MARKETBEAT
EDMONTON
INDUSTRIAL Q2 2026

CUSHMAN & WAKEFIELD
Edmonton

MARKET FUNDAMENTALS

	YOY Chg	Outlook
5.6% Overall Vacancy Rate	▼	▼
683.5K YTD Net Absorption, SF	▼	▲
$11.72 Asking Rent, PSF	▲	—

(Overall, Net Asking Rent)

ECONOMIC INDICATORS

	YOY Chg	Outlook
887K Edmonton Employment	▲	▼
7.1% Edmonton Unemployment Rate	▼	▲
6.6% Canada Unemployment Rate	▼	▲

Source: Statistics Canada, Moody's Analytics

ECONOMY:

Alberta's economy continues to strengthen, supported by strong energy prices, rising manufacturing activity, and increased non-residential construction. Robust demand for Alberta oil has kept production near seasonal highs, while higher petrochemical and fertilizer prices have driven a 23% increase in manufacturing shipments over the past two months. Meanwhile, major infrastructure projects, including Edmonton's $1.4 billion Capital Line LRT South expansion, continue to drive non-residential investment supporting construction activity across the city.

Source: Government of Alberta

SUPPLY AND DEMAND:

The Edmonton industrial market recorded 595,893 square feet (sf) of net absorption in Q2 2026, bringing year-to-date (YTD) absorption to 683,512 sf. Overall vacancy declined to 5.6%, down 30 basis points (bps) year-over-year (YOY), reflecting continued leasing demand. The Southeast submarket led all areas with 448,035 sf of positive absorption during the quarter, followed by the Northwest/Central submarket, which recorded 198,228 sf of net absorption.

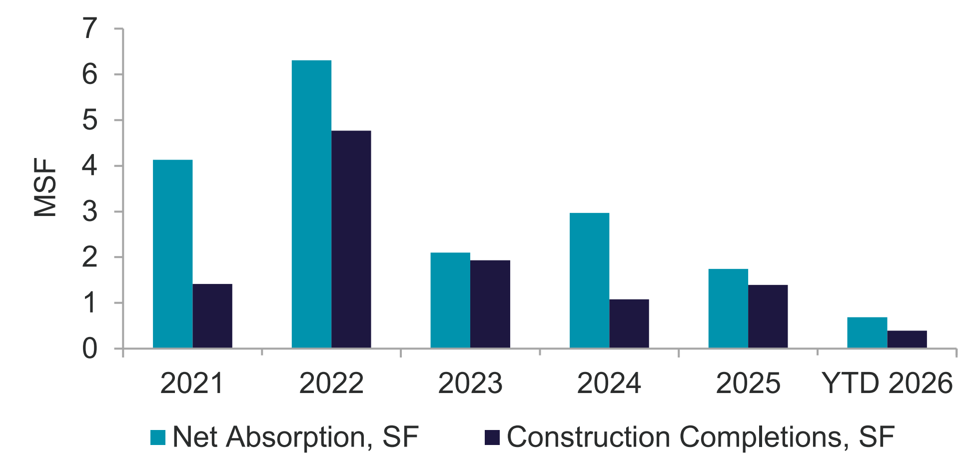
This quarter saw the completion of two notable industrial developments in Southeast Edmonton: Discovery Centre – Building VII and the Fancy Windows Manufacturing and Distribution Centre. These projects added 117,009 sf and 227,521 sf, respectively, to the region's industrial inventory. As of Q2 2026, there were 2,110,511 million square feet of industrial space under construction across the Edmonton region, with 52% already preleased. Approximately 60% of this space is expected to be completed by year-end 2026.

Leasing fundamentals remained strong in Q2 2026, with rental rates continuing to rise across the Edmonton region. The Northwest/Central submarket led all areas, as average net rents increased by $0.79 psf, or 8.4% YOY, to $10.13 per square foot (psf). Acheson recorded the second-largest increase, with average gross rents rising by $0.73 psf, or 3.5%, to $21.25 psf, maintaining its position as the region's highest-priced industrial submarket on a gross rental basis. Region-wide average net rents increased 1.4% YOY to $11.72 psf in Q2 2026.

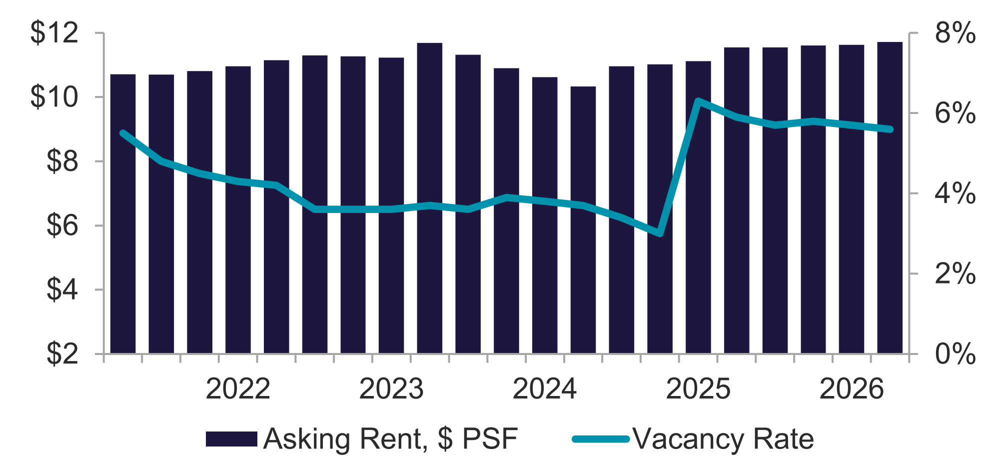
OUTLOOK:

Industrial deliveries are expected to accelerate in the second half of 2026, supported by continued investor confidence.

SPACE DEMAND / DELIVERIES



OVERALL VACANCY* & ASKING RENT



**The overall vacancy rate increase in Q1 2025 is due to the use of a new, more comprehensive database.*

EDMONTON
INDUSTRIAL Q2 2026

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)	YTD CNSTR COMPLETIONS (SF)	AVG NET RENTAL RATE	AVG ADDITIONAL RATE	AVG GROSS RATE
Southeast	48,118,052	2,400,008	5.0%	448,035	753,968	560,573	344,530	$10.03	$5.39	$15.42
Northeast	6,253,154	126,778	2.0%	-4,691	-34,067	0	0	$10.01	$6.00	$16.01
Northwest/Central*	59,855,739	4,209,896	7.0%	198,228	-264,813	445,000	0	$10.13	$5.04	$15.17
Sherwood Park/Strathcona County	9,150,935	212,715	2.3%	-57,818	-77,263	389,700	0	$10.76	$4.77	$15.53
Acheson**	14,899,840	414,455	2.8%	-88,962	-97,653	252,260	0	$16.30	$4.95	$21.25
Leduc/Nisku	26,188,783	1,820,861	7.0%	101,191	403,340	462,978	49,750	$13.10	$3.76	$16.86
EDMONTON TOTALS	**164,466,503**	**9,184,793**	**5.6%**	**595,893**	**683,512**	**2,110,511**	**394,280**	**$11.72**	**$4.99**	**$16.71**

Source: Cushman & Wakefield Edmonton Research, CoStar

**St. Albert, Sturgeon County and **Parkland County Included In Total*

KEY LEASE TRANSACTIONS Q2 2026

PROPERTY	SUBMARKET	TENANT	SF	TYPE*
11604 181 St	Northwest/Central	Confidential	228,719	Headlease
4201 53 Ave	Southeast	Russel Metals Inc.	112,008	Headlease
11504 186 St	Northwest/Central	Can-Cell Industries Inc.	108,971	Headlease

**Renewals not included in leasing statistics*

KEY SALES TRANSACTIONS Q2 2026

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE / $ PSF
5219 47 St	Southeast	2278372 Ontario Inc. / GLBC Developments Ltd.	153,519	$19.7M / $128.85
7103 67 St	Southeast	Platinum Holdings Ltd. / NLP Holdings Ltd.	92,762	$15.1M / $162.78
871/903 76 Ave	Southeast	871 76th Avenue Edmonton Holdings Inc. / 1202748 Alberta Ltd.	45.65 Acres	$14.0M / ($307,777 / Acre)

Source: The Network

KEY CONSTRUCTION PROJECTS

PROPERTY	SUBMARKET	OWNER / DEVELOPER	SF	COMPLETION DATE
FARM40 Building 2	Leduc/Nisku	York Realty	217,100	Q4 2026
UFA Building	Leduc/Nisku	UFA / Hopewell Development	200,000	Q4 2026
English Bay Food Manufacturing Facility	Acheson/Parkland County	English Bay Blending	120,000	Q4 2026

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