



## 1<sup>st</sup> Quarter 2009 Industrial Land Study

### City of Edmonton

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The market for industrial land within Edmonton has been extremely competitive in the recent past due to the scarcity of vacant lots available and the strong economy. However, with recent recessionary economic conditions and a slow down in the commercial real estate market, there now appears to be a good supply of lots immediately available. Bourgeois & Company Ltd. has conducted a study compiling all active listings of vacant industrial lots within the City of Edmonton as of the end of March 2009. The following is a summary of our results.

<b>Total Acreage of Industrial Lots Actively Marketed in Edmonton:</b>	<b>384.82 Acres</b>
<b>Total Number of Lots Actively Marketed in Edmonton:</b>	<b>69 Lots</b>
<b>Average Size of Lot Actively Marketed within Edmonton:</b>	<b>5.58 Acres</b>
<b>Available Lot Size Range:</b>	<b>0.09 Acres to 30.28 Acres</b>
<b>Average Asking Price for Fully Serviced Lots:</b>	<b>\$782,698 per Acre</b>
<b>Average Asking Price for Partially Serviced Lots:</b>	<b>\$410,401 per Acre</b>

We have also identified potential future industrial development lands within the city limits. In total, there appears to be 5,163 acres remaining within Edmonton, as opposed to the 10,816 acres that were reported by the City of Edmonton in 2002. This suggests **an absorption rate of 807.57 acres of industrial development land per year** over this 7 year time frame. The following is a breakdown of the future industrial development land within Edmonton:

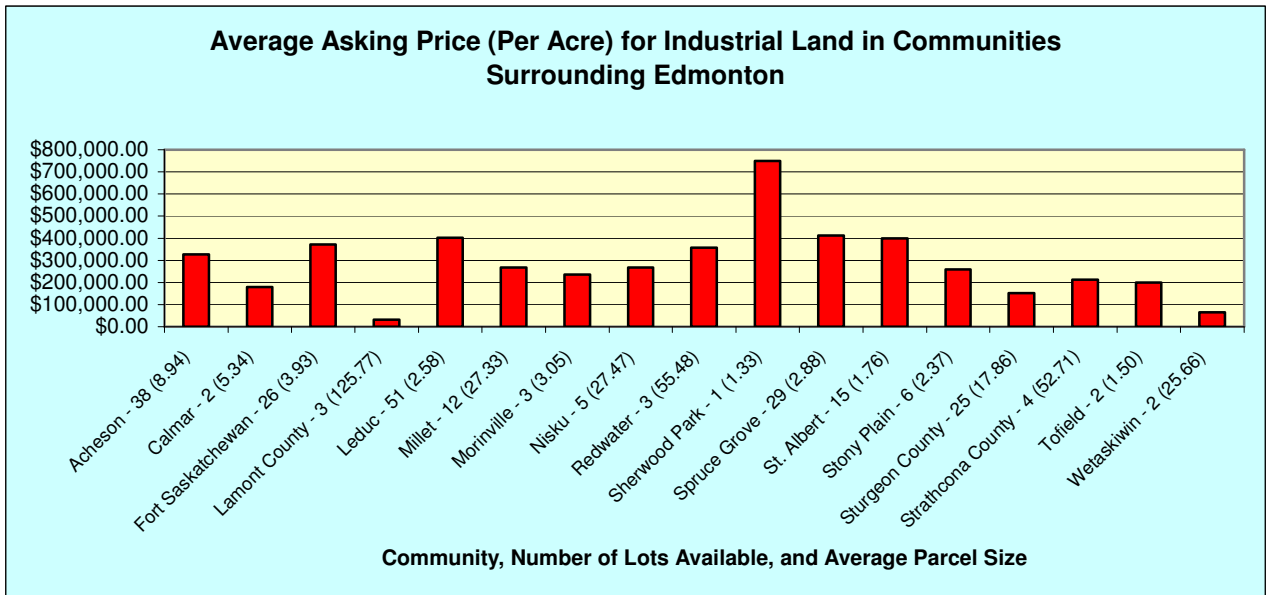
Area	Long Term Development Lands	Short Term Development Lands	Total Future Development Land
South	673.63	202.58	876.21
Southeast	1175.93	314.08	1490.01
Northeast	269.31	488.53	757.84
Northwest	532.06	467.8	999.86
Winterburn	892.73	146.30	1039.03
<b>TOTAL EDMONTON</b>	<b>3543.66</b>	<b>1619.29</b>	<b>5162.95</b>

*For a full list of all industrial lots currently being marketed for sale both within Edmonton and the surrounding areas, please contact Bourgeois & Company Ltd. Detailed information pertaining to these active listings will be provided at a cost of \$200.*



## Greater Edmonton Region

The communities surrounding the City of Edmonton remain an economical choice for users requiring industrial space. These areas are seen as viable alternatives for less expensive industrial land, often with the same level of servicing available within the city limits. The following chart summarizes the available listings within the Greater Edmonton Region as at the end of March 2009. It also includes the number of lots currently available and the average parcel size within each community.



It should be noted that several of these areas, particularly the rural counties, offer both smaller industrial lots and full quarter sections for larger projects or future subdivision development. Furthermore, the areas with the highest numbers of lots available typically consist of one or two larger subdivisions where multiple lots are available.

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