

# Q1 2026 Industrial Occupier

## Calgary Industrial Market



# Market Overview

## Industrial Market

- Vacancy dropped to 2.61% and total vacant space fell to 4.59 million square feet.
- Vacancy remains tight in all market segments, especially in the small and mid-bay sectors.
- Many new speculative developments are under construction, with scheduled for delivery late 2026 and into 2027, which will provide some relief on vacancy.
- Calgary continues to outperform other Canadian hubs recording declining vacancy rates. As a lower cost market compared to other Canadian industrial markets and continues to attract new business and growth from within.
- Asking rates have remained stable for larger vacancies and have seen some upward pressure in the small and mid-bay sectors.

## Calgary Industrial Notable Lease Transactions

Tenant	Building Address	Area (sf)	Type
Telus	260238 High Plains Way	254,902	Headlease
Pepsi*	5800 79 Avenue SE	243,947	Sublease
Smuckers Foods of Canada	290144 Township Road 261	196,560	Renewal
B.A. Robinson Co. Ltd.	9840 70 Street SE	157,200	Headlease
Cabo Pets Inc.	292136 Crossiron Drive	155,866	Headlease
D-Home International Logistics	292039 Wagon Wheel Blvd	110,880	Headlease
EMCO Corporation	4951 110 Avenue SE	108,691	Headlease
NFI Distribution*	11550 Barlow Trail NE	99,125	Renewal

\*Cresa Transaction



Industrial Supply

175,963,397 sf



Industrial Vacancy

2.61%



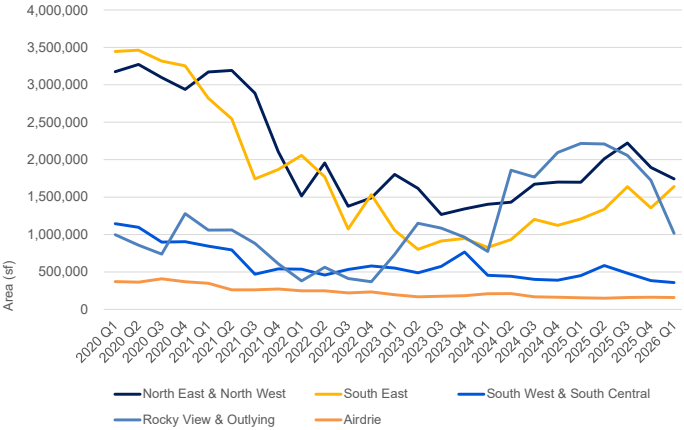
Overall Industrial Vacancy

4,599,604 sf

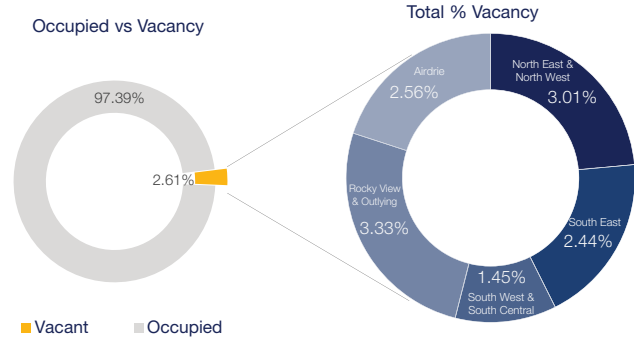
### Q1 2026 Vacancy Summary, Industrial

SECTOR	TOTAL INVENTORY		HEADLEASE		SUBLEASE		TOTAL	
	(sf)	(sf)	(sf)	(%)	(sf)	(%)	(sf)	(%)
North East & North West	47,397,983	1,312,246	2.77%	114,232	0.24%	1,426,478	3.01%	
South East	67,251,834	1,033,053	1.54%	608,738	0.91%	1,641,791	2.44%	
South West & South Central	24,680,495	333,183	1.35%	24,587	0.10%	357,770	1.45%	
Rocky View & Outlying	30,477,970	993,675	3.26%	22,500	0.07%	1,016,175	3.33%	
Airdrie	6,155,115	157,390	2.56%	0	0.00%	157,390	2.56%	
<b>Total Industrial</b>	<b>175,963,397</b>	<b>3,829,547</b>	<b>2.18%</b>	<b>770,057</b>	<b>0.44%</b>	<b>4,599,604</b>	<b>2.61%</b>	

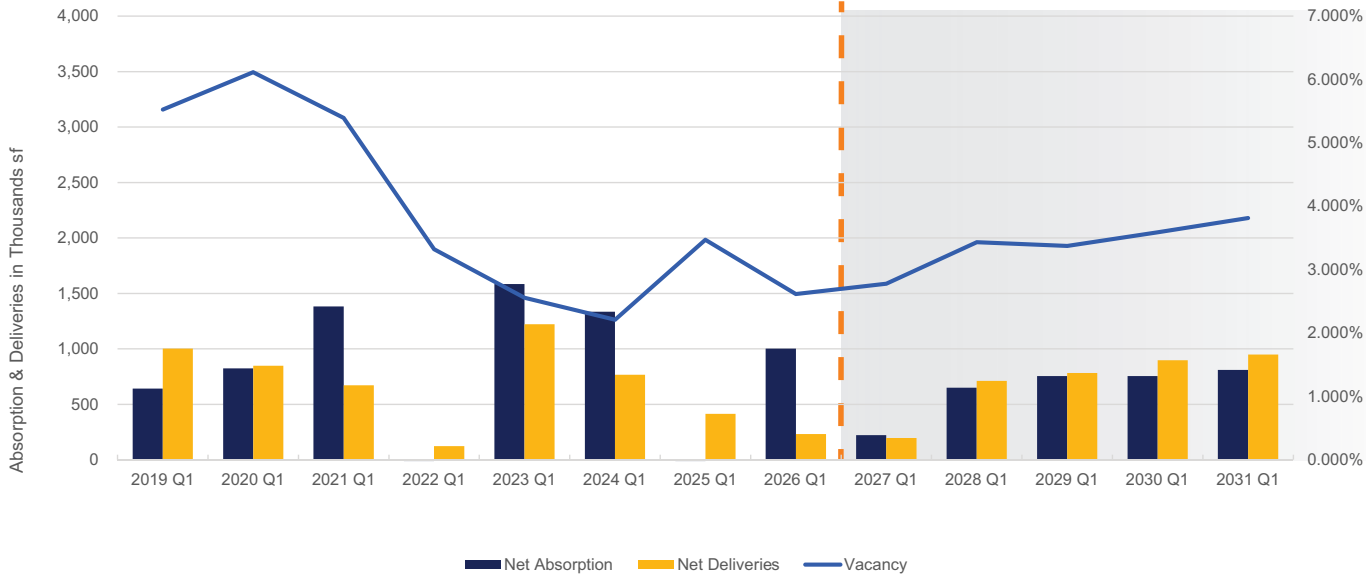
### Current Industrial Vacancy



### Historical Comparative Vacancy



### Historical Absorption and Forecast Reported Submarkets



An aerial view of a large industrial facility with a long white building and several loading docks. Three white box trucks are parked at the docks, and a fourth is further down the building. The ground is paved and there are some stacks of materials in the distance.

**Thinking  
strategically.**  
**Acting  
objectively.**

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