

MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	OVERALL VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	UNDER CNSTR (SF)	CONSTR COMPLETIONS (SF)	*WEIGHTED AVG NET RENTAL RATE	*WEIGHTED AVG NET ADDITIONAL RATE	*WEIGHTED AVG GROSS RATE
Southeast (Incl. Sherwood Park)	51,379,661	3,814,669	7.4%	-71,619	-71,619	74,230	0	\$8.65	\$4.41	\$13.06
Northeast	2,460,460	284,391	11.6%	-138,399	-138,399	0	0	\$7.63	\$2.94	\$10.57
Northwest (Incl. St. Albert)	53,366,699	3,302,654	6.2%	-165,517	-165,517	579,533	74,570	\$8.70	\$4.56	\$13.26
Central	653,421	35,217	5.4%	-32,448	-32,448	0	0	\$13.00	\$4.00	\$17.00
Acheson	8,303,307	159,463	1.9%	81,732	81,732	462,866	64,770	\$13.15	\$3.85	\$17.00
Leduc/Nisku	13,835,210	372,023	2.7%	199,256	199,256	1,808,817	0	\$10.90	\$3.64	\$14.54
EDMONTON TOTALS	129,998,758	7,968,417	6.1%	-126,995	-126,995	2,925,466	139,340	\$9.22	\$4.32	\$13.54

*Rental rates reflect weighted asking \$psf/year

KEY LEASE TRANSACTIONS Q1 2020

PROPERTY	SUBMARKET	TENANT	SF	TYPE
Discovery Centre I	Leduc/Nisku	Undisclosed	113,889	Lease
Northview Business Park – Building II	Northwest	SMS Equipment	108,534	Lease
Apex Business Park – Building 1	Northwest	Fastenal Company	50,000	Lease
Northwest Business Park – Building 3	Northwest	Undisclosed	49,797	Lease
Southport Crossing – Building 2	Southeast	Hesco	27,300	Lease

KEY SALES TRANSACTIONS Q1 2020

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE/\$ PSF
6208 72A Ave	Southeast	1219358 Alberta Ltd / 1017185 B.C. Ltd	19,562	\$41,000,000*
4704/32 76 Ave	Southeast	GPM (11) GP Inc / LC ESB Ltd	89,044	\$12,000,000 / \$134
226 Petroleum Way	Southeast	Trimac Transportation Services Inc / J.P. Shannon Realities Limited	8,950	\$8,050,000*
8804 51 Ave	Southeast	GPM (11) GP Inc / LC ESB Ltd	49,972	\$7,350,000 / \$147

*To be confirmed

KEY PROJECTS UNDER CONSTRUCTION

PROPERTY	SUBMARKET	OWNER / DEVELOPER	SF	COMPLETION DATE
Amazon Fulfillment Facility	Leduc/Nisku	ONE Properties	1,000,000	Q3 2020
McKesson Building – Apex Business Park – Building 2	Northwest	Panattoni	315,000	Q2 2020
Border Business Park – Building P	Leduc/Nisku	ONE Properties	219,380	Q3 2020
Apex Business Park – Building 1	Northwest	Panattoni	216,890	Q2 2020

INDUSTRIAL TEAM

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