

Montreal

Industrial - Q3 2026

savills

Strong year of leasing activity drives record positive absorption

The Greater Montreal Area (GMA) experienced a third consecutive quarter of positive absorption, with 1.3 million square feet (msf) recorded in Q3 2026 alone. While occupiers taking possession of space leased in existing buildings from previous quarters accounted for the majority of absorption, 0.5 msf of positive absorption was also driven by the delivery of pre-leased or build-to-suit inventory. While vacancy rose 40 basis points (bps) year over year to 7.1%, it remained within a 30-bps range throughout 2026. Leasing momentum continued into Q3, with several significant transactions exceeding 100,000 square feet (sf). While vacancy rates appear to have stabilized, the GMA remains in the early stages of recovery.

Asking rents remain soft as new inventory leases quickly

The GMA's average asking rent fell 4.1% year over year to \$12.93 per square foot (psf). This market average is more reflective of older, larger properties with ongoing vacancy. Newer properties offering higher clear heights, strong loading ratios or readily available power supply are typically asking above \$15.00 psf, with smaller-bay availabilities in desirable locations hovering around \$14.00 psf.

Construction pipeline surges in Laval

While construction activity in the GMA declined 0.3 msf year over year to 2.7 msf in Q3 2026, it represented a 52.6% increase from the previous quarter. The Laval submarket had no active construction in Q2 2026 but reached 1.2 msf under construction in Q3, surpassing its 1.1-msf peak in Q4 2024. This spike was driven by Rosefellow's RF 21 park and Montoni's Écoparc Laval 15 breaking ground. Montoni also launched two new speculative condo developments: an 87,000-sf project in Châteauguay and a 96,376-sf project in Boisbriand.

KEY STATISTICS

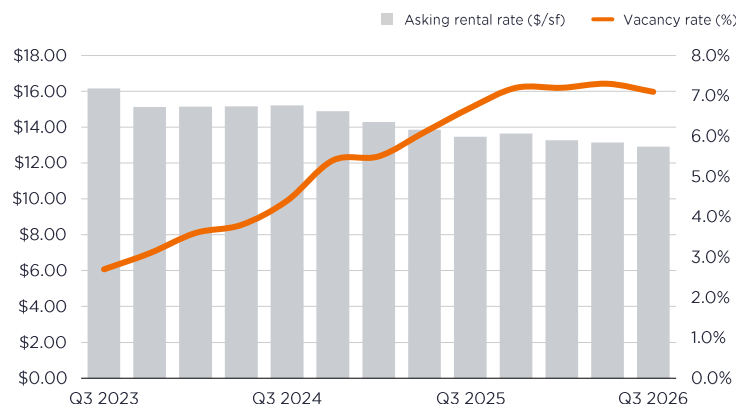
Greater Montreal Area (GMA)	Q3 2025	Q3 2026	Y-O-Y
Inventory	337.6 msf	340.5 msf	+2.9 msf
Vacancy rate	6.7%	7.1%	+40 bps
Asking rental rate	\$13.47	\$12.91	-4.1%
Net absorption YTD	-3.4 msf	1.8 msf	+5.2 msf
Deliveries YTD	1.2 msf	1.8 msf	+0.6 msf
Under construction	3.1 msf	2.7 msf	-0.3 msf

Outlook

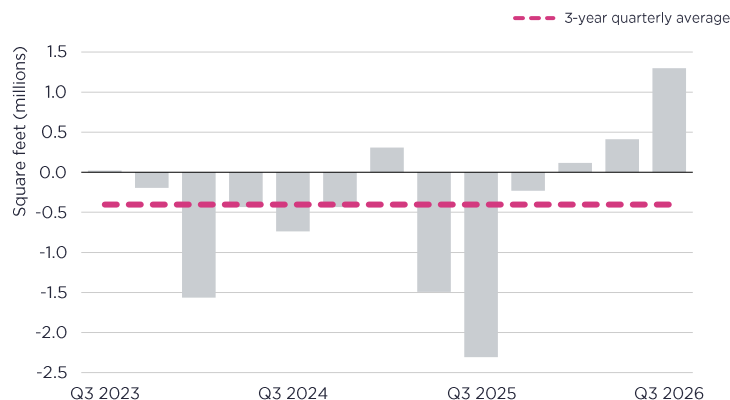
- 01** Stead leasing activity looks likely to continue in the short term as occupiers execute long-delayed decisions under more favourable market conditions.
- 02** Provincial election results have the potential to impact broader market sentiment and generate volatility as it has in previous cycles.

- 03** The surplus of large bay space will not last indefinitely if large bay leasing activity remains at current levels.

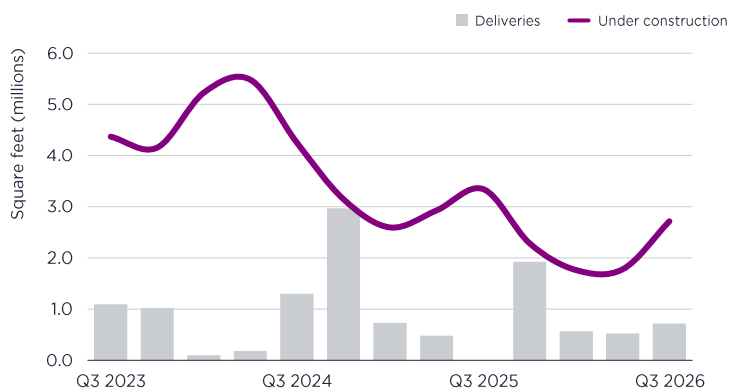
ASKING RENT AND VACANCY



NET ABSORPTION



DELIVERIES AND CONSTRUCTION



NOTABLE LEASES

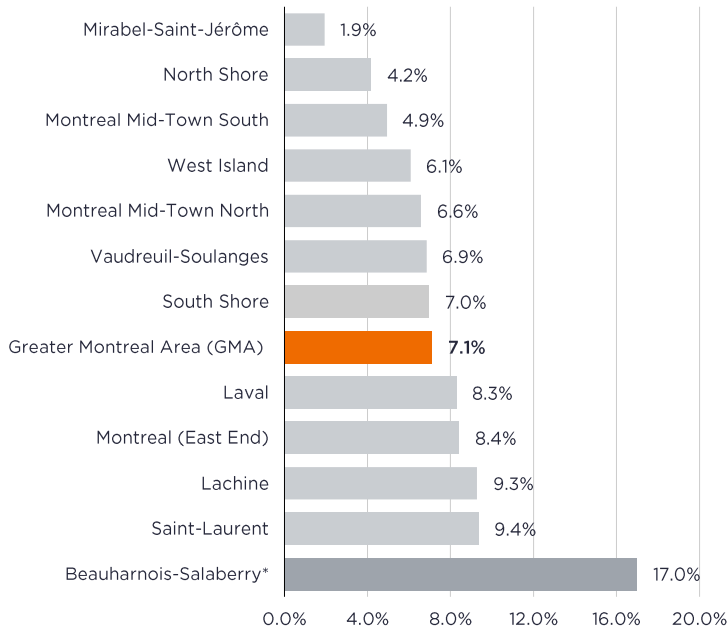
Source: Savills Research

Tenant	Size (SF)	Submarket	Address	Transaction type	Industry
Solio Agriculture	1,200,000	South Shore	7975 rue John-Molson	New Lease	Construction Materials & Building Fixtures
Confidential	287,000	West Island	2200 de l'Aviation	New Lease	Professional & Business Services
Wiptec Inc.	205,162	South Shore	5799 rue de l'Aéroport	New Lease	Logistics & Distribution/3PL
Fiberlinks Group	200,000	South Shore	777-820 rue Turnbull	New Lease	Consumer Goods
Les Entreprises Getpaq Inc.	184,310	Montreal (East End)	12225 boulevard Industriel	Renewal	Logistics & Distribution/3PLs

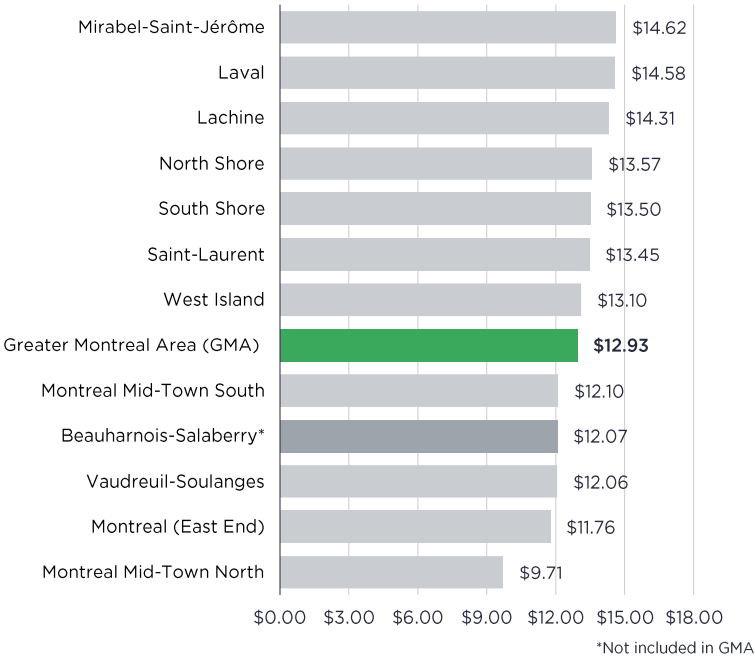
NEW DEVELOPMENTS

Developer / Tenant	Size (SF)	Submarket	Address	Development type	Status
Rosefellow	412,200	Laval	2200-2300 Autoroute Chomedey	Speculative (available)	Under Construction
Montoni	300,305	Laval	Rue Jules-Brillant	Speculative (available)	Under Construction
Montoni	269,552	Laval	Rue Jules-Brillant	Speculative (available)	Under Construction
Rosefellow	265,870	North Shore	502 Rue Hector-Lanthier	Build-to-suit	Under Construction
Rosefellow	241,000	North Shore	504 Rue Hector-Lanthier	Build-to-suit	Under Construction

VACANCY RATE COMPARISON (%)
MONTREAL SUBMARKETS



RENTAL RATE COMPARISON (\$/SF)
MONTREAL SUBMARKETS



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