

VIEW FROM ABOVE

- Industrial market **slow down** continues this quarter.
- Vacancy up slightly** as new properties are delivered to market.

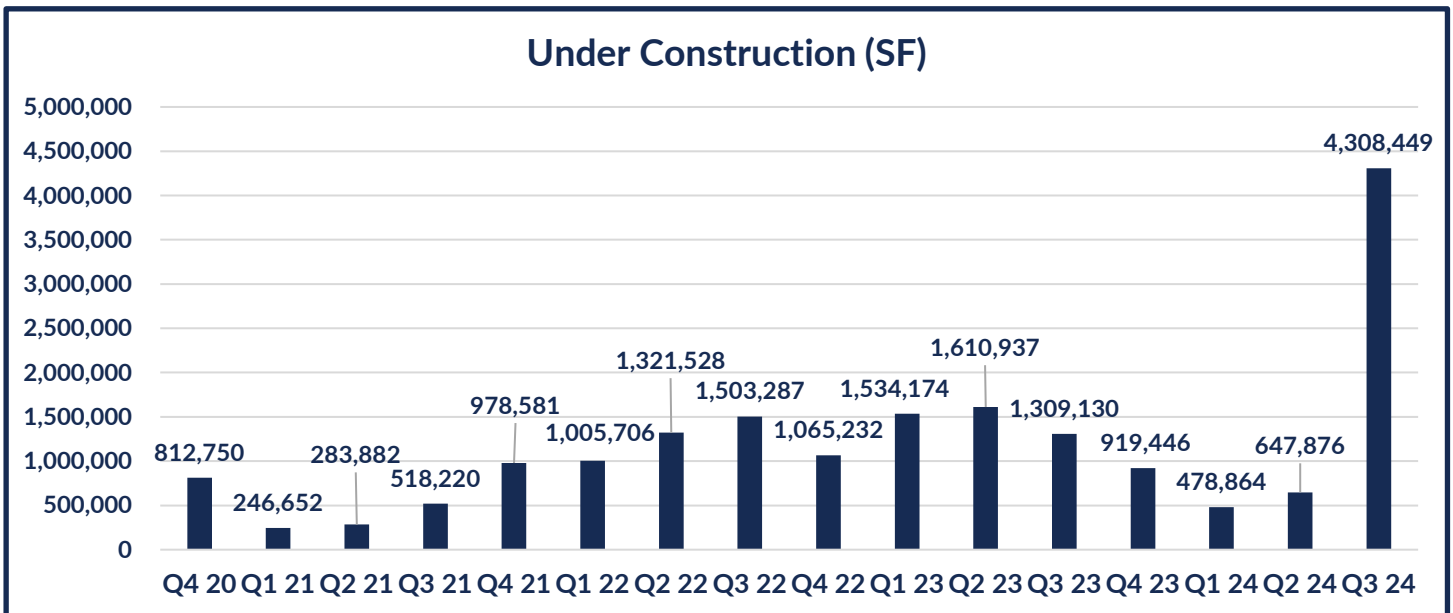
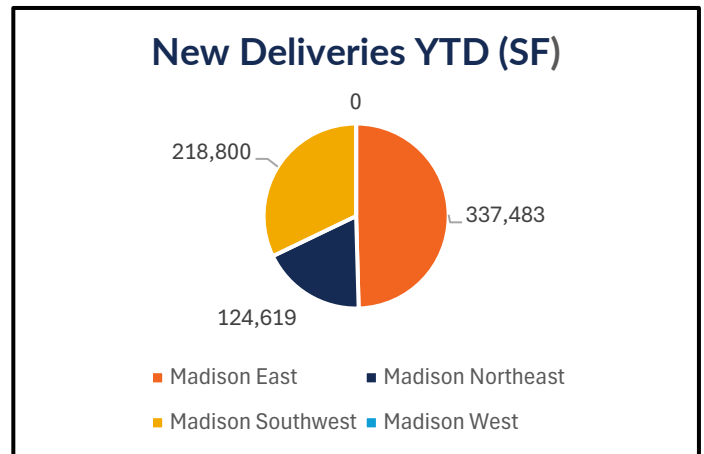
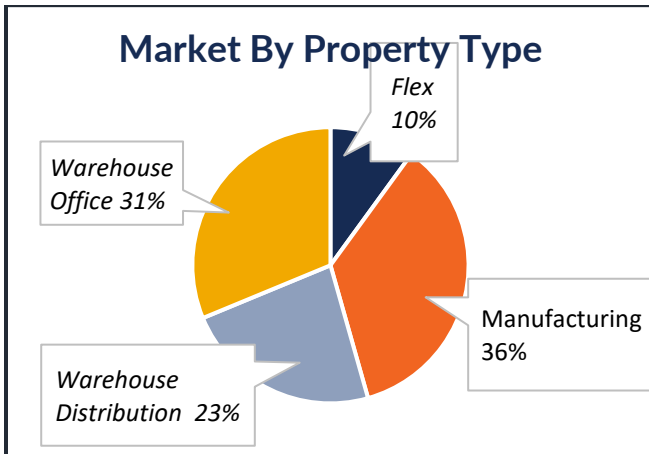
	THIS QUARTER	NEXT QUARTER
Vacancy	▲	▬
Rents	▬	▬
New Construction	▲	▼
Net Absorption	▼	▲

SCANNING THE HORIZON

- Nine (9) lease transactions** totaling over 116,371 SF during Q3
- Five (5) properties sold**, encompassing 356,710 SF for \$19.2 million
- Fifteen (14) projects under construction** totaling over 4.4 MM SF - 3.4 MM of which is Amazon

MARKET RECAP

- Inventory 61,872,681 SF
- Absorption -171,119 SF
- Vacancy 3.2%
- Under Construction 4,308,449 SF



*Q3 2024 includes 3.4MM SF Amazon facility

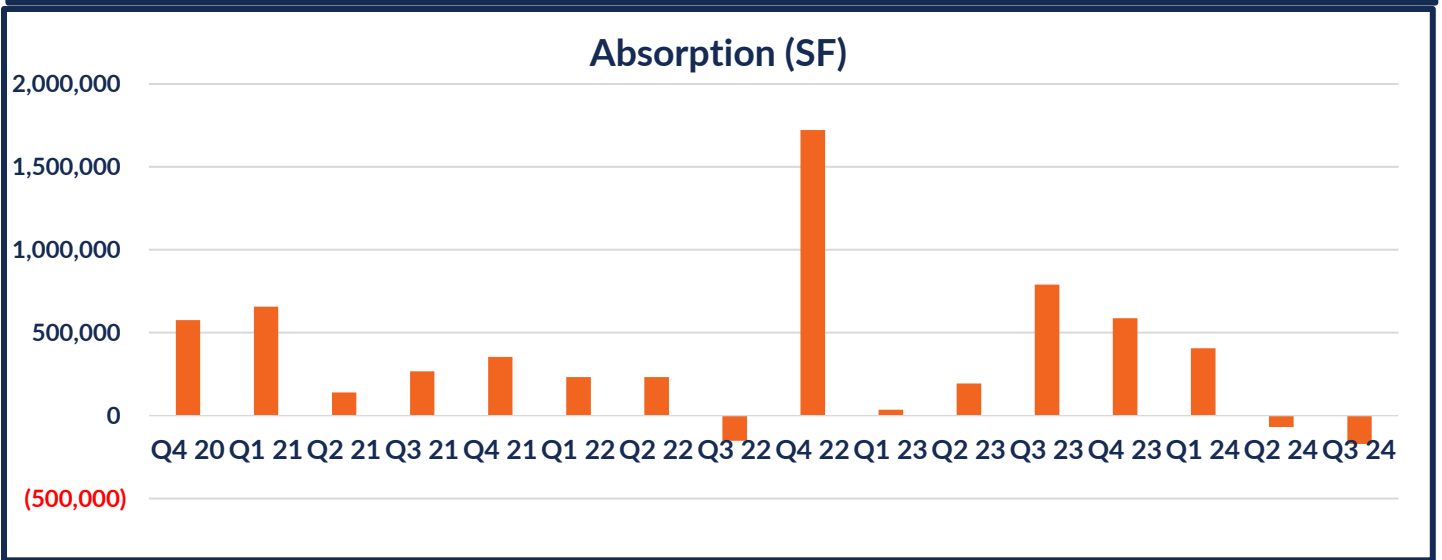
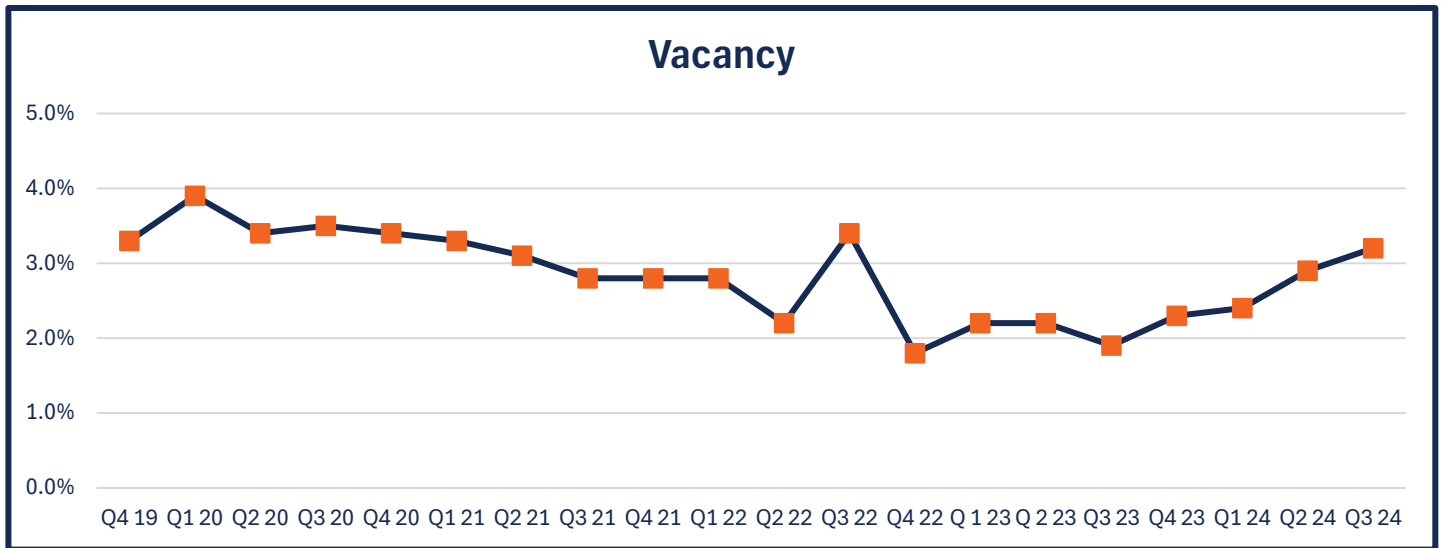
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MARKET OVERVIEW BY PRODUCT TYPE

Property Type	# of Bldgs	Inventory	Total Available (SF)	Total Vacant (SF)	Total Absorption (SF)	YTD Total Absorption (SF)	Vacancy Rate
Flex/RD	148	6,087,991	185,224	209,306	-4,855	2,269	3.4%
Manufacturing	244	22,169,806	981,744	422,204	0	-8,250	1.9%
Warehouse Distribution	112	14,308,318	1,309,911	969,557	-97,946	28,533	6.8%
Warehouse Office	692	19,306,566	651,805	387,353	-68,318	173,916	2.0%
Grand Total	1,196	61,872,681	3,128,684	1,988,420	-171,119	196,468	3.2%



MAJOR TRANSACTIONS

Lease

- **Wells Concrete** leased 88,000 SF of space at 500 S Division St
- **Re Mixers** leased 14,000 SF of space at McAllen Truax Business Park 1832 Wright St

Sale

- **Investor** purchased the property at 5701-5801 Manufacturers Dr for \$7,500,000
- **Investor** purchased the property at Middleton Self Storage 2010 Pleasant View Rd for \$3,550,000

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