

[Mobile](#) | [Subscribe](#) | [E-Editions](#) | [PressCard](#) | [Photo Store](#) | [Flyers](#) | [Customer Service](#) | [Contact Us](#) | [Publications](#) | [Advertising](#) | [Contests](#) | [Store](#) | [Place an Ad](#)

Winnipeg Free Press

March 10, 2011 SCHOOL DAY 6 | RECYCLING DAY 5

 -17°C
Clear
Full Forecast

[Login](#) | [Register](#) | [Manage Subscription](#)
 SEARCH | [Advanced Search](#) | [Archives](#)

[NEWS](#) | [ARTS & LIFE](#) | [BUSINESS](#) | [SPORTS](#) | [TRAVEL](#) | [OPINION](#) | [MEDIA](#)

[HOMES](#) | [AUTOS](#) | [CLASSIFIEDS](#) | [CELEBRATIONS](#) | [CAREERS](#) | [OBITUARIES](#)

[BREAKING NEWS](#) | [AGRICULTURE](#) | [PERSONAL FINANCE](#) | [BUSINESS BOOKS](#)

FACEBOOK
Like us on Facebook to stay in the know and win exclusive prizes
[VIEW ALL FEATURES](#)



[Winnipeg Free Press](#) > [Business](#) > INDUSTRIES FLOCK TO SITES AT CENTREPORT

BUSINESS

Make text: [Larger](#) | [Smaller](#)

Winnipeg Free Press - PRINT EDITION

Industries flock to sites at CentrePort

Mini building boom going on

By: Murray McNeill

Posted: 02/24/2011 1:00 AM | Comments: 2

PRINT

E-MAIL

19

SHARE 3

SHARE 24

REPORT ERROR



[Enlarge Image](#)

Kaycan Ltd. puts up another new building in Brookside Business Park, where industrial land is in demand.

PHIL.HOSSACK@FREEPRESS.MB.CA

City's leasing scene

Highlights from the 2010 Annual Review and 2011 Forecast Report for Winnipeg, released by Avison Young (Manitoba), NewWest Enterprise Property Group and Clarus Real Estate Advisors:

Office leasing market: Winnipeg's overall vacancy rate of 6.45 per cent is the second-lowest of any major Canadian city. Average rental rates included \$16.42 per square foot for downtown Class A space and \$12.90 per square foot for downtown Class B space.

Industrial leasing market: The overall vacancy rate climbed from two per cent in 2009 to 2.7 per cent at the end of 2010. But in the East Kildonan, St. Boniface and Transcona areas, it plummeted. Similarly, the overall average net industrial leasing rate slipped to \$5.30 per square foot from \$5.57.

Retail leasing market: Vacancy rates in the city's strip malls, regional shopping centres and retail power centres collectively declined from 3.3 per cent to 1.9 per cent in 2010. The average rental rate also declined, falling to \$16.17 per square foot from \$17.45.

A shortage of serviced industrial land is driving up land prices at a double-digit pace and sparking a mini building boom on the CentrePort site in northwest Winnipeg.

The leasing agents for two industrial parks on Brookside Boulevard -- one on the north side of Inkster Boulevard and the other on the south side -- said they're seeing an increase in demand for ready-to-develop land in their parks.

"The interest in acquiring land is the highest I've seen it since 2007," said Martin McGarry, president of DTZ Barnicke Winnipeg and a leasing agent for Brookside Industrial Park on the north side of Inkster.

McGarry said they sold two parcels of land last year and have four more deals in the works.

Across the road at Brookside Business Park, leasing agent Robert Scaletta said two new industrial buildings have gone up in the last year and four more are under construction.

Scaletta said negotiations are also underway with other prospective buyers who are interested in purchasing another five parcels of land within the 150-acre park.

Kaycan Ltd., one of the country's largest manufacturers and distributors of outdoor building materials, is one of the latest companies to acquire land in Brookside Business Park.

Regional manager Mel Rogers said the Montreal-based firm is building a 50,000-square-foot warehouse/distribution centre on a five-acre parcel of land there.

He said the company has outgrown its existing regional distribution centre on Keewatin Street, and a two-year search failed to turn up another industrial building or piece of land within the city that was big enough to meet its needs. So it bought land in Brookside Business Park, which is located in the neighbouring Rural Municipality of Rosser.

Scaletta and McGarry said the strengthening economy is helping fuel demand for industrial land because businesses are feeling more comfortable about expanding their operations.

But the dearth of serviced land within the city also has a lot to do with it, McGarry said.

"In southwest Winnipeg it's virtually impossible to buy land. It's either already owned or tied up by developers."

He said the Inkster-Brookside area, located within the sprawling 20,000-acre CentrePort Canada inland port site, is the only area where there is still a good supply of available land. So that's where many buyers are having to go, and where most of the new industrial development is likely to occur in the next few years, he said.

A new commercial real estate market report issued Wednesday also talks about the shortage of serviced industrial land in Winnipeg and the impact it's having on prices.

Prepared by Avison Young (Manitoba), NewWest Enterprise Property Group and Clarus Real Estate Advisors, the report says industrial land prices have been increasing at a rate of about 10 per cent a year for the last three years as the supply of land continues to dwindle.

Wes Schollenberg, managing director of Avison Young (Manitoba), said in an interview the supply of serviced land is at a 20-year low in Winnipeg. Even city-owned St. Boniface Industrial Park, which used to have an abundant supply of available sites, has virtually nothing left for sale, he added.

He said part of the problem is that the focus in Winnipeg in recent years has been on residential and

TOP JOBS

16 - 20 of 62

[PREVIOUS](#) [NEXT](#)

OPERATIONS MANAGER

TANCO

PUBLISHER & GENERAL MANAGER

DERKSEN PRINTERS

ESTIMATOR

GRAHAM

PROJECT MANAGER

GRAHAM

SENIOR PROJECT MANAGER

GRAHAM

[All Jobs](#)

OUR COMMUNITIES

POLL

Have you taken steps to prepare for higher mortgage rates?

Yes

No

[Submit my Vote](#)

[View Results](#)

retail development rather than setting more land aside for industrial uses.

McGarry said land developers have also been scared off by the high upfront costs of developing industrial land, especially when it traditionally has taken nearly twice as long to find buyers for such property.

But with the inventory of serviced land so low, that may be about to change, he said.

murray.mcneill@freepress.mb.ca

Republished from the Winnipeg Free Press print edition February 24, 2011 B5

[Recommend](#) [Sign Up](#) to see what your friends recommend.

[PRINT](#) [E-MAIL](#) [19](#) [SHARE](#) [3](#) [SHARE](#) [24](#) [REPORT ERROR](#)

2 Comments

Sort by: [Newest to Oldest](#) | [Oldest to Newest](#) | [Most Popular](#)

You can comment on most stories on winnipegfreepress.com. You can also agree or disagree with other comments. All you need to do is [register](#) and/or [login](#) and you can join the conversation and give your feedback.

POSTED BY: **Fetchen Kerri**
FEBRUARY 25, 2011 AT 7:25 AM

These two business parks really have nothing to do with CentrePort other than someone drew a line around them to include them in the area. They were planned and built before CentrePort existed.

0 0

[REPORT ABUSIVE COMMENT](#)

POSTED BY: **MrNobody**
FEBRUARY 24, 2011 AT 4:03 PM

Welcome to the Wild West. You'd think this would have been in place. So whatever perceived benefits of this "CentrePort " will be erased by development costs...sheesh. (and I was thinking of locating a business there, oh well)

0 0

[REPORT ABUSIVE COMMENT](#)

The comment period for this story has ended.

FOLLOW



BREAKING NEWS ALERTS

Sign up for our new Breaking News Alerts



EDITOR'S BULLETIN

Sign up for daily bulletins



WINNIPEG ROAD CLOSURES

Check if your commute is affected



BLOGS TO WATCH

We pick our favourite local blogs for you to follow



BREAKING NEWS WIDGET

Create and embed a Winnipeg Free Press breaking news widget on your site or blog



TWITTER

Follow our reporters and news feeds on Twitter

ADS BY GOOGLE

Commercial Property

Looking for Commercial Property For Sale or Lease? Search Listings Now. www.LoopNet.com

Business Centre (Canada)

Need Office Space? Try Us. 1000+ Office Rentals. All Cities. www.StarOfficeSpace.com/Canada

Ads by Google

[Back to Top](#)
[Return to Business](#)

MOST POPULAR

[MOST VIEWS](#) [MOST COMMENTS](#) [MOST EMAILS](#)

[TODAY](#) | [WEEK](#) | [MONTH](#)

1. Goldwater digs in heels in blame battle with Bettman
2. Fire destroys East Elmwood Community Centre
3. When do you expect to retire?
4. Chief blasted over band audit
5. Coyotes deal at a stalemate
6. Full transcript of controversial rape sentencing hearing published
7. Democracy double: Harper government takes twin blows for defying Parliament
8. Teens given one day in jail for deadly beating
9. Bettman admits Coyotes deal out of his hands
10. Thriving 'Peg ready for the NHL

[TOP COMMENT](#) [TOP RANKED COMMENTS](#)

" I would like to know Katz definition of "infrastructure" "

Posted by: **Bbonn**
Article: [Katz still defending increased frontage levy](#)

EVENTS

[Submit an Event](#)

March 10, 2011

[Search Events](#)

[PREVIOUS](#) [1 OF 4](#) [NEXT](#)



Iconoclysm

w/ Northern Creature, Tread the Floods ...

[\[View Full Event Information \]](#)

THU	FRI	SAT	SUN	MON	TUE	WED
10	11	12	13	14	15	16



Recipient of the 2009 Excellence in Journalism Award from the Canadian Journalism Foundation.

General: [Contact Us](#) | [History](#) | [Advertising](#) | [Privacy Policy](#) | [PressCard](#) | [Sponsorship](#) | [Subscribe](#)

On-line: [RSS Feeds](#) | [E-Editions](#) | [Archives](#) | [Photo Store](#)

Related: [Newspaper in Education](#) | [Autos](#) | [Homes](#) | [Swarm Jam](#) | [Stuff](#) | [Celebrations](#) | [Careers](#) | [Obituaries](#) | [FP Newspapers Income Fund](#) | [Manitoba Press Council](#)

Winnipeg Free Press

© 2011 Winnipeg Free Press. All Rights Reserved.

