

## VIEW FROM ABOVE

- **Industrial vacancy rate remains low** however the number of transactions is down this quarter and 1.6 mil square feet of space will be delivered soon.
- **Companies will have more options!**

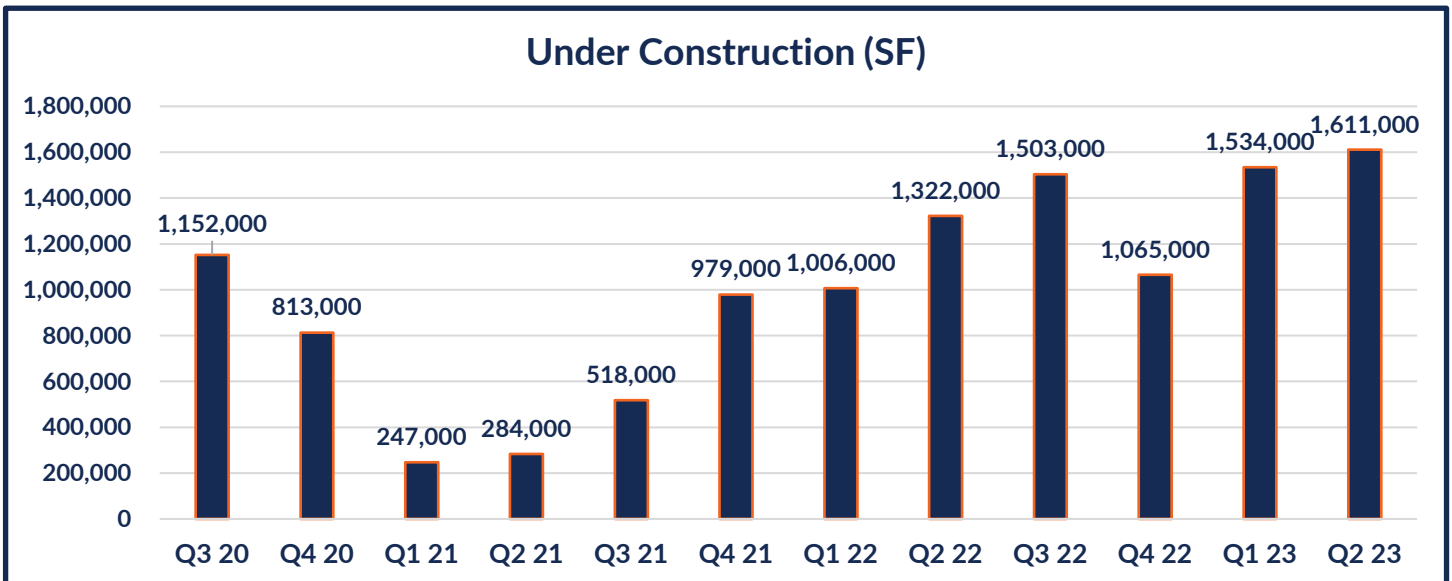
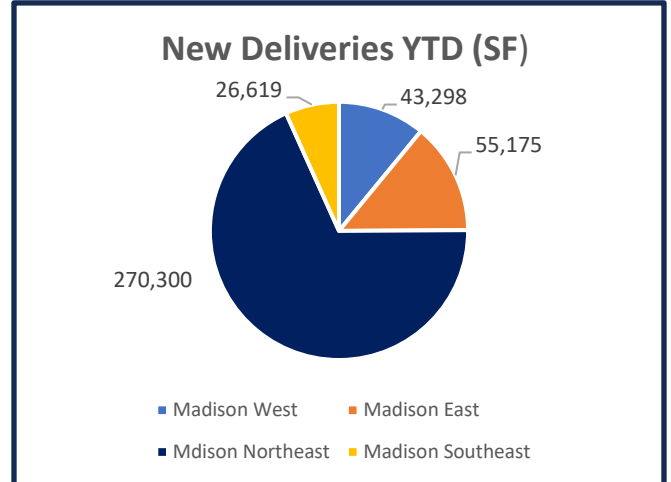
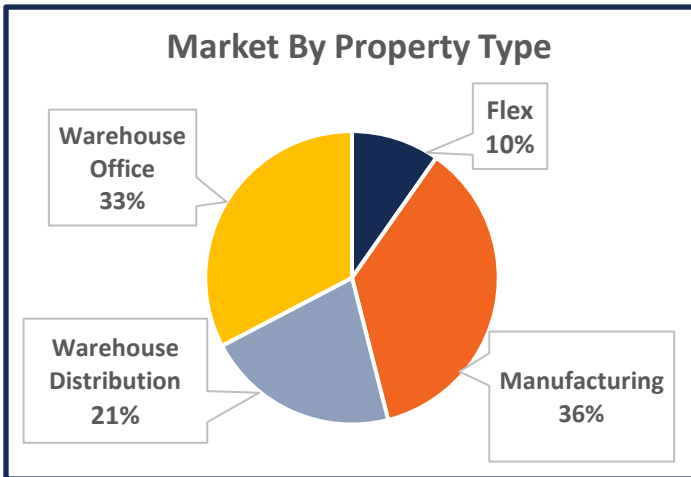
|                  | THIS QUARTER | NEXT QUARTER |
|------------------|--------------|--------------|
| Vacancy          | ▬            | ▲            |
| Rents            | ▬            | ▲            |
| New Construction | ▲            | ▬            |
| Net Absorption   | ▲            | ▲            |

## SCANNING THE HORIZON

- **Twelve (12) lease transactions** totaling over 74,500 SF during Q2
- **Sixteen (16) properties sold**, encompassing 513,700 SF for \$32.3 million
- **Fourteen (14) projects under construction** totaling over 1.6 million SF

## MARKET RECAP

- **Inventory** 59,317,090 SF
- **Absorption** 194,251 SF
- **Vacancy** 2.2 %
- **Under Construction** 1,610,937 SF



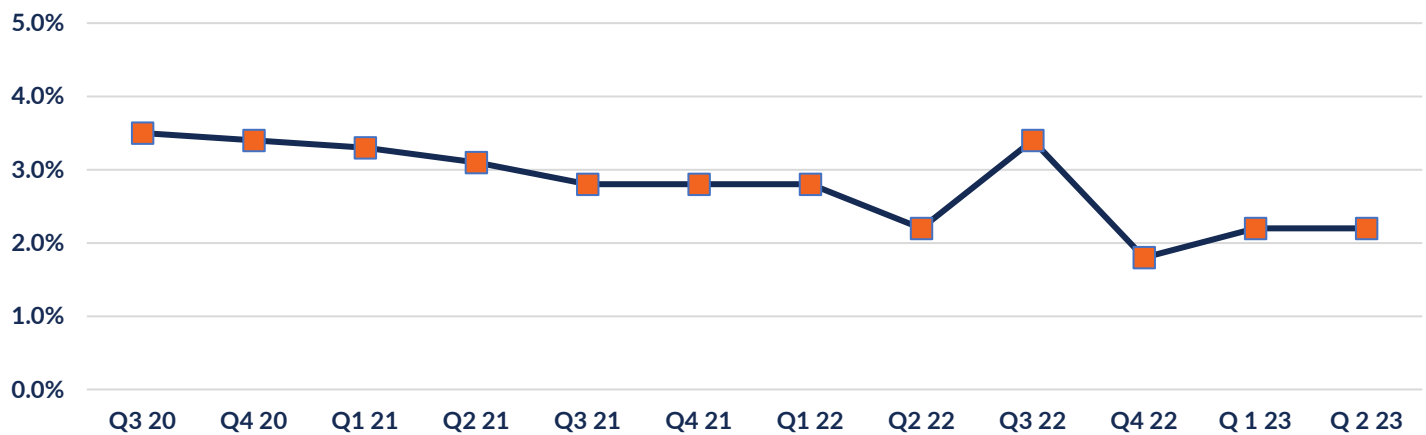
Sources: Industrial data provided by REDICatylist, [www.redicatylist.com](http://www.redicatylist.com)



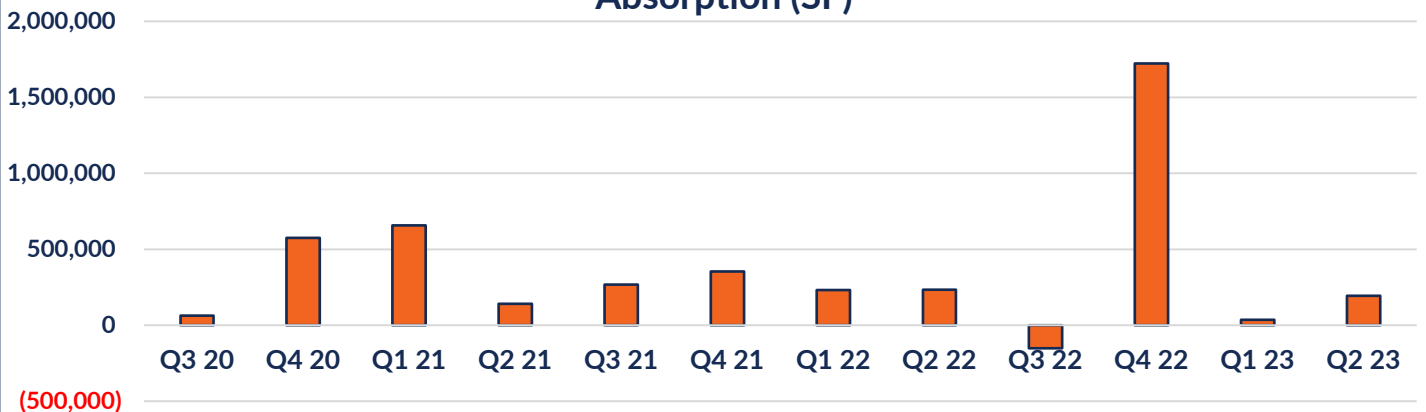
## MARKET OVERVIEW BY PRODUCT TYPE

| Property Type          | # of Bldgs   | Inventory         | Total Available (SF) | Total Vacant (SF) | Total Absorption (SF) | YTD Total Absorption (SF) | Vacancy Rate |
|------------------------|--------------|-------------------|----------------------|-------------------|-----------------------|---------------------------|--------------|
| Flex/RD                | 144          | 5,779,792         | 273,418              | 127,607           | 17,624                | 38,253                    | 2.2%         |
| Manufacturing          | 239          | 21,527,342        | 245,564              | 314,952           | 31,322                | 41,678                    | 1.5%         |
| Warehouse Distribution | 100          | 12,634,693        | 333,191              | 289,266           | 122,038               | 149,765                   | 2.3%         |
| Warehouse Office       | 690          | 19,375,263        | 741,943              | 572,314           | 23,267                | 13,890                    | 3.0%         |
| <b>Grand Total</b>     | <b>1,173</b> | <b>59,317,090</b> | <b>1,594,116</b>     | <b>1,304,139</b>  | <b>194,251</b>        | <b>243,586</b>            | <b>2.2%</b>  |

### Vacancy



### Absorption (SF)



## MAJOR TRANSACTIONS

### Lease

- **Merck Animal Health** leased 39,000 SF of space at 749 Little Potato Way
- **Davenport Trading Company** leased 8,000 SF of space at 2881 Commerce Park Dr.
- **Clean Power** leased 6,000 SF at 2818-2842 Proaress Rd.

### Sale

- **Business Park Property Group LLC** purchased the property at 150 Business Park Dr. for \$8,000,000
- **Helios Center of Engineering Excellence INC.** purchased the properties at 1869 Haynes Dr. and 2700 N Pleasant View Dr. for \$4,000,000 and \$3,500,000 respectively

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