# MARKETBEAT
# CALGARY, AB
## INDUSTRIAL Q2 2026

### MARKET FUNDAMENTALS

| | YOY Chg | Outlook |
|---|---|---|
| **4.7%** Vacancy Rate | ▼ | — |
| **134K** Net YTD Absorption, SF | ▼ | ▲ |
| **$10.68** Asking Rent, PSF *(Overall, Net Asking Rent)* | ▲ | — |

### ECONOMIC INDICATORS

| | YOY Chg | Outlook |
|---|---|---|
| **1.0M** Calgary Employment | ▲ | ▲ |
| **7.0%** Calgary Unemployment Rate | ▼ | — |
| **6.6%** Canada Unemployment Rate | ▼ | ▲ |

*Sources: Statistics Canada (May 2026), Moody's Analytics*

### ECONOMY

According to Statistics Canada's May 2026 Labour Force Survey, Canadian employment increased by 88,000 positions from the previous month, marking the first significant monthly employment gain since November 2025. The national unemployment rate also declined to 6.6%. Within the Calgary CMA, employment reached 1.05 million, up 62,000 positions year-over-year (YOY). The unemployment rate increased modestly to 7.0% in May from 6.7% in April; however, this was largely driven by labour force growth as more individuals entered the job market amid continued population growth and migration to Calgary. Calgary's economic outlook remains favourable, with GDP projected to grow by 1.2% in 2026, outperforming all other major Canadian CMAs.

*Source: Statistics Canada / Moody's Analytics*

### STRENGTENING MARKET CONDITIONS IN Q2 2026

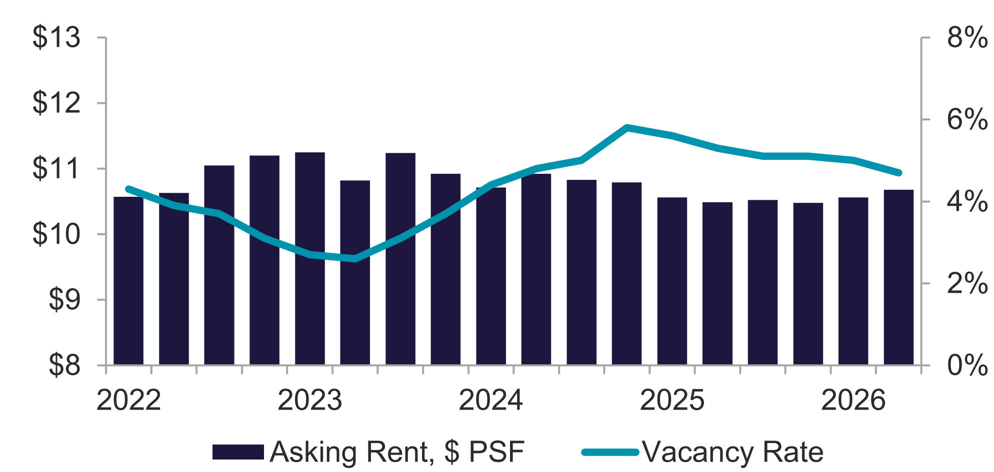
The overall industrial vacancy rate declined to 4.7% in Q2 2026, reaching its lowest level since Q1 2024. While vacancy increased modestly in the Central submarket, both the Northeast and Southeast posted quarter-over-quarter (QOQ) declines, with the Southeast recording the most significant improvement as vacancy fell 80 basis points from Q1 2026 to 4.4%. Sublet vacancy increased slightly during the quarter; however, Calgary continues to have one of the lowest totals of vacant sublet space on the market in comparison to other major cities across the country.

Following a brief setback in Q1 2026, when absorption turned negative, market fundamentals rebounded in Q2 2026 with nearly 516,000 square feet (sf) of positive absorption. Occupancy gains were driven in large part by four tenants taking possession of spaces exceeding 100,000 sf. This activity more than offset the negative absorption resulting from Canal 108 Building 2 and a portion of Hub Logistics Centre Building 1 returning to the market, collectively adding 242,000 sf of vacant space. Leasing momentum also strengthened, with new deal volume approaching 1.9 million square feet. Market activity remained heavily concentrated in units under 25,000 sf, which accounted for the vast majority of transactions completed during the quarter.

The overall average net asking rental rate edged up QOQ to $10.68 per square foot (psf) in Q2 2026. Demand remains strongest for smaller-bay product, supporting the highest average asking rates in spaces under 25,000 sf at $13.55 psf. By comparison, larger-block availability remains more competitively priced, with spaces exceeding 100,000 sf averaging $10.46 psf.

### SPACE DEMAND / DELIVERIES


### OVERALL VACANCY & ASKING RENT



## MARKET STATISTICS

| SUBMARKET | INVENTORY (SF) | OVERALL VACANT (SF) | OVERALL VACANCY RATE | CURRENT QTR OVERALL NET ABSORPTION (SF) | YTD OVERALL NET ABSORPTION (SF) | YTD NEW LEASING ACTIVITY (SF) | UNDER CNSTR (SF) | YTD CNSTR COMPLETIONS (SF) | OVERALL WEIGHTED AVG NET RENT* | OVERALL WEIGHTED AVG ADD. RENT | OVERALL WEIGHTED AVG GROSS RENT |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Central | 22,756,978 | 357,135 | 1.6% | -53,942 | -71,301 | 193,998 | | | $11.98 | $6.02 | $18.00 |
| Northeast | 63,251,858 | 3,926,468 | 6.2% | 190,859 | 332,346 | 1,461,368 | 4,301,733 | 60,097 | $10.27 | $4.57 | $14.84 |
| Southeast | 75,022,371 | 3,269,771 | 4.4% | 378,874 | -117,057 | 1,634,308 | 806,624 | | $11.06 | $5.24 | $16.30 |
| **CALGARY TOTALS** | **161,031,207** | **7,553,374** | **4.7%** | **515,791** | **143,988** | **3,289,674** | **5,108,357** | **60,097** | **$10.68** | **$4.92** | **$15.60** |

**Rental rates reflect weighted average net asking $psf/year*

## KEY Q2 2026 LEASE TRANSACTIONS

| PROPERTY | SUBMARKET | TENANT | SF | DEAL TYPE** |
|---|---|---|---|---|
| 292179 Nose Creek Boulevard | Northeast | Goodcang Logistics Canada Corporation | 259,958 | Direct |
| High Plains Road & Range Road 290 | Northeast | Telus Ryder | 254,902 | Direct |
| 9840 70th Street SE | Southeast | BA Robinson Company Ltd. | 157,200 | Direct |
| 11550 Barlow Trail NE | Northeast | SDR Distribution | 99,125 | Renewal |
| 9840 70th Street SE | Southeast | Ashley Furniture | 87,935 | Renewal |

**Transaction facilitated by Cushman & Wakefield Calgary*
***Renewals not included in leasing activity totals*

## KEY Q2 2026 SALE TRANSACTIONS

| PROPERTY | SUBMARKET | SELLER/BUYER | SF | PRICE / $ PSF |
|---|---|---|---|---|
| Foothills North Phase II – 5249 52nd Street SE | Northeast | Slate Asset Management / Dream Unlimited Corporation | 617,821 | $81,300,000 / $132 |
| 3815 72nd Street SE | Northeast | MPII GP Inc. / Dayhu (3815 72 Ave) GP Ltd. | 84,188 | $9,140,000 / $109 |
| 4975 43rd Street SE | Northeast | 11612425 Canada Corp. / 1577726 B.C. Ltd. | 56,000 | $10,600,000 / $189 |

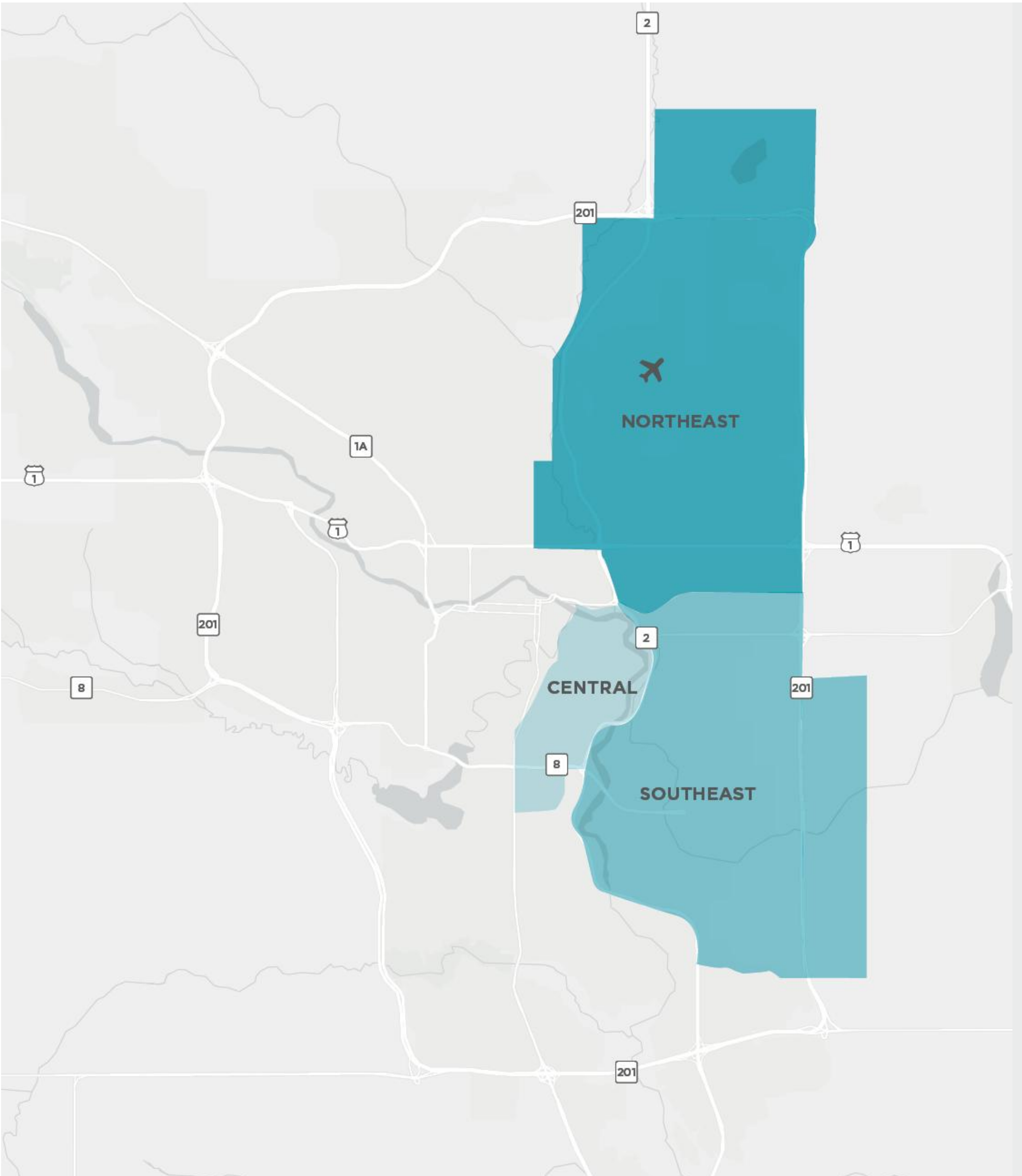
## KEY Q2 2026 CONSTRUCTION COMPLETIONS

| PROPERTY | SUBMARKET | SF | OWNER/DEVELOPER | Major Tenant |
|---|---|---|---|---|
| N/A | | | | |

## KEY PROJECTS UNDER CONSTRUCTION

| PROPERTY | SUBMARKET | SF | OWNER/DEVELOPER | Major Tenant |
|---|---|---|---|---|
| Stoney North Logistics Centre – Building 1 | Northeast | 606,669 | Canada Life Assurance Company | Princess Auto |
| High Plans Road / Range Road 290 - Gateway 290 | Northeast | 328,723 | RCG Group | Telus Ryder |
| 5555 47th Avenue SE | Southeast | 132,533 | Hopewell / XXIII Capital Inc. | Unknown |

## INDUSTRIAL SUBMARKETS




**KRISTINA BOWMAN**
*Senior Research Manager*
*Tel: +1 416 359 2419*
*kristina.bowman@ca.cushwake.com*

### A CUSHMAN & WAKEFIELD RESEARCH PUBLICATION

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for occupiers and investors with approximately 53,000 employees in over 350 offices and nearly 60 countries. In 2025, the firm reported revenue of $10.3 billion across its core service lines of Services, Leasing, Capital markets, and Valuation and other. Built around the belief that Better never settles, the firm receives numerous industry and business accolades for its award-winning culture. For additional information, visit www.cushmanwakefield.com..