

## VIEW FROM ABOVE

The industrial market continues to remain steady in its slow growth.

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

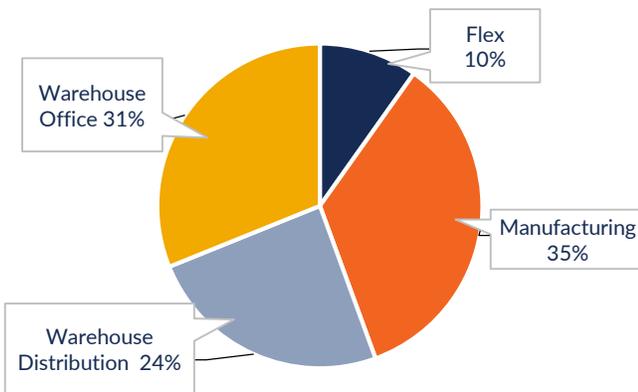
## SCANNING THE HORIZON

- **Twelve (12) lease transactions** totaling 202,446 SF during Q4
- **Five (5) properties sold**, encompassing 355,815 SF for \$20.92 million
- **Six (6) projects under construction** totaling over 3.8 MM SF - 3.4 MM of which is Amazon

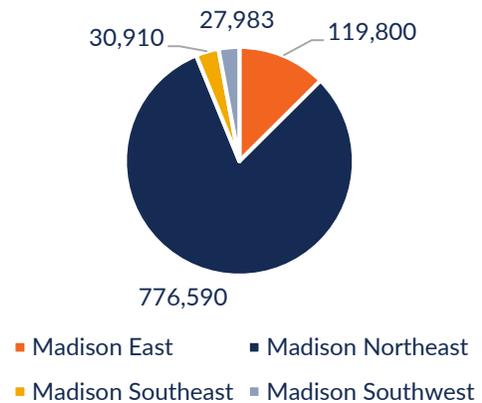
## MARKET RECAP

- Inventory 63,324,232 SF
- Absorption 320,673 SF
- Vacancy 3.6%
- Under Construction 3,772,910 SF

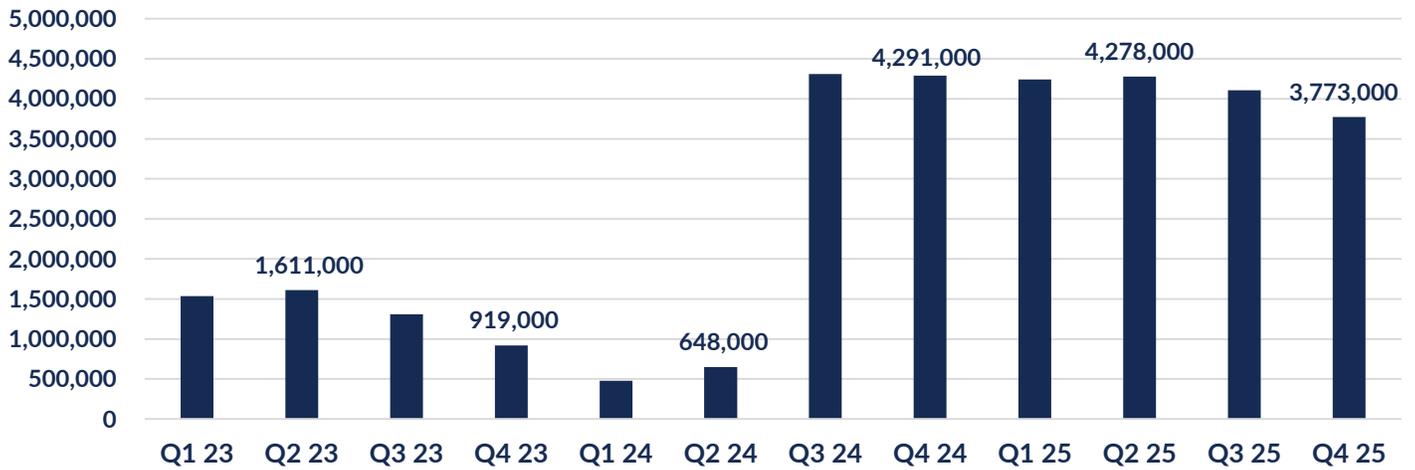
### Market By Property Type



### New Deliveries YTD (SF)



### Under Construction (SF)



\*Q3 24 through Q3 25 includes 3.4MM SF Amazon facility

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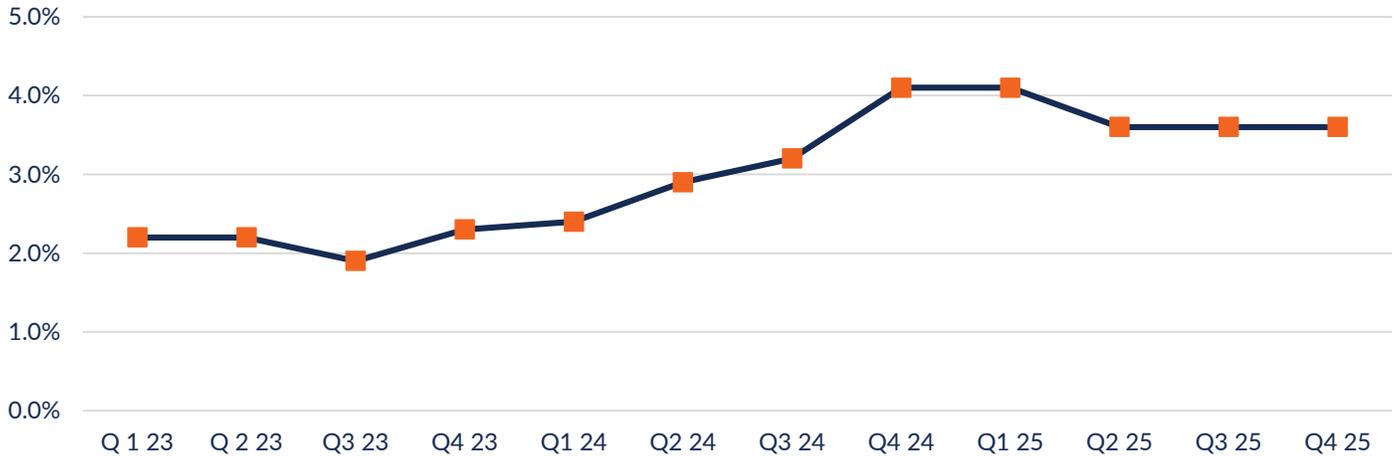
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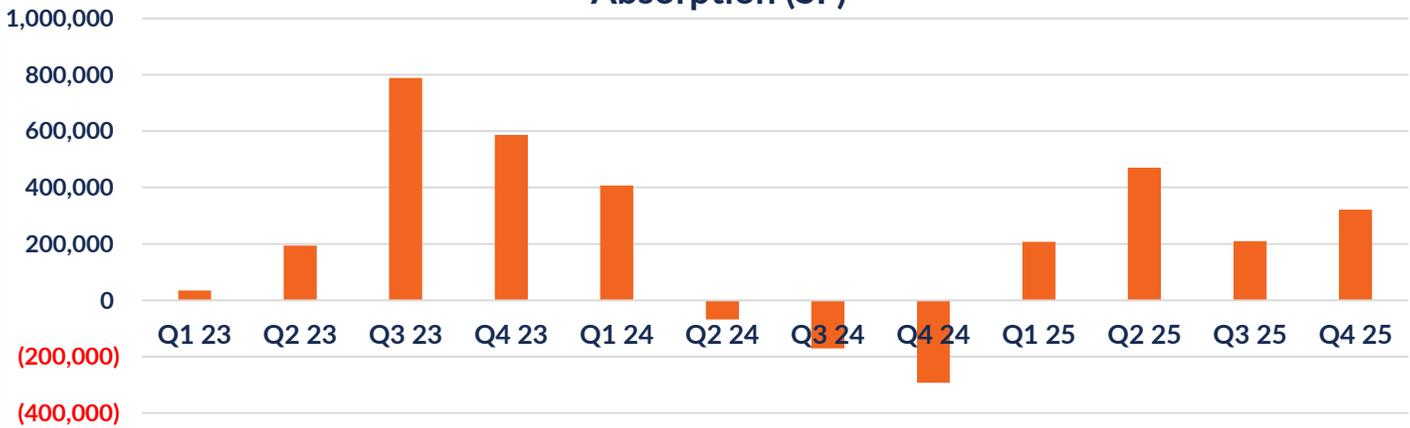
## MARKET OVERVIEW BY PRODUCT TYPE

Property Type	# of Bldgs	Inventory	Total Available (SF)	Total Vacant (SF)	Total Absorption (SF)	YTD Total Absorption (SF)	Vacancy Rate
Flex/RD	148	6,219,839	227,726	171,540	39,085	134,812	2.8%
Manufacturing	243	21,918,144	908,093	597,643	0	96,000	2.7%
Warehouse Distribution	117	15,482,725	1,481,073	1,155,919	323,376	954,833	7.5%
Warehouse Office	696	19,703,524	454,946	343,739	(41,788)	310,105	1.7%
<b>Grand Total</b>	<b>1,204</b>	<b>63,324,232</b>	<b>3,071,838</b>	<b>2,268,841</b>	<b>320,673</b>	<b>1,495,750</b>	<b>3.6%</b>

### Vacancy



### Absorption (SF)



## MAJOR TRANSACTIONS

### Lease

- **AMZ** leased 65,218 SF of space at 3204 Ohmeda Dr.
- **Helm Group** leased 24,750 SF of space at 715 Progress Way

### Sale

- **The Board of Regents** purchased property at 2180 Pennsylvania Ave. for \$4,250,000.
- **Investment Group** purchased property at 1824 Haynes Dr. for \$7,000,000.

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