

GREATER MONTREAL AREA

Industrial Market | Q3 2022



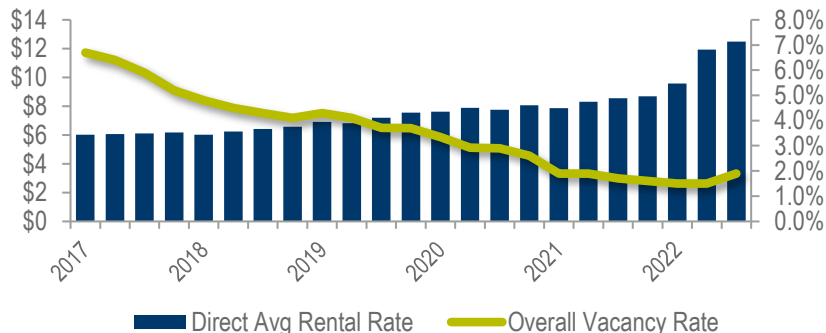
SUPPLY

2.02 MSF YTD Construction Completions	3.17 MSF Under Construction	1.9% Overall Vacancy Rate
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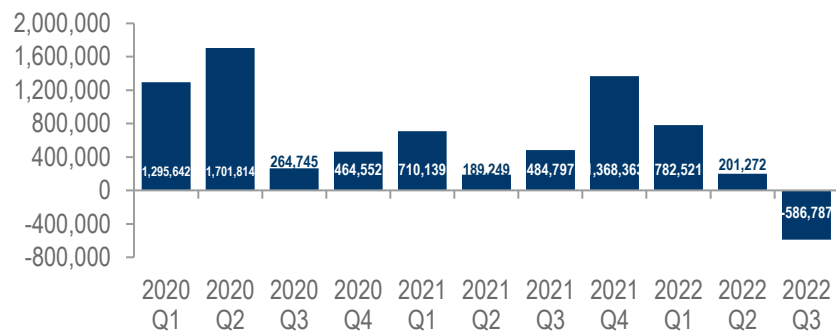
DEMAND

\$12.48 PSF Direct Net Asking Rental Rate	418K SF YTD Overall Absorption	6.70 MSF YTD Leasing
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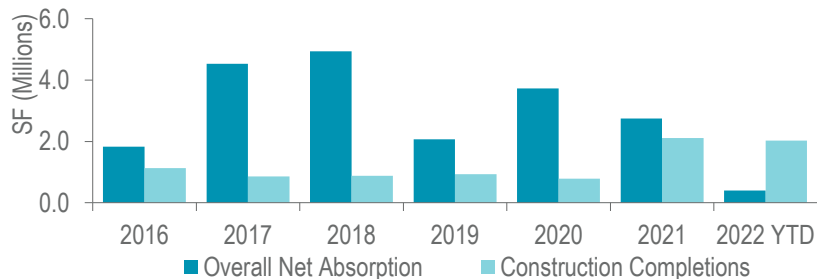
DIRECT RENTAL RATE VS. OVERALL VACANCY RATE



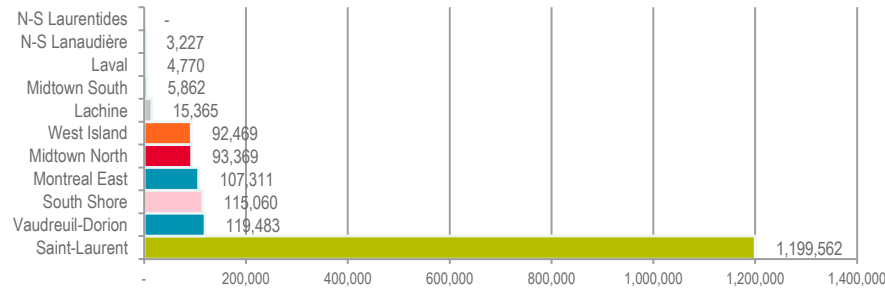
OVERALL NET ABSORPTION BY QUARTER (SF)



OVERALL NET ABSORPTION VS. CONSTRUCTION COMPLETIONS



Q3 2022 LEASING BY SUBMARKET (SF)



KEY CONSTRUCTION COMPLETIONS – Q3 2022

BUILDING	SUBMARKET	SIZE (SF)	DEVELOPER
1250 Marie-Victorin Boulevard	South Shore	263,476	Montoni
400 Montée Cadieux	Vaudreuil-Dorion	246,270	Triovest

SIGNIFICANT Q3 2022 LEASE TRANSACTIONS

BUILDING	TENANT	SIZE (SF)	TYPE
4505-4565 Hickmore Street	Dsquare Logistics	821,699	New Tenant
101-105 Marcel Laurin Boulevard	Dormakaba Canada Inc	147,769	New Tenant
401 Marie-Curie Street – Expansion B	Undisclosed	96,000	New Tenant