

Edmonton

Industrial - Q2 2026

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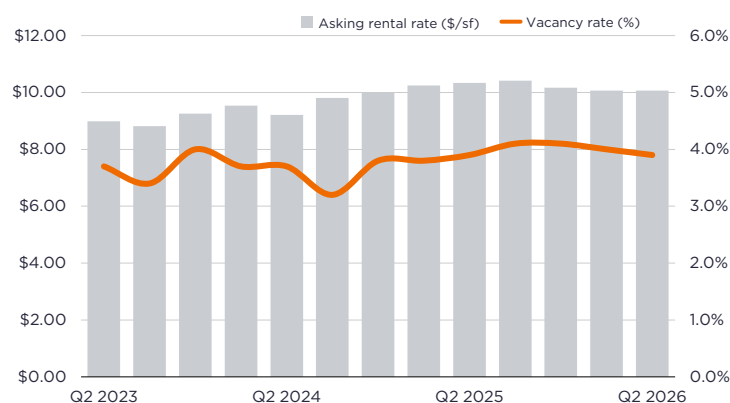
Inventory	Y-O-Y CHANGE	Vacancy rate	Y-O-Y CHANGE	Asking rental rate*	Y-O-Y CHANGE	Net absorption YTD	Y-O-Y CHANGE	Deliveries YTD	Y-O-Y CHANGE	Under construction	Y-O-Y CHANGE
163.4 msf	↗	3.9 %	→	\$10.07 psf	↘	0.5 msf	→	0.3 msf	↘	1.7 msf	↗
Q2 2025: 160.4 msf		Q2 2025: 3.9%		Q2 2025: \$10.34		Q2 2025: 0.5 msf		Q2 2025: 0.4 msf		Q2 2025: 1.2 msf	

* Based on all classes of available inventory

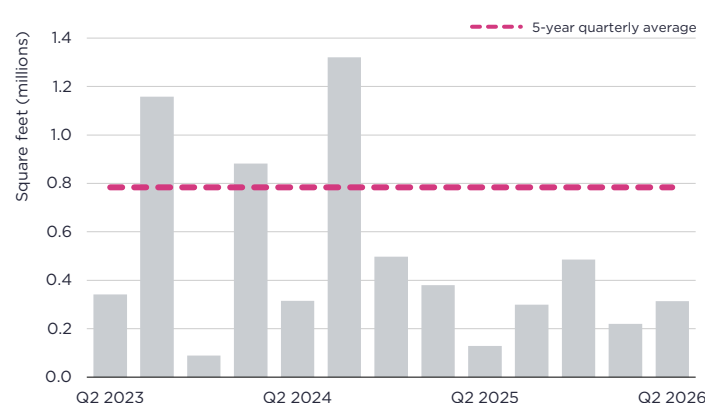
Market trends

- 01** A robust construction pipeline remains in place for the Edmonton market. Approximately 1.0 million square feet (msf) is underway in the Nisku/Leduc submarket alone, accounting for more than half of the current pipeline.
- 02** More than 314,000 square feet (sf) of positive absorption occurred in the second quarter. The Nisku/Leduc submarket drove activity, with approximately 255,000 sf of positive absorption.
- 03** Owner-occupier demand kept industrial property and land sales strong through midyear, accounting for more than half of both transaction and dollar volume.

ASKING RENT AND VACANCY



NET ABSORPTION



NOTABLE LEASES

Source: Savills Research

Tenant	Size (sf)	Submarket	Address	Transaction type	Industry
Arrow Transportation Systems Inc.	228,719	Northwest/Central	11604 181 Street NW	Renewal	Logistics & Distribution/3PLs
Can-Cell Industries Inc.	108,971	Northwest/Central	11504-11554 186 Street NW	Sublease	Manufacturing
FedEx	108,197	Nisku/Leduc	9106 130 Street SW	Renewal	Logistics & Distribution/3PLs
Black & McDonald	25,000	Acheson/Parkland County	10302 255 Street, Acheson	New Lease	Professional & Business Services
Contemporary Office Interiors Ltd.	22,407	Northwest/Central	10808 120 Street NW	New Lease	Professional & Business Services

Savills Research

For more information, please contact us:

[savills.ca](https://www.savills.ca)

Savills Edmonton
1150 Jasper Avenue
Suite 250
Edmonton, AB T5K 0C7
+1 587 387 3200

Anthony B. Scott
Senior Research Analyst
ascott@savills.ca

Unless otherwise noted, all rents quoted throughout this report are average net (NNN) rents per square foot. Statistics are calculated using both direct and sublease information. Current and historical vacancy and rent data are subject to change due to changes in inventory. The information in this report is obtained from sources deemed reliable, but no representation is made as to the accuracy thereof. Unless otherwise noted, source for data is Savills Research. Copyright © 2026 Savills