CBRE

Moncton sees new supply delivered for the third consecutive quarter

▲ 3.1%
Availability Rate

▼ -14K
SF Net Absorption

▼ 61K
SF Under Construction

▲ $11.22
PSF Net Asking Rental Rate

Note: Arrows indicate change from previous quarter.

Executive Summary

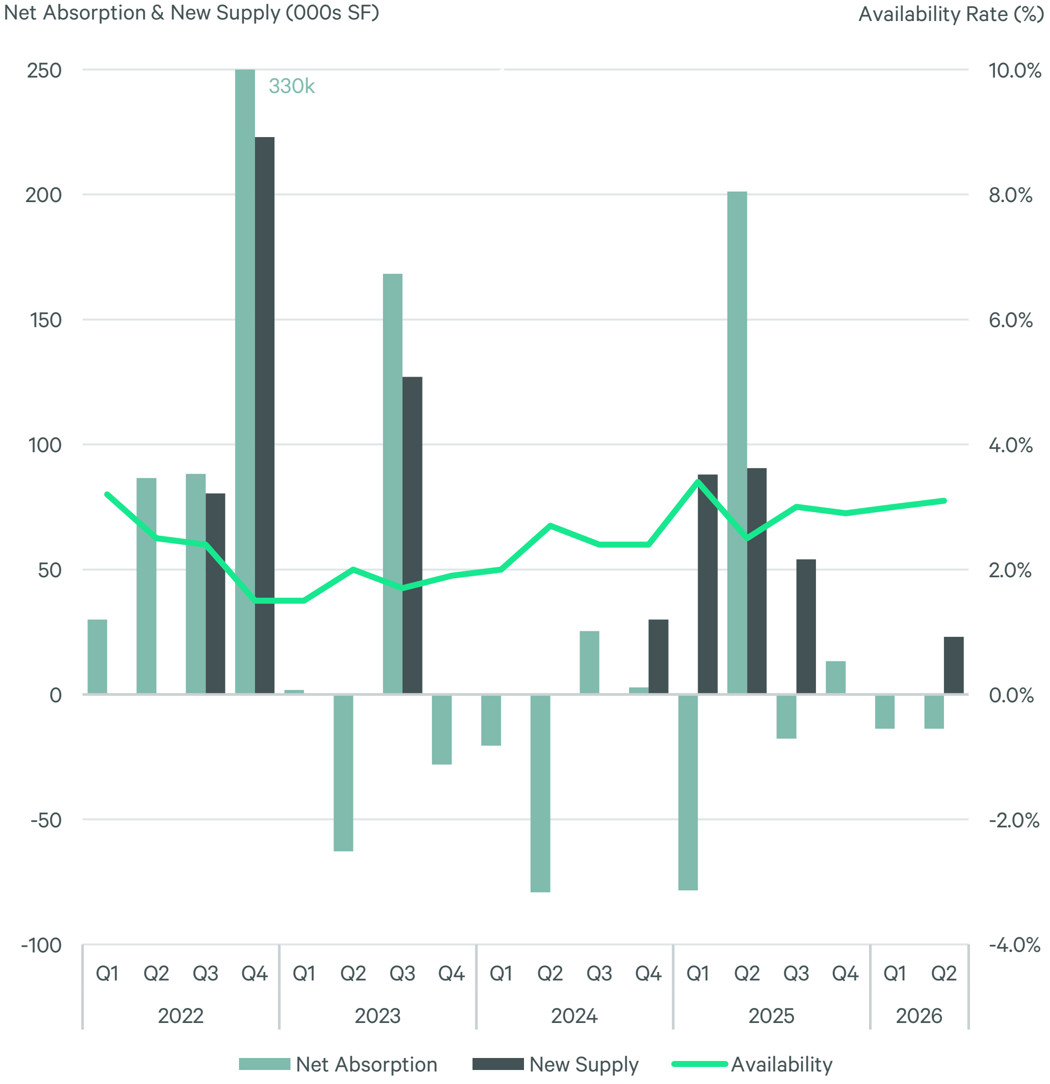
- Total market availability increased 10 basis points (bps) to 3.1% to in Q2 2026.
- The total industrial market recorded 13,677 sq. ft. of negative net absorption throughout the quarter with the Victory and Moncton West submarkets leading in leasing momentum, recording positive net absorption of 10,290 sq. ft. and 23,500 sq. ft. respectively. The Moncton and Dieppe submarkets recorded negative net absorption over the quarter.
- The development pipeline remains strong, with 61,000 sq. ft. of industrial space currently under construction and many build-to-suit opportunities being shopped throughout the market.
- Moncton East Business Park is continuing to see strong momentum, with the recent delivery of 200 Babineau Blvd and additional construction projects expected to be underway in the coming months.

FIGURE 1: Industrial Statistical Summary

Submarket	Availability (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Rent (PSF)
Moncton	2.8%	-29,761	0	$10.43
Caledonia	0.5%	38	0	$10.51
Dieppe	4.7%	-17,774	21,000	$13.19
Victory	4.8%	10,290	0	$10.07
Moncton East	20.7%	0	40,000	$10.00
Moncton West	3.4%	23,500	0	$16.00
Overall Total	**3.1%**	**-13,677**	**61,000**	**$11.22**

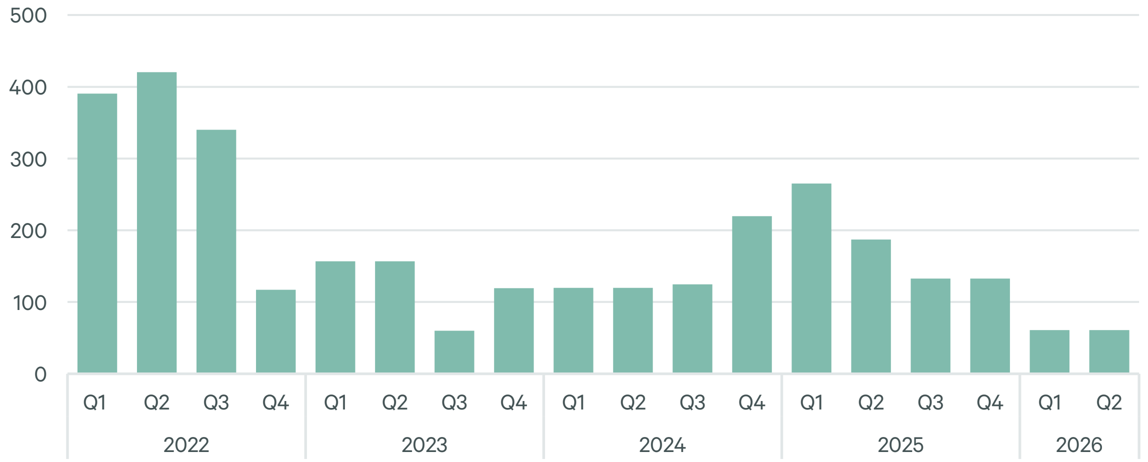
Source: CBRE Research, Q2 2026.

FIGURE 2: Moncton Supply and Demand



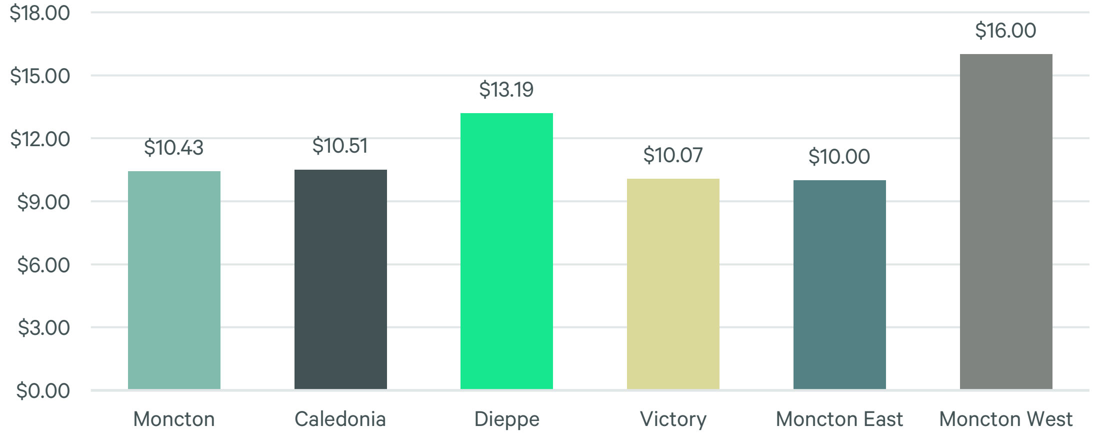
Source: CBRE Research, Q2 2026.

FIGURE 3: Historical Construction Activity (000s SF)



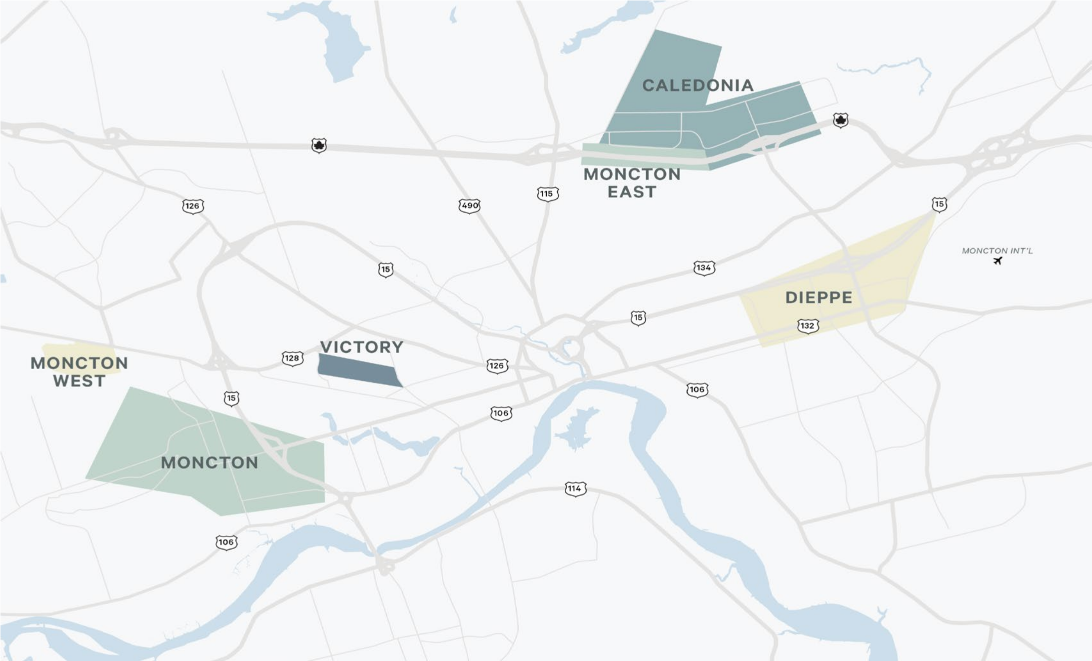
Source: CBRE Research, Q2 2026.

FIGURE 4: Net Asking Rental Rate (PSF)



Source: CBRE Research, Q2 2026.

Market Area Overview



Definitions

Availability Rate: Total Available sq. ft. divided by the total building Area. Net Rental Rate: Rent excludes one or more of the "net" costs (real property taxes, building insurance, and major maintenance) typically included in a Gross Lease Rate. Net Absorption: The change in Occupied sq. ft. from one period to the next.

Survey Criteria

Includes industrial buildings in the four submarkets. Comprising of Moncton, Caledonia, Dieppe and Victory with 12.4 million sq. ft. of total inventory. CBRE collects information through telephone conversations and listings received from members of the commercial real estate brokerage community

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