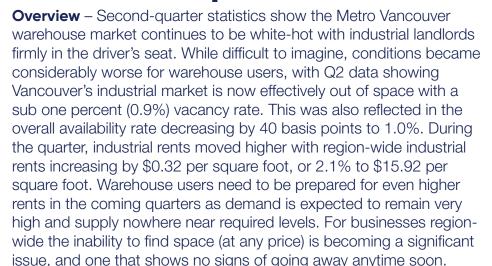
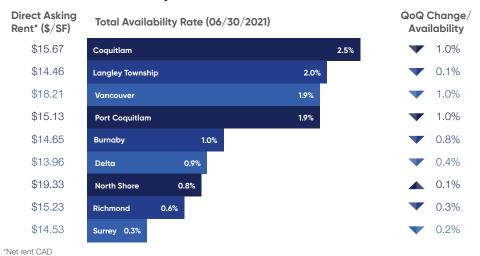
## **Market Report**





#### **Rental and Availability Rates**



#### **Recent Transactions (Lease)**

Occupier		Size	Submarket	Industry	Address
1	Lululemon Athletica	373,073 SF	Delta	Distribution	8576 River Road
2	18 Wheels Logistics	176,134 SF	Surrey	Logistics	2929 188th Street
3	Second Closet	95,983 SF	Richmond	Home Furnishings	11511 No. 5 Road
4	Peloton	37,788 SF	Burnaby	Fitness	5250 Riverbend Drive
5	Ballard Power Systems	11,897 SF	Burnaby	Power Tech	4575-4595 Tillicum Street

#### Thinking beyond space



# Occupier's Perspective



Market conditions continue to worsen for warehouse users with 2nd quarter vacancies falling to just 0.9%



Securing leased premises has become highly competitive with multiple offers in a matter of days on almost any new listings brought to market



Geographic location no longer makes any difference with most submarkets at or near the region's average availability and the highest just 2.5% (Coquitlam)

### Market Trends



Vancouver's industrial vacancy and availability rates have now fallen to crisis levels, with both effectively at 1.0%, a level never thought possible (structural vacancy was assumed to be ≈2.0%).

2nd quarter construction increased to a five year high, with 4.3 million SF underway, however nearly 60% was either pre-leased, or pre-sold.

Vancouver now posts the highest industrial lease rates in Canada by a considerable margin, with Toronto just above \$10.50 psf, Montreal \$8.20 psf, and Calgary \$7.95 psf].