

## 2Q17 Industrial Market Statistics: Property Type

## MANUFACTURING

	Buildings	Inventory	Vacancy (sf)	Vacancy (%)	Vacancy (%)	Vacancy (sf)	Absorption			Average Asking Rate NNN	Leasing Activity YTD	Delivered YTD	Under Construction (sf)
							2Q17	YTD	% of Inventory				
DFW Airport	13	2,387,170	0	0.0%	12.1%	0	0	-17,694	-0.7%	\$7.50	17,694	0	31,000
East Dallas	47	4,923,306	2,610	0.1%	1.0%	0	1,548	-2,637	-0.1%	\$4.75	4,158	0	0
Great SW/Arlington	41	8,642,051	149,718	1.7%	1.7%	0	165,550	155,770	1.8%	\$4.35	165,550	0	1,200,000
North Ft Worth	48	6,210,931	152,400	2.5%	3.3%	56,400	30,403	492,548	7.9%	\$8.38	1,113,963	539,448	0
Northeast Dallas	100	19,586,116	1,517,538	7.7%	8.0%	361,840	-120,816	-120,816	-0.6%	\$4.50	65,609	40,000	0
Northwest Dallas	74	6,859,099	240,945	3.5%	5.2%	58,500	24,231	9,928	0.1%	\$4.20	164,503	0	0
South Dallas	122	16,967,528	174,830	1.0%	4.9%	0	131,796	16,796	0.1%	\$3.34	0	0	47,500
South Ft Worth	96	11,624,813	213,225	1.8%	6.0%	4,400	171,107	105,716	0.9%	\$4.10	31,867	0	244,000
South Stemmons	108	13,493,187	4,807,015	35.6%	38.4%	0	22,837	-107,344	-0.8%	\$4.52	176,049	0	0
<b>Total</b>	<b>649</b>	<b>90,694,201</b>	<b>7,258,281</b>	<b>8.0%</b>	<b>0.0%</b>	<b>481,140</b>	<b>426,656</b>	<b>532,267</b>	<b>0.6%</b>	<b>\$5.28</b>	<b>1,739,393</b>	<b>579,448</b>	<b>1,522,500</b>

## FLEX

	Buildings	Inventory	Vacancy (sf)	Vacancy (%)	Vacancy (%)	Vacancy (sf)	Absorption			Average Asking Rate NNN	Leasing Activity YTD	Delivered YTD	Under Construction (sf)
							2Q17	YTD	% of Inventory				
DFW Airport	130	7,151,940	523,209	7.3%	12.3%	1,848	-20,763	129,528	1.8%	\$9.44	322,525	0	0
East Dallas	86	4,357,771	787,984	18.1%	18.1%	0	-5,175	-4,081	-0.1%	\$5.22	30,515	0	0
Great SW/Arlington	162	7,123,580	434,877	6.1%	10.8%	4,980	234,311	303,596	4.3%	\$8.08	151,313	0	0
North Ft Worth	58	3,959,232	31,682	0.8%	4.9%	0	144,390	199,686	5.0%	\$8.84	214,012	0	300,000
Northeast Dallas	460	23,712,566	1,748,390	7.4%	10.6%	76,984	817,764	1,376,753	5.8%	\$9.22	631,311	1,701,220	499,000
Northwest Dallas	341	17,145,420	1,322,338	7.7%	10.3%	138,421	-142,034	308,459	1.8%	\$9.72	571,923	330,000	470,000
South Dallas	45	1,725,001	13,417	0.8%	1.8%	0	2,790	2,790	0.2%	\$6.75	12,321	0	0
South Ft Worth	195	8,364,601	278,096	3.3%	6.2%	61,147	-31,505	-40,476	-0.5%	\$8.87	181,657	0	0
South Stemmons	399	17,189,651	609,066	3.5%	5.4%	19,541	-78,779	155,619	0.9%	\$12.37	275,797	0	0
<b>Total</b>	<b>1,876</b>	<b>90,729,762</b>	<b>5,749,059</b>	<b>6.3%</b>	<b>0.0%</b>	<b>302,921</b>	<b>920,999</b>	<b>2,431,874</b>	<b>2.7%</b>	<b>\$4.29</b>	<b>2,391,374</b>	<b>2,031,220</b>	<b>1,269,000</b>

## 2Q17 Industrial Market Statistics: Property Type

## WAREHOUSE &amp; DISTRIBUTION

	Buildings	Inventory	Vacancy (sf)	Vacancy (%)	Vacancy (%)	Vacancy (sf)	Absorption			Average Asking Rate NNN	Leasing Activity YTD	Delivered YTD	Under Construction (sf)
							2Q17	YTD	% of Inventory				
DFW Airport	387	58,452,641	3,200,752	5.5%	8.9%	821,204	-491,027	500,986	0.9%	\$4.15	2,720,261	1,229,146	2,250,565
East Dallas	296	27,212,611	1,198,399	4.4%	6.9%	296,488	285,433	253,766	0.9%	\$3.77	338,276	0	351,276
Great SW/Arlington	687	80,111,209	6,561,438	8.2%	13.6%	629,121	951,398	1,250,540	1.6%	\$4.16	4,202,022	3,260,121	2,668,930
North Ft Worth	343	61,065,149	4,558,253	7.5%	13.9%	1,410,970	1,198,137	2,092,928	3.4%	\$4.07	1,790,721	995,088	4,230,037
Northeast Dallas	553	50,252,396	2,004,281	4.0%	8.8%	445,827	313,837	51,448	0.1%	\$4.36	1,727,896	461,100	1,188,041
Northwest Dallas	707	75,173,078	2,567,672	3.4%	7.6%	368,318	568,646	1,595,552	2.1%	\$4.78	2,353,380	1,224,750	1,200,873
South Dallas	351	64,361,911	8,330,086	12.9%	19.3%	375,497	291,607	1,438,375	2.2%	\$3.54	1,678,229	4,025,961	4,950,962
South Ft Worth	671	42,754,101	1,825,387	4.3%	7.3%	50,020	-71,875	-232,077	-0.5%	\$4.96	621,356	182,000	488,564
South Stemmons	1,052	70,375,972	1,491,017	2.1%	7.0%	368,224	458,898	1,027,403	1.5%	\$5.74	948,259	733,241	792,240
<b>Total</b>	<b>5,047</b>	<b>529,759,068</b>	<b>31,737,285</b>	<b>6.0%</b>	<b>0.0%</b>	<b>4,765,669</b>	<b>3,505,054</b>	<b>7,978,921</b>	<b>1.5%</b>	<b>\$9.76</b>	<b>16,380,400</b>	<b>12,111,407</b>	<b>18,121,488</b>

## TOTAL

	Buildings	Inventory	Vacancy (sf)	Vacancy (%)	Vacancy (%)	Vacancy (sf)	Absorption			Average Asking Rate NNN	Leasing Activity YTD	Delivered YTD	Under Construction (sf)
							2Q17	YTD	% of Inventory				
DFW Airport	530	67,991,751	3,723,961	5.5%	9.5%	823,052	-511,790	612,820	0.9%	\$5.45	3,060,480	1,229,146	2,281,565
East Dallas	429	36,493,688	1,988,993	5.5%	7.9%	296,488	281,806	247,048	0.7%	\$3.94	372,949	0	351,276
Great SW/Arlington	890	95,876,840	7,146,033	7.5%	12.2%	634,101	1,351,259	1,709,906	1.8%	\$4.57	4,518,885	3,260,121	3,868,930
North Ft Worth	449	71,235,312	4,742,335	6.7%	7.6%	1,467,370	1,372,930	2,785,162	3.9%	\$4.36	3,118,696	1,534,536	4,530,037
Northeast Dallas	1,113	93,551,078	5,270,209	5.6%	8.1%	884,651	1,010,785	1,307,385	1.4%	\$6.14	2,424,816	2,202,320	1,687,041
Northwest Dallas	1,122	99,177,597	4,130,955	4.2%	6.9%	565,239	450,843	1,913,939	1.9%	\$5.91	3,089,806	1,554,750	1,670,873
South Dallas	518	83,054,440	8,518,333	10.3%	11.4%	375,497	426,193	1,457,961	1.8%	\$3.46	1,690,550	4,025,961	4,998,462
South Ft Worth	962	62,743,515	2,316,708	3.7%	5.7%	115,567	67,727	-166,837	-0.3%	\$5.70	834,880	182,000	732,564
South Stemmons	1,559	101,058,810	6,907,098	6.8%	10.2%	387,765	402,956	1,075,678	1.1%	\$5.97	1,400,105	733,241	792,240
<b>Total</b>	<b>7,572</b>	<b>711,183,031</b>	<b>44,744,625</b>	<b>6.3%</b>	<b>9.1%</b>	<b>5,549,730</b>	<b>4,852,709</b>	<b>10,943,062</b>	<b>1.5%</b>	<b>\$5.31</b>	<b>20,511,167</b>	<b>14,722,075</b>	<b>20,912,988</b>

## 2Q17 Industrial Market Statistics: Submarket

	Buildings	Inventory	Vacancy (sf)	Vacancy (%)	Availability (%)	Sublease Space (sf)	Absorption			Average Asking Rate NNN	Leasing Activity YTD	Delivered YTD	Under Construction (sf)
							2Q17	YTD	YTD % of Inventory				
<b>DFW AIRPORT</b>													
Manufacturing	13	2,387,170	0	0.0%	12.1%	0	0	-17,694	-0.7%	\$7.50	17,694	0	31,000
Flex	130	7,151,940	523,209	7.3%	12.3%	1,848	-20,763	129,528	1.8%	\$9.44	322,525	0	0
Warehouse/Distribution	387	58,452,641	3,200,752	5.5%	8.9%	821,204	-491,027	500,986	0.9%	\$4.15	2,720,261	1,229,146	2,250,565
<b>Total</b>	<b>530</b>	<b>67,991,751</b>	<b>3,723,961</b>	<b>5.5%</b>	<b>9.5%</b>	<b>823,052</b>	<b>-511,790</b>	<b>612,820</b>	<b>0.9%</b>	<b>\$5.45</b>	<b>3,060,480</b>	<b>1,229,146</b>	<b>2,281,565</b>
<b>EAST DALLAS</b>													
Manufacturing	47	4,923,306	2,610	0.1%	1.0%	0	1,548	-2,637	-0.1%	\$4.75	4,158	0	0
Flex	86	4,357,771	787,984	18.1%	18.1%	0	-5,175	-4,081	-0.1%	\$5.22	30,515	0	0
Warehouse/Distribution	296	27,212,611	1,198,399	4.4%	6.9%	296,488	285,433	253,766	0.9%	\$3.77	338,276	0	351,276
<b>Total</b>	<b>429</b>	<b>36,493,688</b>	<b>1,988,993</b>	<b>5.5%</b>	<b>7.9%</b>	<b>296,488</b>	<b>281,806</b>	<b>247,048</b>	<b>0.7%</b>	<b>\$3.94</b>	<b>372,949</b>	<b>0</b>	<b>351,276</b>
<b>GREAT SW/ARLINGTON</b>													
Manufacturing	41	8,642,051	149,718	1.7%	1.7%	0	165,550	155,770	1.8%	\$4.35	165,550	0	1,200,000
Flex	162	7,123,580	434,877	6.1%	10.8%	4,980	234,311	303,596	4.3%	\$8.08	151,313	0	0
Warehouse/Distribution	687	80,111,209	6,561,438	8.2%	13.6%	629,121	951,398	1,250,540	1.6%	\$4.16	4,202,022	3,260,121	2,668,930
<b>Total</b>	<b>890</b>	<b>95,876,840</b>	<b>7,146,033</b>	<b>7.5%</b>	<b>12.2%</b>	<b>634,101</b>	<b>1,351,259</b>	<b>1,709,906</b>	<b>1.8%</b>	<b>\$4.57</b>	<b>4,518,885</b>	<b>3,260,121</b>	<b>3,868,930</b>
<b>NORTH FT WORTH</b>													
Manufacturing	48	6,210,931	152,400	2.5%	3.3%	56,400	30,403	492,548	7.9%	\$8.38	1,113,963	539,448	0
Flex	58	3,959,232	31,682	0.8%	4.9%	0	144,390	199,686	5.0%	\$8.84	214,012	0	300,000
Warehouse/Distribution	343	61,065,149	4,558,253	7.5%	13.9%	1,410,970	1,198,137	2,092,928	3.4%	\$4.07	1,790,721	995,088	4,230,037
<b>Total</b>	<b>449</b>	<b>71,235,312</b>	<b>4,742,335</b>	<b>6.7%</b>	<b>7.6%</b>	<b>1,467,370</b>	<b>1,372,930</b>	<b>2,785,162</b>	<b>3.9%</b>	<b>\$4.36</b>	<b>3,118,696</b>	<b>1,534,536</b>	<b>4,530,037</b>
<b>NORTHEAST DALLAS</b>													
Manufacturing	100	19,586,116	1,517,538	7.7%	8.0%	361,840	-120,816	-120,816	-0.6%	\$4.50	65,609	40,000	0
Flex	460	23,712,566	1,748,390	7.4%	10.6%	76,984	817,764	1,376,753	5.8%	\$9.22	631,311	1,701,220	499,000
Warehouse/Distribution	553	50,252,396	2,004,281	4.0%	8.8%	445,827	313,837	51,448	0.1%	\$4.36	1,727,896	461,100	1,188,041
<b>Total</b>	<b>1,113</b>	<b>93,551,078</b>	<b>5,270,209</b>	<b>5.6%</b>	<b>8.1%</b>	<b>884,651</b>	<b>1,010,785</b>	<b>1,307,385</b>	<b>1.4%</b>	<b>\$6.14</b>	<b>2,424,816</b>	<b>2,202,320</b>	<b>1,687,041</b>
<b>NORTHWEST DALLAS</b>													
Manufacturing	74	6,859,099	240,945	3.5%	5.2%	58,500	24,231	9,928	0.1%	\$4.20	164,503	0	0
Flex	341	17,145,420	1,322,338	7.7%	10.3%	138,421	-142,034	308,459	1.8%	\$9.72	571,923	330,000	470,000
Warehouse/Distribution	707	75,173,078	2,567,672	3.4%	7.6%	368,318	568,646	1,595,552	2.1%	\$4.78	2,353,380	1,224,750	1,200,873
<b>Total</b>	<b>1,122</b>	<b>99,177,597</b>	<b>4,130,955</b>	<b>4.2%</b>	<b>6.9%</b>	<b>565,239</b>	<b>450,843</b>	<b>1,913,939</b>	<b>1.9%</b>	<b>\$5.91</b>	<b>3,089,806</b>	<b>1,554,750</b>	<b>1,670,873</b>

## 2Q17 Industrial Market Statistics: Submarket

	Buildings	Inventory	Vacancy (sf)	Vacancy (%)	Availability (%)	Sublease Space (sf)	Absorption			Average Asking Rate NNN	Leasing Activity YTD	Delivered YTD	Under Construction (sf)
							2Q17	YTD	YTD % of Inventory				
<b>SOUTH DALLAS</b>													
Manufacturing	122	16,967,528	174,830	1.0%	4.9%	0	131,796	16,796	0.1%	\$3.34	0	0	47,500
Flex	45	1,725,001	13,417	0.8%	1.8%	0	2,790	2,790	0.2%	\$6.75	12,321	0	0
Warehouse/Distribution	351	64,361,911	8,330,086	12.9%	19.3%	375,497	291,607	1,438,375	2.2%	\$3.54	1,678,229	4,025,961	4,950,962
<b>Total</b>	<b>518</b>	<b>83,054,440</b>	<b>8,518,333</b>	<b>10.3%</b>	<b>11.4%</b>	<b>375,497</b>	<b>426,193</b>	<b>1,457,961</b>	<b>1.8%</b>	<b>\$3.46</b>	<b>1,690,550</b>	<b>4,025,961</b>	<b>4,998,462</b>
<b>SOUTH FT WORTH</b>													
Manufacturing	96	11,624,813	213,225	1.8%	6.0%	4,400	171,107	105,716	0.9%	\$4.10	31,867	0	244,000
Flex	195	8,364,601	278,096	3.3%	6.2%	61,147	-31,505	-40,476	-0.5%	\$8.87	181,657	0	0
Warehouse/Distribution	671	42,754,101	1,825,387	4.3%	7.3%	50,020	-71,875	-232,077	-0.5%	\$4.96	621,356	182,000	488,564
<b>Total</b>	<b>962</b>	<b>62,743,515</b>	<b>2,316,708</b>	<b>3.7%</b>	<b>5.7%</b>	<b>115,567</b>	<b>67,727</b>	<b>-166,837</b>	<b>-0.3%</b>	<b>\$5.70</b>	<b>834,880</b>	<b>182,000</b>	<b>732,564</b>
<b>SOUTH STEMMONS</b>													
Manufacturing	108	13,493,187	4,807,015	35.6%	38.4%	0	22,837	-107,344	-0.8%	\$4.52	176,049	0	0
Flex	399	17,189,651	609,066	3.5%	5.4%	19,541	-78,779	155,619	0.9%	\$12.37	275,797	0	0
Warehouse/Distribution	1,052	70,375,972	1,491,017	2.1%	7.0%	368,224	458,898	1,027,403	1.5%	\$5.74	948,259	733,241	792,240
<b>Total</b>	<b>1,559</b>	<b>101,058,810</b>	<b>6,907,098</b>	<b>6.8%</b>	<b>10.2%</b>	<b>387,765</b>	<b>402,956</b>	<b>1,075,678</b>	<b>1.1%</b>	<b>\$5.97</b>	<b>1,400,105</b>	<b>733,241</b>	<b>792,240</b>
<b>TOTAL</b>													
Manufacturing	649	90,694,201	7,258,281	8.0%	8.5%	481,140	426,656	532,267	0.6%	\$4.51	1,739,393	579,448	1,522,500
Flex	1,876	90,729,762	5,749,059	6.3%	9.0%	302,921	920,999	2,431,874	2.7%	\$9.60	2,391,374	2,031,220	1,269,000
Warehouse/Distribution	5,047	529,759,068	31,737,285	6.0%	9.2%	4,765,669	3,505,054	7,978,921	1.5%	\$4.38	16,380,400	12,111,407	18,121,488
<b>Total</b>	<b>7,572</b>	<b>711,183,031</b>	<b>44,744,625</b>	<b>6.3%</b>	<b>9.1%</b>	<b>5,549,730</b>	<b>4,852,709</b>	<b>10,943,062</b>	<b>1.5%</b>	<b>\$5.31</b>	<b>20,511,167</b>	<b>14,722,075</b>	<b>20,912,988</b>