

Parkland County Industrial Market Update

Date: May 17, 2022

Time: 10:30 a.m.

Location: Parkland County Centre,
Council Chambers

NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

EDMONTON * CHAPTER

Agenda

1. Introductions
2. Parkland County Industrial Development 2015-2021
3. Parkland County Advantages
4. Greater Edmonton Industrial Market 2022 & beyond
5. Questions



Introductions

Kris Augustson

Vice President, Leasing and Land
Sales

Remington Development Corporation



Mark Tanasichuk

Vice President Development

TAG Developments



Mark Edwards

Development Manager

Panattoni

Commercial Real Estate in Alberta

- ▶ **\$7.3 Billion in GDP**
- ▶ **\$1.5 Billion government revenue**
- ▶ **60, 700 Jobs**
 - ▶ Site Development
 - ▶ New (Non-Residential) Construction
 - ▶ Tenant Improvement
 - ▶ Property Management
 - ▶ Brokerage

NAIOP (The Commercial Real Estate Development Association) represents the industry to government, as well as providing education and events.



Parkland County Major Industrial Development 2015-2021

- ▶ Overwaitea (Save-On-Foods)
- ▶ Supreme Steel
- ▶ Champion Petfoods
- ▶ Fountain Tire
- ▶ Amazon



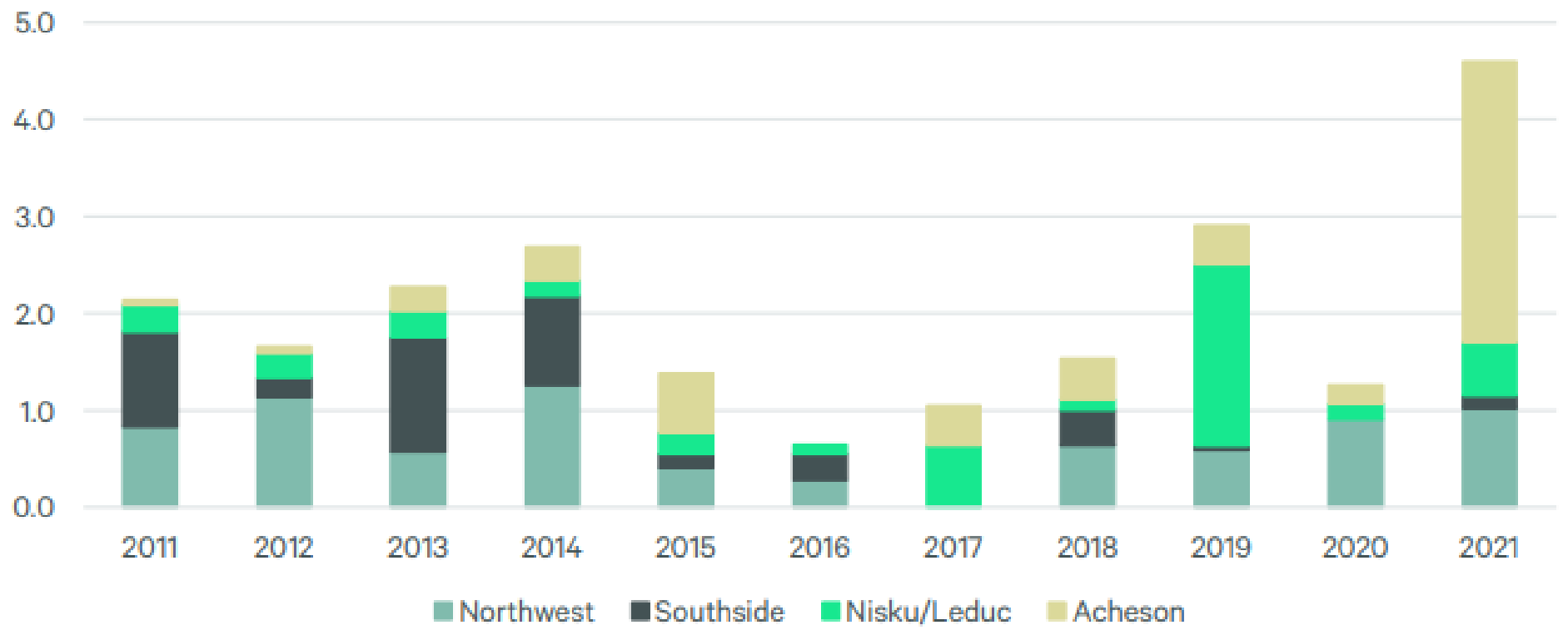
Parkland County Advantages

- (a) Well defined Land Use Bylaw and Zoning regulations
- (b) Fast permitting
- (c) Low property taxes and no business tax
- (d) Close proximity to Edmonton, Spruce Grove and Stony Plain allows business excellent access to skilled labor
- (e) Quick and easy access to the CN Intermodal Yard.
- (f) History of policies to support development and growth
- (g) Consistent Long Range Planning and Engineering



Greater Edmonton Industrial Market 2022 & beyond

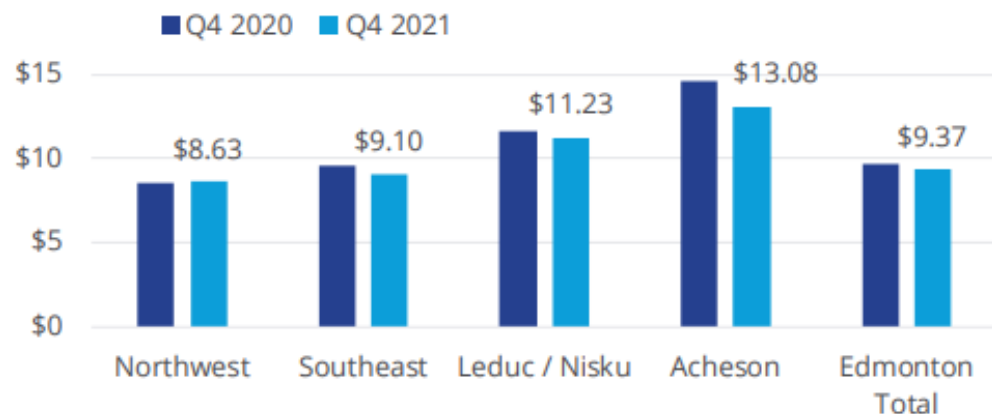
FIGURE 4: Under Construction (MSF)



Source: CBRE Research, Q4 2021.

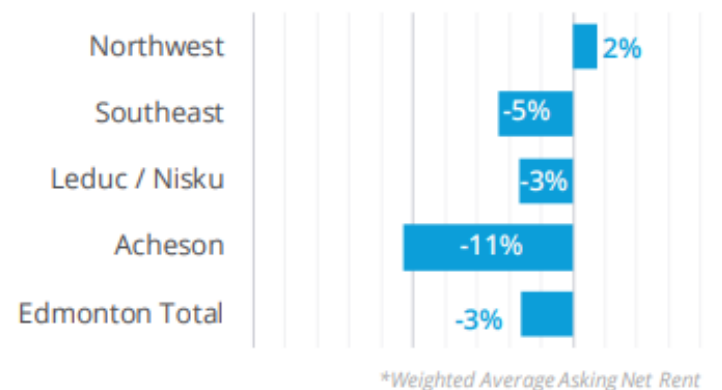
01 Rental Rates by Market

Weighted Average Asking Net Rent (PSF)



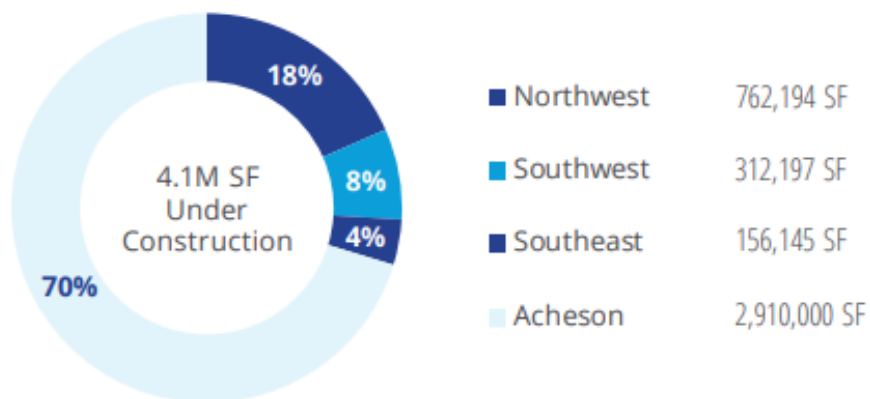
02 Rental Rate Growth*

By Market | Q4 2020 – Q4 2021



03 Under Construction by Market

By Building Area (SF)



04 Vacancy Rate

By Market | Q4 2020 – Q4 2021

Northwest	4.2%	↓	from 6.4% Q4'20
Southeast	6.4%	↓	from 8.3% Q4'20
Leduc / Nisku	8.8%	↓	from 9.6% Q4'20
Acheson	1.6%	↓	from 6.9% Q4'20
Edmonton Total	5.4%	↓	from 7.7% Q4'20

Questions?

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