

# O'Hare Submarket



## Quick Stats

### 4.1%

As of October 2018, unemployment stood at 4.1%, down 60 basis points (bps) year-over-year.

### 10,600 Jobs

The construction sector recorded a significant increase in employment year-over-year to 10,600 jobs, an increase of 5.8%.

### 14 Properties

Over the past 12 months there have been 14 properties delivered to the market totaling more than 2 msf.

### 4x

The Federal Reserve has raised interest rates four times within 2018, bringing the total number of hikes to nine since late 2015.

## Economic Overview:

The Chicago economic climate continued to accelerate throughout the fourth quarter of 2018. As of October, the unemployment rate dropped 60 basis points (bps) year-over-year to 4.0%. Both DuPage and Kenosha continue to record the lowest unemployment rates in the region, posted at 3.1% and 3.3% respectively. Lake County, Indiana has the highest employment rate within the region, currently sitting at 4.6% with an increase of 30 bps year-over-year.

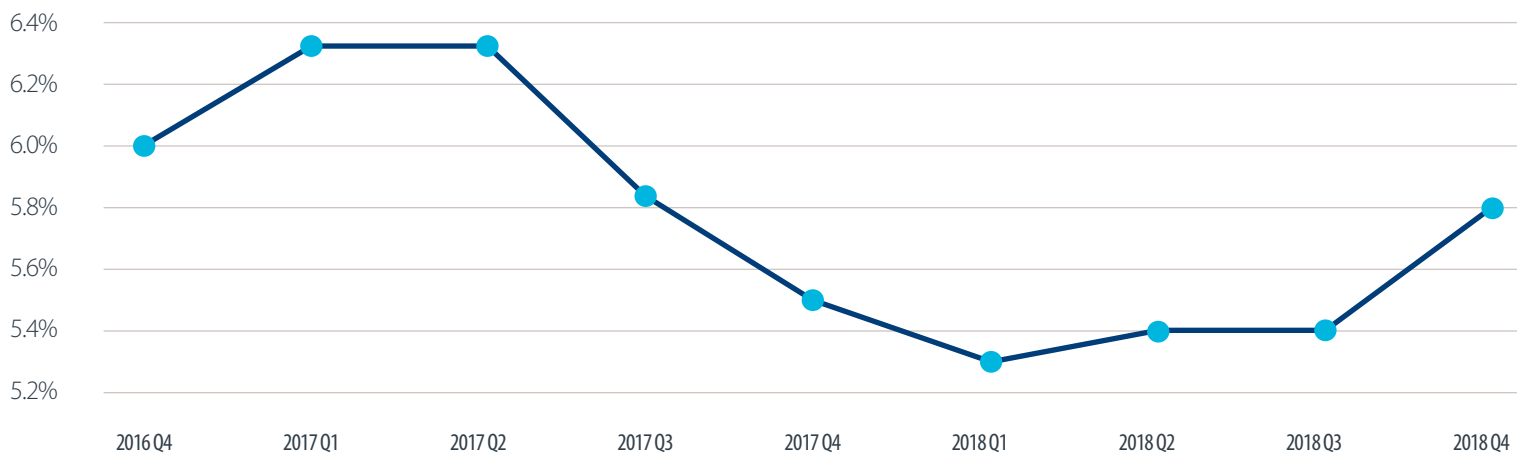
Due to the prime location and superlative infrastructure, the Chicago market continues to interest new companies and see expanding footprints of existing companies. As home to six of the nation's seven Class I North American railroads and access to six major U.S. Interstates, Chicago still holds as a primary U.S. rail hub and home to top logistics and manufacturing operations.

## O'Hare Market:

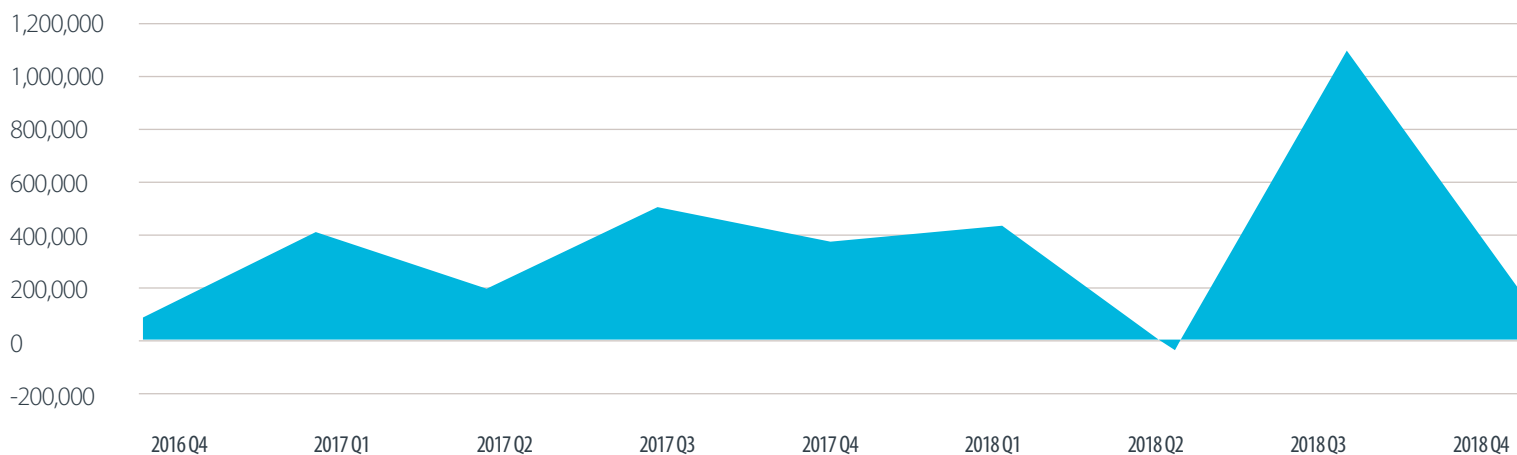
The O'Hare submarket vacancy rate increased 120 bps during the fourth quarter of 2018 – up to 5.8% from 4.6% last quarter. This increase can largely be attributed to the six properties delivered this quarter, totaling 623,416 sf. The properties were built on a speculative basis and remain vacant. There are 10 buildings still currently under construction totaling 1.6 msf. Year-to-date, there have been 181 leases signed for a total of 5 msf within the O'Hare submarket, with the average deal size for 2018 sitting at 28,268 sf.

Over the past 12 months there have been 14 properties delivered to the market totaling more than 2 msf. This new construction provides significantly more options for potential tenants. With construction volume remaining strong, we can anticipate an additional 1.6 msf of inventory being delivered to the market, ultimately this will increase market vacancy. With relatively high demand we can anticipate net absorption to remain strong along with leasing activity.

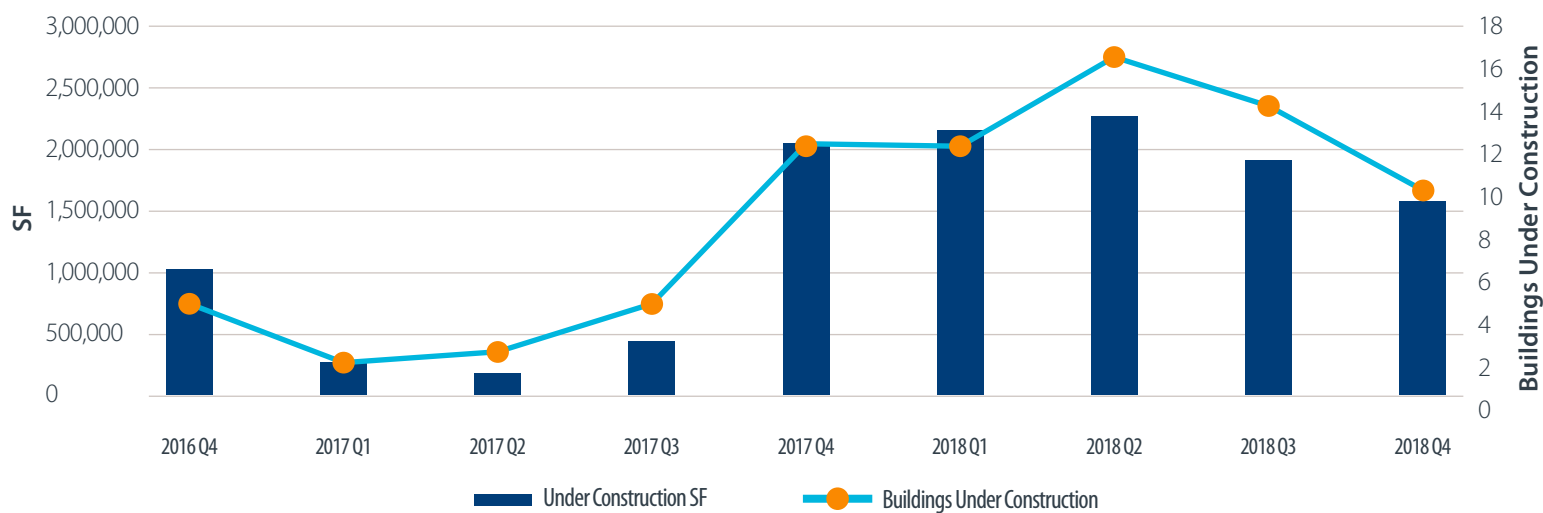
## Historical Vacancy



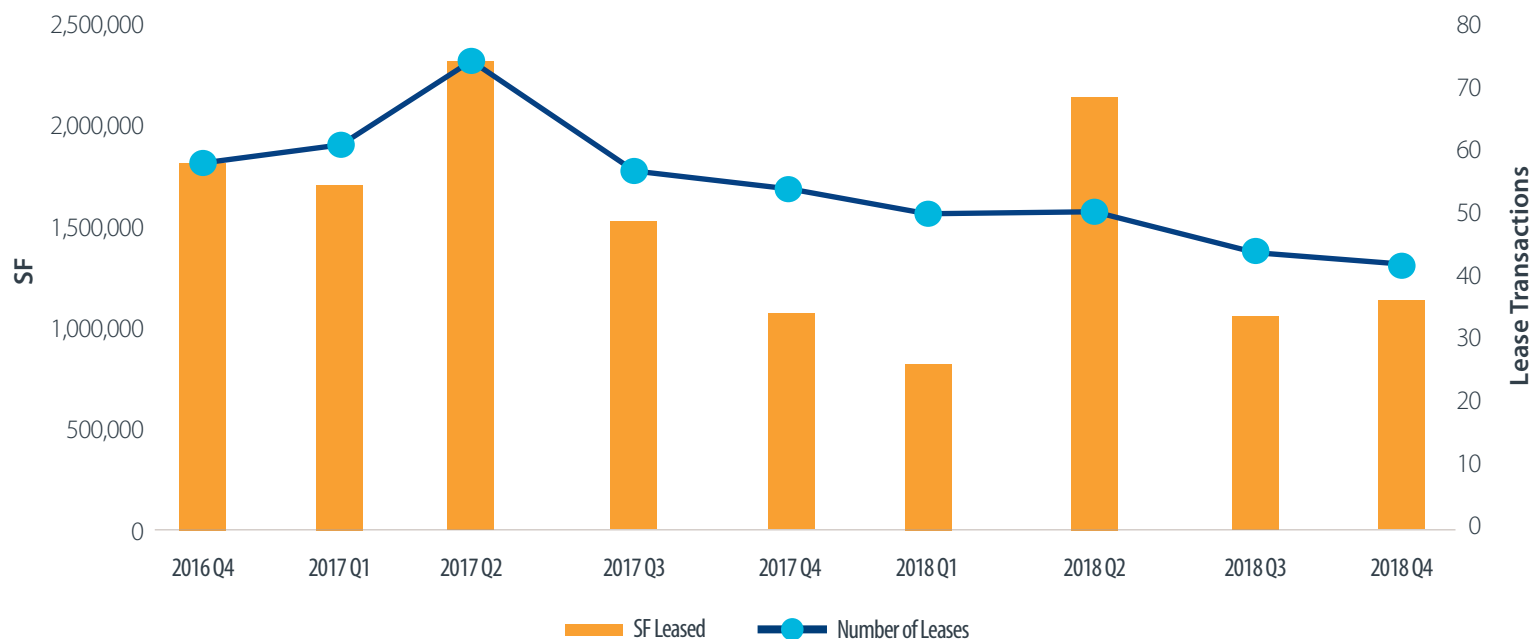
## Net Absorption SF Total



## Under Construction



## Historical Leasing Activity



## Notable Leases

Tenant	Address	City	Type	SF
DSV	10601 Seymour Avenue	Franklin Park	New	156,811
Panalpina	800-890 Devon Ave	Elk Grove Village	Renewal	121,480
Apex Logistics	3701 Centrella St	Franklin Park	New	106,848
Nefab Packaging	850-880 Mark St	Elk Grove Village	Renewal	103,362
Everwill Inc.	2200 S Mount Prospect Rd	Des Plaines	New	97,424

## Notable Sale

Address	SF	Sale Date	Sale Price	Price/SF	Buyer	Seller
9201 W Belmont Ave, Franklin Park, IL	536800	10/31/2018	\$26,800,000	\$49.93	WPT Capital Advisors, LLC	Guggenheim Real Estate LLC

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