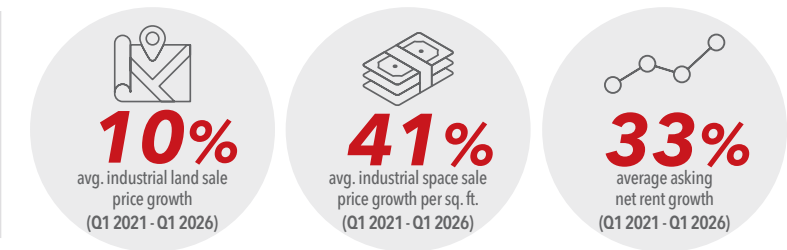
KEY MARKET INDICATORS

TOTAL INVENTORY 82.4M (sq. ft.)	MARKET VACANCY 4.5%
UNDER CONSTRUCTION 351,316 (sq. ft.)	AVG. ASKING PRICE \$188.22 (per sq. ft.)
AVG. ASKING NET RENT \$12.19 (per sq. ft.)	ABSORPTION IN THE QTR -144,502 (sq. ft.)

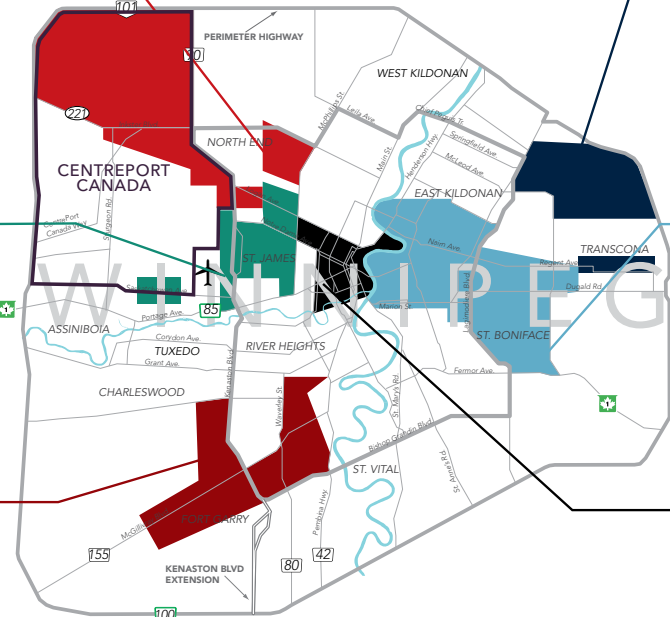
TOTAL VACANCY BY SUBMARKET



MARKET ACTIVITY



NORTHWEST	
6.9%	vacancy rate ↘
\$11.92	avg. net rent per sq. ft. ↗
\$4.79	avg. addt'l rent per sq. ft. ↘
140,412	sq. ft. of absorption ↗
WEST	
2.1%	vacancy rate ↗
\$11.05	avg. net rent per sq. ft. ↗
\$5.40	avg. addt'l rent per sq. ft. ↘
-164,726	sq. ft. of absorption ↘
SOUTHWEST	
8.5%	vacancy rate ↔
\$14.63	avg. net rent per sq. ft. ↘
\$5.68	avg. addt'l rent per sq. ft. ↘
1,067	sq. ft. of absorption ↘



NORTHEAST	
4.5%	vacancy rate ↗
\$12.74	avg. net rent per sq. ft. ↗
\$5.12	avg. addt'l rent per sq. ft. ↗
-27,496	sq. ft. of absorption ↘
SOUTHEAST	
2.3%	vacancy rate ↗
\$12.31	avg. net rent per sq. ft. ↗
\$6.09	avg. addt'l rent per sq. ft. ↗
-108,005	sq. ft. of absorption ↘
CENTRAL	
4.3%	vacancy rate ↗
\$9.35	avg. net rent per sq. ft. ↘
\$4.62	avg. addt'l rent per sq. ft. ↗
14,246	sq. ft. of absorption ↗

HISTORICAL AVAILABILITY VS ABSORPTION & NEW SUPPLY

