



Update: **Industrial**

Information provided is preliminary information and is subject to change



Market overview

Positive, healthy trends

Mega warehouses

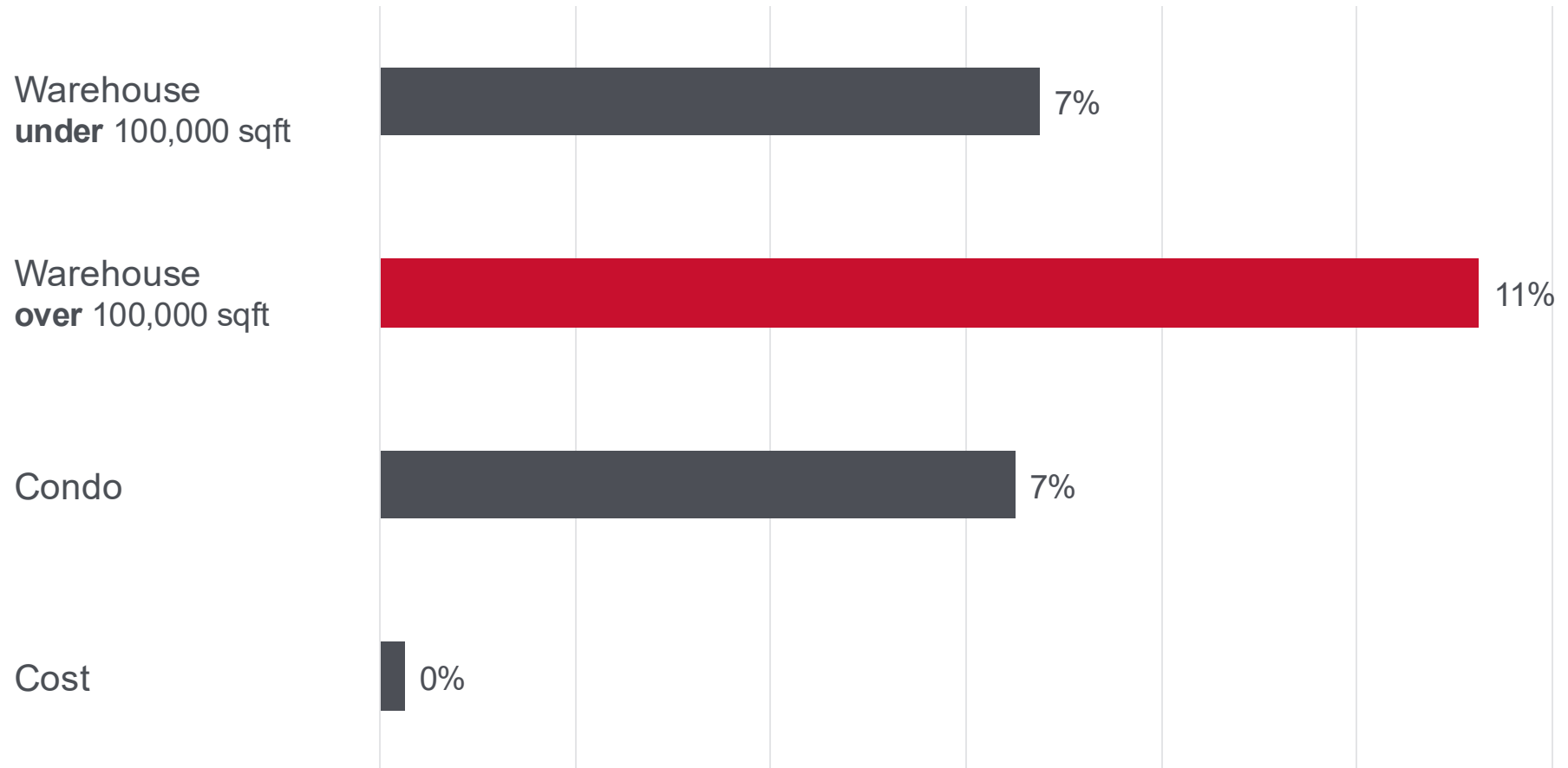
**Decline of availability,
increased construction**

Inventory breakdown in 2027

Property type	Number of accounts	Total assessed value*	Preliminary assessment change
Cost warehouses	248	\$2B	0.25%
Condominiums	3,057	\$2B	7.00%
Warehouses	2,703	\$21B	7.25%

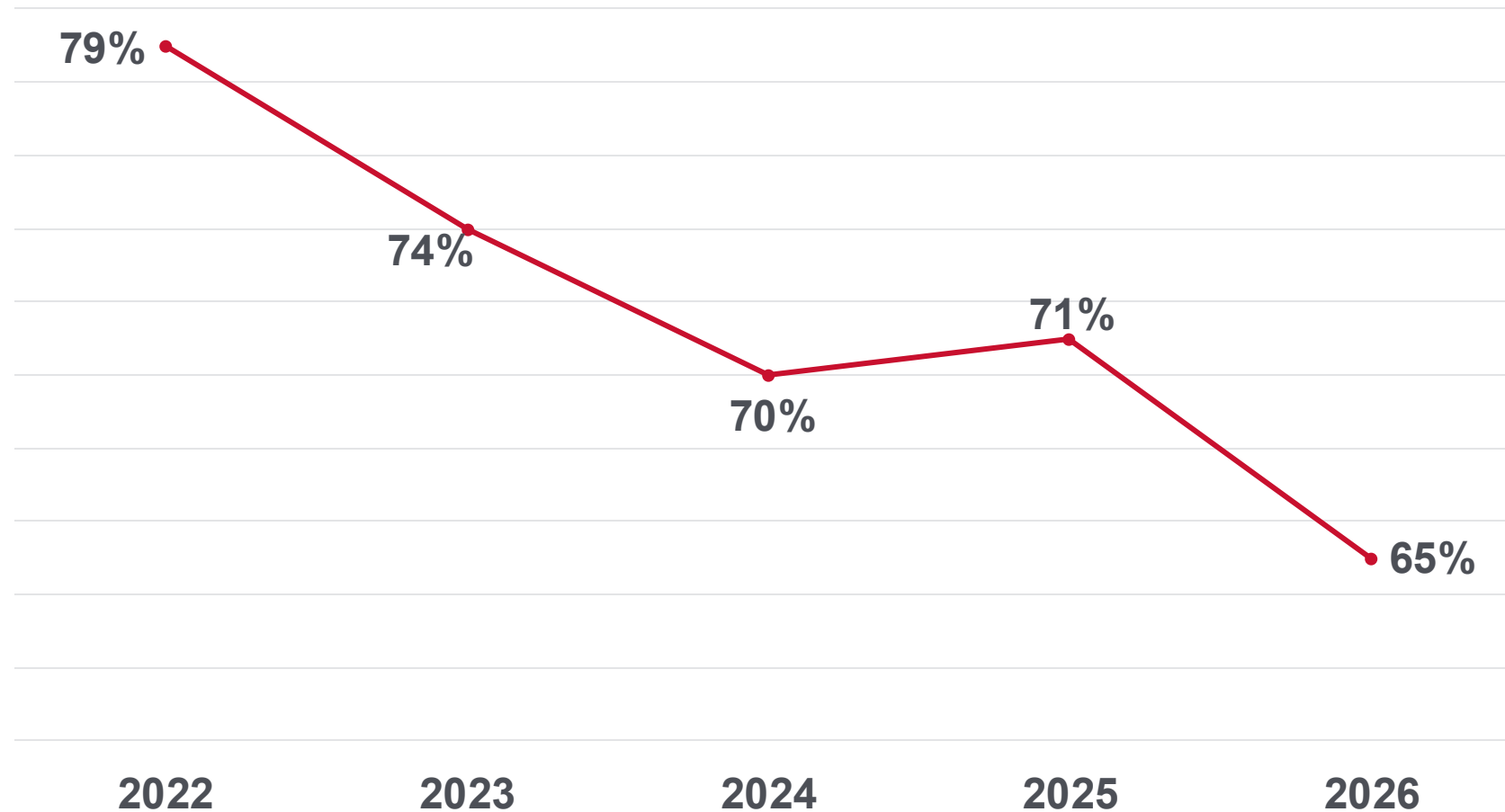
**Total assessed values are rounded to the nearest whole number*

Per cent of median assessment change by property type



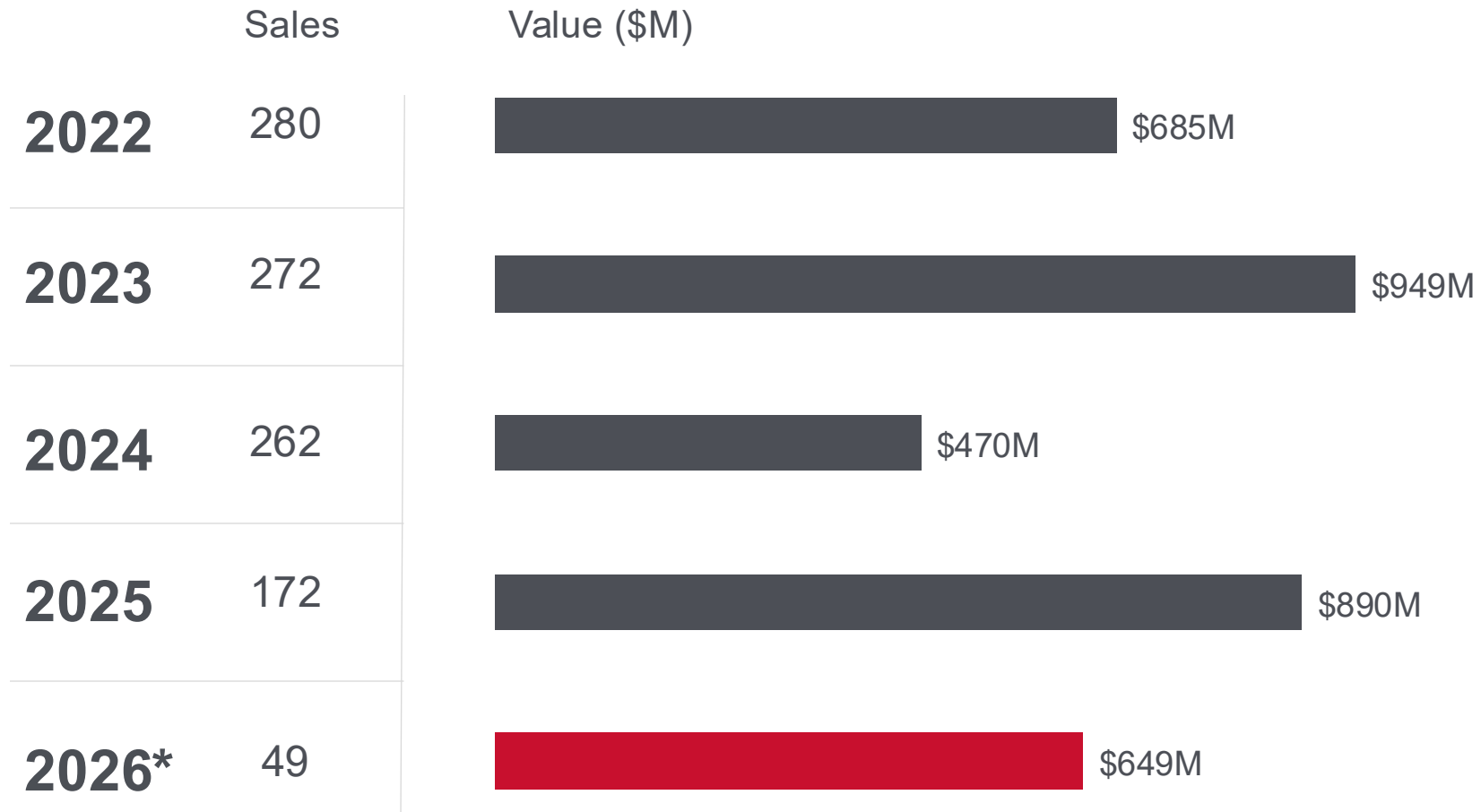
**Value labels are rounded to the nearest whole percentage*

Assessment Request for Information (ARFI) annual submission percentage



Y-axis abbreviated to highlight year-over-year variation.

Sales activity



**Jan. 1 to July 1*



Notable sale:

5249 52 St. S.E.

Sale date:
2026 May 29

Land use:
Industrial General (I-G)

Sale price:
\$81.3M

Property type:
Warehouse property with
2 or more buildings

Size:
617,821 sqft

Year of construction:
1998

Price per sqft:
\$130

*Previously sold in 2023
\$61M*

Notable sale:

7505 48 St. S.E.

Sale date:
2026 May 2

Land use:
Industrial General (I-G)

Sale price:
\$83.2M

Property type:
Warehouse property with
2 or more buildings

Size:
626,508 sqft

Year of construction:
1992

Price per sqft:
\$133

**Effective year of
construction (EYOC):**
2001

Notable sale:

363 58 Ave. S.E.

Sale date:
2025 August 6

Land use:
Industrial Commercial (I-C)

Sale price:
\$14.5M

Property type:
Warehouse property with 2
or more buildings

Size:
91,859 sqft

Year of construction:
1971

Price per sqft:
\$158

New developments

Gemini 52
5530 47 Ave. S.E.
Total area: 358,950 sqft

Project overview:

Located within the Constellation Industrial Park, this development features 2 industrial buildings designed for small to medium bay users.



Key takeaways

- Industrial market remains strong, continuing the trend from previous years
- Demand is fueling growth, due to strong macroeconomics fundamentals
- Calgary is cementing its status of the distribution capital of Western Canada

Questions?