RESEARCH

MARKET IN MINUTES

Edmonton

Industrial – Q3 2026

savills

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
165.1 msf	↗	**3.8** %	↘	**$10.47** psf	↗	**1.1** msf	↗	**1.2** msf	↗	**2.3** msf	↗
Q3 2025: 161.3 msf		Q3 2025: 4.1%		Q3 2025: $10.41		Q3 2025: 0.8 msf		Q3 2025: 1.0 msf		Q3 2025: 0.9 msf	

* Based on all classes of available inventory

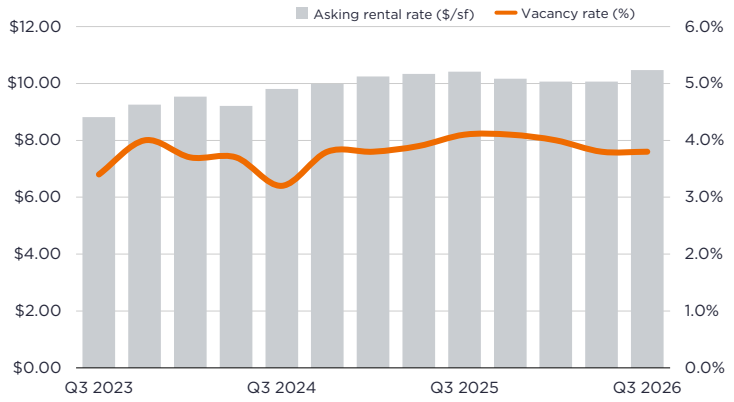
Market trends

01 Of the 2.3 million square feet (msf) of new industrial space under construction, the Northwest/Central submarket is expected to account for more than 1.2 msf of deliveries.

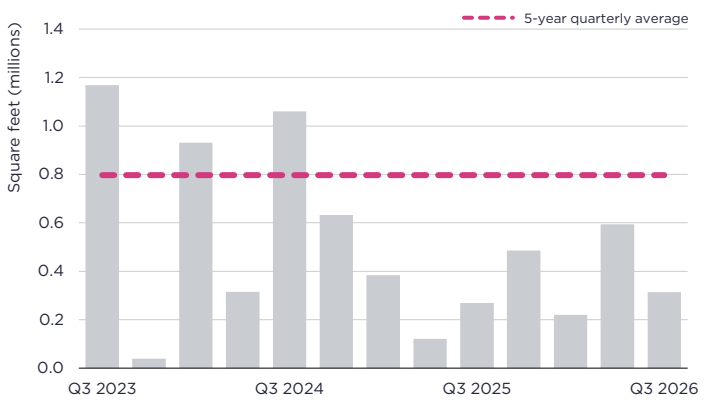
02 Significant lease renewals and new leases characterized the third quarter, with new leasing activity contributing to another period of positive net absorption.

03 Leasing activity was more widespread than in Q2, with the quarter's most notable leases spanning the Northwest/Central, Southside and Nisku/Leduc submarkets.

ASKING RENT AND VACANCY



NET ABSORPTION



NOTABLE LEASES

Source: Savills Research

Tenant	Size (sf)	Submarket	Address	Transaction type	Industry
Automann Heavy Duty Canada ULC	354,600	Northwest/Central	16620 145 Avenue NW	New Lease	Automotive
Fancy Windows	227,521	Southside	4661 Roper Road NW	Renewal	Construction Materials & Building Fixtures
McClelland Oilfield Rentals	62,004	Nisku/Leduc	1306 5th Street	New Lease	Energy
Fancy Doors & Mouldings	61,207	Southside	4421 Roper Road NW	Renewal	Construction Materials & Building Fixtures
A1 Cash & Carry	48,000	Northwest/Central	156 Street & 128 Avenue NW	New Lease	Food & Beverage

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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