


SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
4327 Salish Sea Way	Delta	422,460	N/A
1425 Derwent Way	Delta	282,526	Veritiv Operating Company
80210 Zylmans Way	Richmond	200,000	Worldpac Canada Inc.

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
1155 E. 6th Ave Vancouver	\$45,000,000 Fee Simple	N/A -	17,150 Class A	JRS Ltd (Private Investor) Shaw Cablesystems Ltd
11511 No. 5 Rd Richmond	\$21,900,000 Fee Simple	\$228.00 -	95,983 Class A	South St Development Grp South St (11511) Hldgs
16160 River Rd Richmond	\$13,000,000 Fee Simple	\$359.00 -	36,200 IL	Soka Holdings Ltd H. Brum Enterprises

LARGEST DELIVERIES


Address	Submarket/City	SF	Developer
11111 Twigg Pl	Richmond	256,000	IntraUrban Rivershore
200 Victoria Dr	Vancouver	191,387	Ironworks
8211 Fraser Reach Ct	Burnaby	153,461	SunCap Prop Grp


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
8255 Wiggins St	Burnaby	2,804,610	TBD
18890 22nd Ave	Surrey	530,563	Q2 2020
1575 & 1545 Kingsway Ave	Port Coquitlam	235,000	Q4 2019

TOTAL INDUSTRIAL MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q2 2019	1.46%	\$13.16	1,356,107	213,145,441	3,844,959
Q1 2019	1.47%	\$12.81	428,998	211,779,254	3,914,415
Q4 2018	1.46%	\$12.56	907,240	211,339,441	3,805,649
Q3 2018	1.46%	\$12.15	1,439,307	210,572,470	3,536,060
Q2 2018	1.40%	\$11.81	602,532	208,830,908	2,036,992


1,356,107 **NET ABSORPTION**
SF


1.46% **VACANCY**
3,115,100 SF


\$13.16 **AVG. ASKING RATE**
PSF GROSS


1,343,187 **DELIVERIES**
18 Buildings


3,844,959 **UNDER CONSTRUCTION**
50 Buildings

NOINA MATTA, Director of Research

For Q2 2019 the Metro Vancouver industrial market experienced a slight drop in the vacancy rate, hitting 1.46% compared to Q1 2019 which was 1.47%. This shows no significant change in the vacancy rate since Q3 2018, with approximately 4,314,533 SF of new supply becoming available since then. The total availabilities in Q2 2019 are 10,289,967 and 5,245,385 SF is currently under construction. In terms of sales, the price per square foot has gone up from \$355 to \$361. Lease rates have also increased since Q1 2019 from the average going from \$12.81/SF to \$13.16/SF in Q2 2019. All of these factors coupled with limited supply show that there is a high demand for space in a very competitive market.