

Q3 2025 Industrial Occupier

Calgary Industrial Market



An Insight into the Calgary Industrial Market

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Market Overview

Industrial Market

- Q3 2025 concluded with an overall vacancy rate of 4.66%, down slightly from Q2.
- Lower vacancies coupled with stable demand across all industrial segments project positive outlook for the market.
- Speculative development activity remains slow, with only few projects announced and in queue for delivery in 2026.
- There are a few large pre-leased or owned build-to-suit projects in progress, namely Dollarama 1.6 million square feet distribution centre and Princess Auto’s 600,000 square feet leased facility, both for 2026 occupancy.
- Now a nationwide preferred location, Calgary continues to outperform the rest of the markets in Canada in terms of year-over-year growth.
- Quarterly absorption reached over 1.2 million square feet, consistent with previous years.

Calgary Industrial Notable Lease Transactions

Tenant	Building Address	Area (sf)	Type
PACCAR Inc.	Nose Creek Business Park - Building D	233,405	Headlease
Future Transfer Co.	East Foothills Building 3	196,304	Headlease
CGC Inc.	Foothills North	190,270	Renewal
Archway Marketing Services	Archway Marketing Services 21	153,983	Renewal
Spartan Controls	11550 Barlow Trail NE	138,624	Renewal
Hamster	7139 44 Street SE	77,859	Renewal



Industrial Supply

183,851,089 sf



Industrial Vacancy

4.66%



Overall Industrial Vacancy

8,575,409 sf



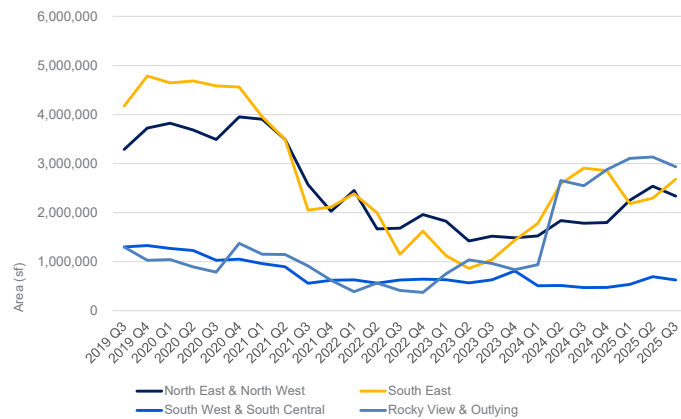
Q3 2025 Industrial Absorption

1,218,323 sf

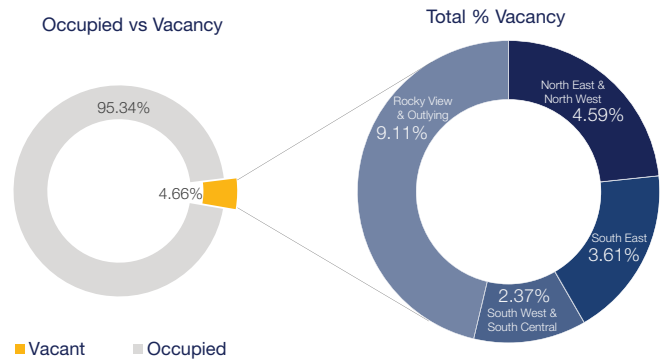
Q3 2025 Vacancy Summary, Industrial

SECTOR	TOTAL INVENTORY (sf)	HEADLEASE (sf)	HEADLEASE (%)	SUBLEASE (sf)	SUBLEASE (%)	TOTAL (sf)	TOTAL (%)
North East & North West	50,927,332	1,980,807	3.89%	356,120	0.70%	2,336,927	4.59%
South East	74,322,052	2,285,329	3.07%	394,574	0.53%	2,679,903	3.61%
South West & South Central	26,389,777	538,262	2.04%	87,085	0.33%	625,347	2.37%
Rocky View & Outlying	32,211,928	2,881,134	8.94%	52,098	0.16%	2,933,232	9.11%
Total Industrial	183,851,089	7,685,532	4.18%	889,877	0.48%	8,575,409	4.66%

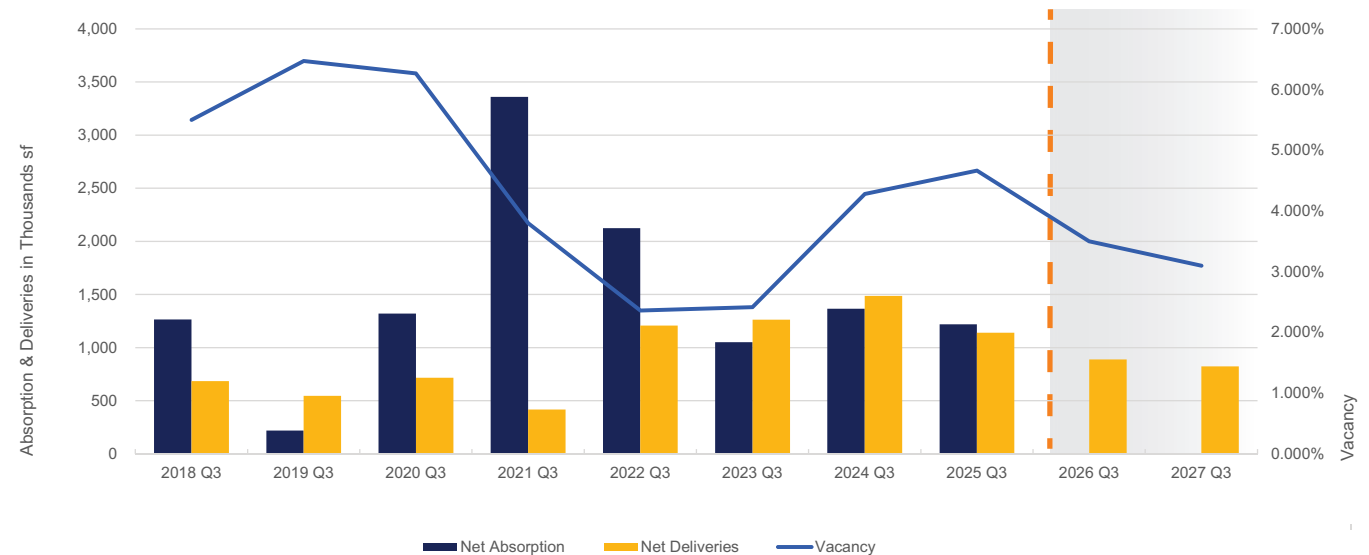
Current Industrial Vacancy



Historical Comparative Vacancy



Historical Absorption and Forecast Reported Submarkets





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

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