

VIEW FROM ABOVE

- **Negative absorption** for the first time in two years.
- **Vacancy up slightly** as square footage under construction increases.

	THIS QUARTER	NEXT QUARTER
Vacancy	▲	▲
Rents	▬	▬
New Construction	▲	▬
Net Absorption	▼	▬

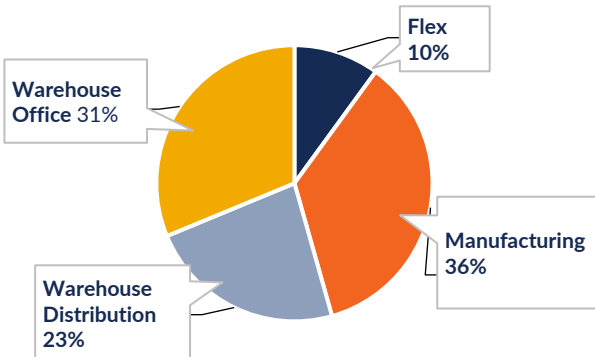
SCANNING THE HORIZON

- **Five (5) lease transactions** totaling over 154,570 SF during Q2
- **Five (5) properties sold**, encompassing 161,623 SF for \$8.2 million
- **Ten (10) projects under construction** totaling over 647,876 SF

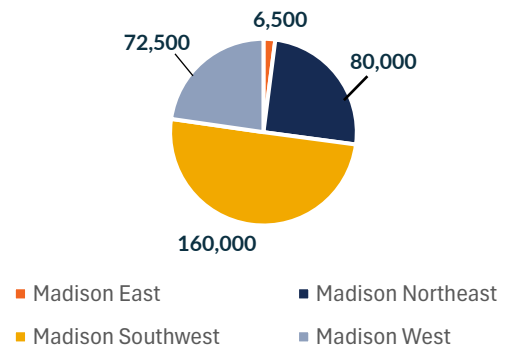
MARKET RECAP

- Inventory 61,845,499 SF
- Absorption -68,469 SF
- Vacancy 2.9%
- Under Construction 647,876 SF

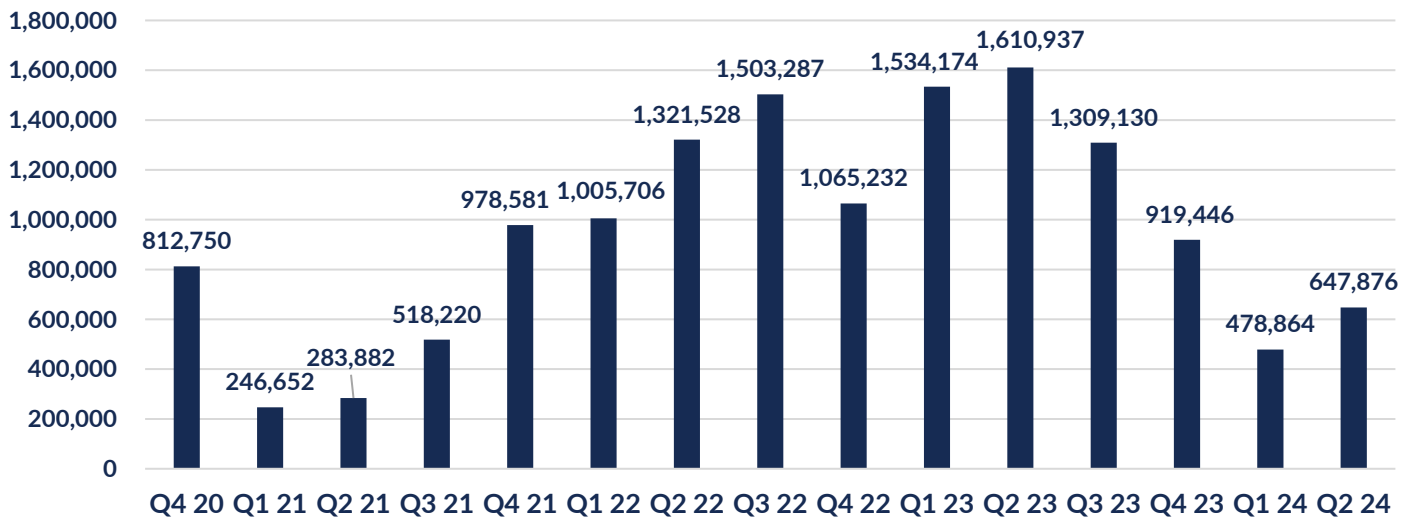
Market By Property Type



New Deliveries YTD (SF)



Under Construction (SF)



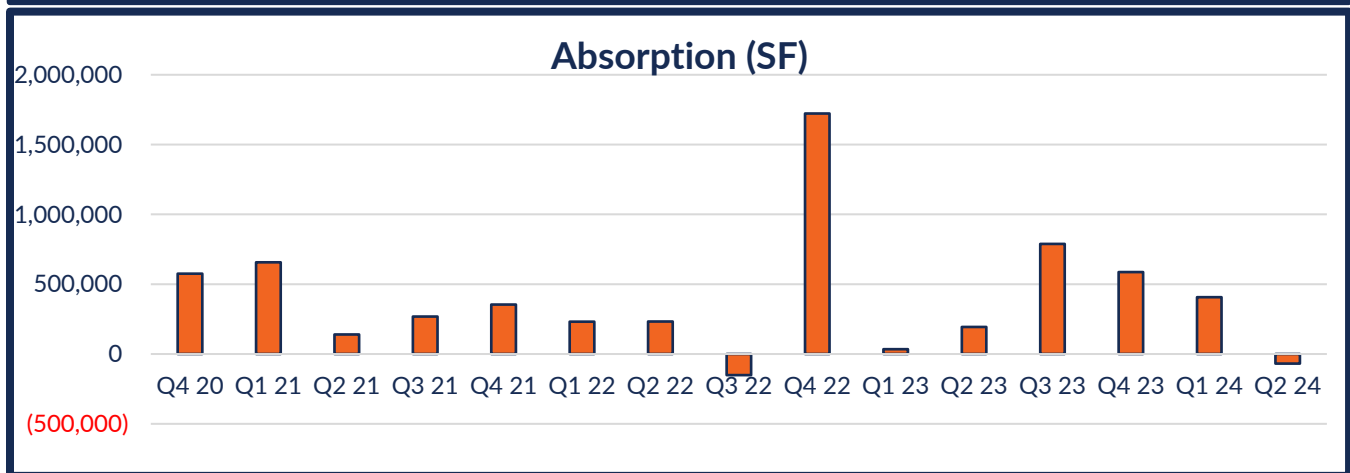
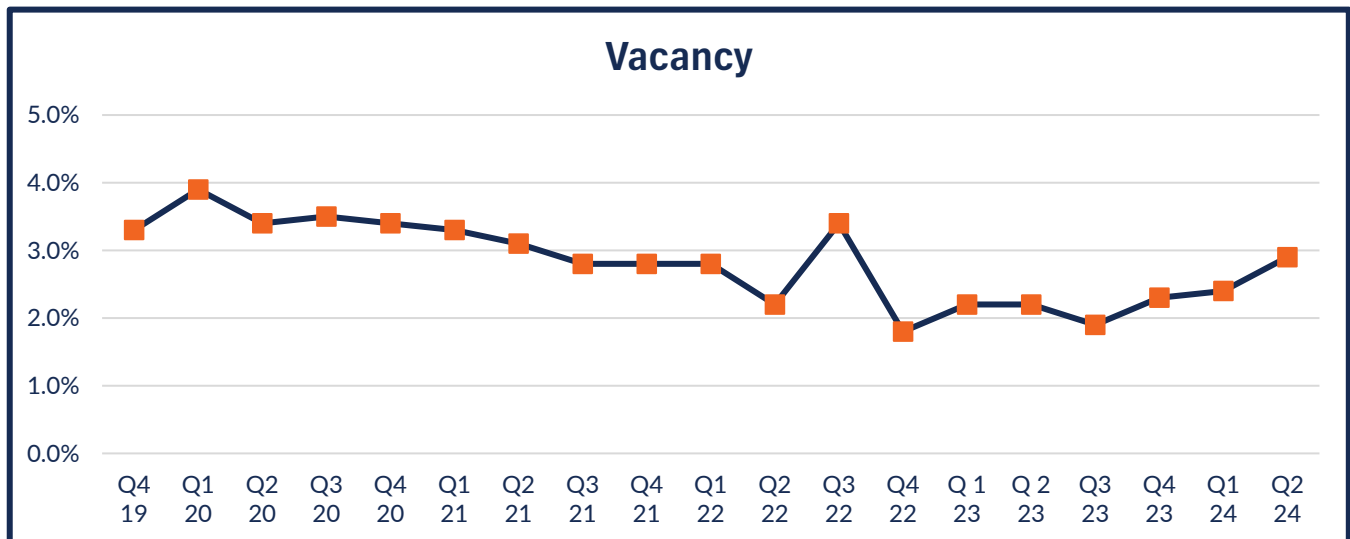
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MARKET OVERVIEW BY PRODUCT TYPE

Property Type	# of Bldgs	Inventory	Total Available (SF)	Total Vacant (SF)	Total Absorption (SF)	YTD Total Absorption (SF)	Vacancy Rate
Flex/RD	145	6,095,741	213,316	204,451	-6,618	7,124	3.4%
Manufacturing	244	22,169,806	1,219,776	422,204	-29,250	-8,250	1.9%
Warehouse Distribution	111	14,281,136	1,049,284	871,611	-74,481	118,979	6.1%
Warehouse Office	688	19,298,816	614,590	315,485	41,880	233,834	1.6%
Grand Total	1,188	61,845,499	3,096,966	1,813,751	-68,469	351,687	2.9%



MAJOR TRANSACTIONS

Lease

- **US Autoforce** leased 121,400 SF of space at 4718 Helgensen Drive
- **ADB Companies** leased 11,500 SF of space at 2430 Pennsylvania Avenue

Sale

- **Village of Cottage Grove** purchased the property at 610 N Main Street for \$2,100,000
- **Gorman Burr Oak, LLC** purchased the property at 490 N Burr Oak Avenue for \$2,046,500

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