

VIEW FROM ABOVE

Industrial market growth is steadily growing with no notable uptick.

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

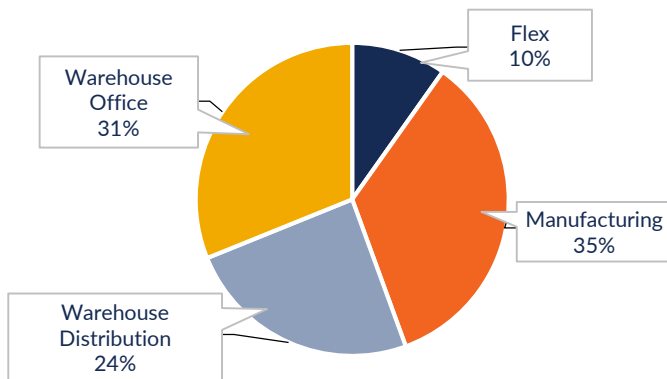
SCANNING THE HORIZON

- **Five (5) lease transactions** totaling over 173,689 SF during Q2
- **Five (5) properties sold**, encompassing 601,803 SF for \$32 million
- **Seven (7) projects under construction** totaling over 3.7 MM SF - 3.4 MM of which is Amazon

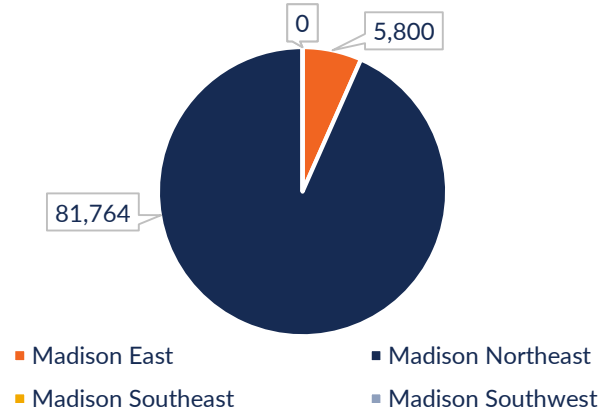
MARKET RECAP

- Inventory 63,301,603 SF
- Absorption 323,688 SF
- Vacancy 3.3%
- Under Construction 3,729,490 SF

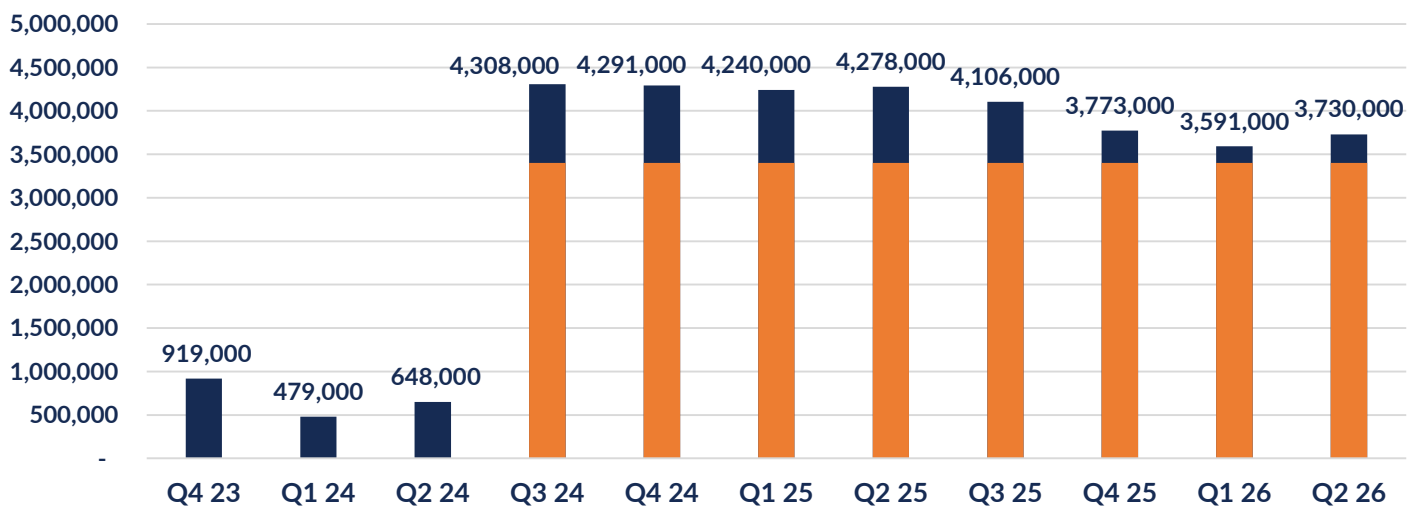
Market By Property Type



New Deliveries YTD (SF)



Under Construction (SF)



*Q3 24 through Q3 25 includes 3.4MM SF Amazon facility, represented in orange

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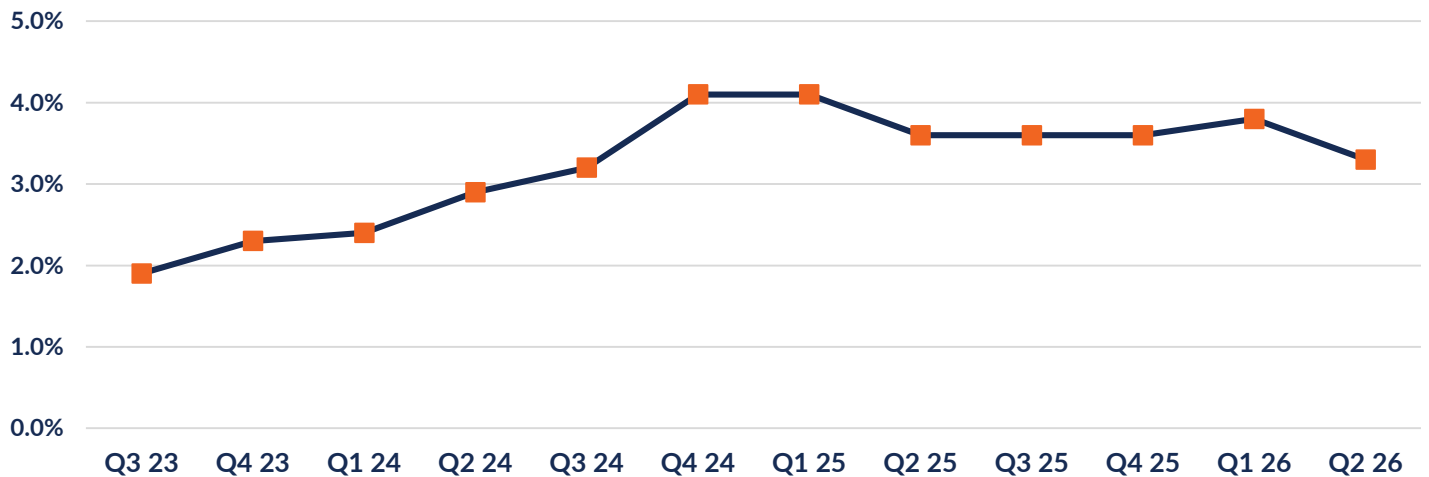


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Sources: Industrial data provided by REDICatylist, www.redicatylist.com

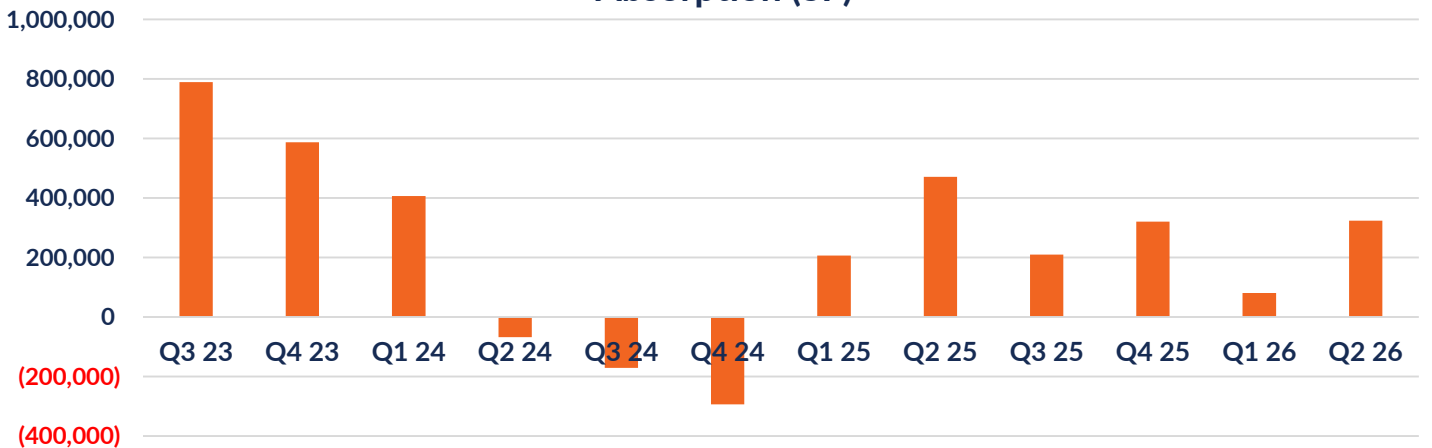
MARKET OVERVIEW BY PRODUCT TYPE

Property Type	# of Bldgs	Inventory	Total Available (SF)	Total Vacant (SF)	Total Absorption (SF)	YTD Total Absorption (SF)	Vacancy Rate
Flex/RD	149	6,301,603	239,818	161,817	100,582	81,237	2.6%
Manufacturing	242	21,934,000	701,662	448,501	149,142	149,142	2.0%
Warehouse Distribution	118	15,662,925	1,456,248	1,137,895	34,000	172,044	7.3%
Warehouse Office	699	19,743,135	430,648	382,781	39,964	(10,636)	1.9%
Grand Total	1,208	63,641,663	2,828,376	2,130,994	323,688	391,787	3.3%

Vacancy



Absorption (SF)



MAJOR TRANSACTIONS

Lease

- **Tormach** leased 38,750 SF of space at 4510 Helgesen Dr.
- **Faith Technologies** leased 38,400 SF of space at 200 Interstate Blvd.

Sale

- **RenewAire** purchased property at 150 Business Park Dr. for **\$11,700,000**.
- **Investment Group** purchased property at 1102 Lumbermans Trl for \$5,960,000.

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