

# Q1 18 Industrial Market Statistics: Property Type

## Manufacturing

	Buildings	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Availability Rate Direct (%)	Available Sublease (sf)	Net Absorption Direct			Avg Asking Rate Direct (NNN)	YTD Leasing Activity (sf)	YTD Deliveries (sf)	Under Construction (sf)
							Q1 18 (sf)	YTD 18 (sf)	% of Inventory				
CBD-Inner Loop	120	11,335,250	216,885	1.9%	8.8%	21,700	4,912	4,912	0.0%	\$12.66	39,400	0	0
North	198	18,170,163	412,270	2.3%	4.5%	160,347	138,314	138,314	0.8%	\$5.80	197,377	0	0
Northeast	107	8,942,621	83,000	0.9%	1.9%	0	15,380	15,380	0.2%	\$4.20	0	0	0
Northwest	247	26,095,259	732,107	2.8%	7.0%	409,805	67,978	67,978	0.3%	\$6.04	145,234	87,789	0
South	136	9,779,325	91,500	0.9%	5.2%	0	-42,500	-42,500	-0.4%	\$4.42	0	0	0
Southeast	163	18,294,305	125,681	0.7%	2.5%	307,500	607,589	607,589	3.3%	\$7.31	170,376	712,740	0
Southwest	108	8,182,524	594,756	7.3%	9.9%	176,876	-146,609	-146,609	-1.8%	\$7.49	19,900	0	0
<b>Total</b>	<b>1,079</b>	<b>100,799,447</b>	<b>2,256,199</b>	<b>2.2%</b>	<b>5.6%</b>	<b>1,076,228</b>	<b>645,064</b>	<b>645,064</b>	<b>0.6%</b>	<b>\$6.22</b>	<b>572,287</b>	<b>800,529</b>	<b>0</b>

## Flex

	Buildings	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Availability Rate Direct (%)	Available Sublease (sf)	Net Absorption Direct			Avg Asking Rate Direct (NNN)	YTD Leasing Activity (sf)	YTD Deliveries (sf)	Under Construction (sf)
							Q1 18 (sf)	YTD 18 (sf)	% of Inventory				
CBD-Inner Loop	55	2,956,038	136,247	4.6%	7.3%	20,851	29,363	29,363	1.0%	\$17.65	38,897	0	0
North	173	9,069,920	939,773	10.4%	13.4%	82,283	-16,707	-16,707	-0.2%	\$9.01	87,267	0	200,000
Northeast	8	278,653	51,871	18.6%	23.5%	0	-1,586	-1,586	-0.6%	-	3,780	0	0
Northwest	292	14,703,250	1,235,338	8.4%	11.0%	130,964	-71,781	-71,781	-0.5%	\$7.81	151,842	0	0
South	33	1,874,697	228,513	12.2%	12.2%	28,354	104,148	104,148	5.6%	\$3.25	10,171	0	0
Southeast	47	1,945,849	157,812	8.1%	11.5%	4,531	10,376	10,376	0.5%	\$12.15	20,746	0	0
Southwest	204	10,053,417	852,518	8.5%	9.8%	46,121	1,709	1,709	0.0%	\$12.72	132,398	0	0
<b>Total</b>	<b>812</b>	<b>40,881,824</b>	<b>3,602,072</b>	<b>8.8%</b>	<b>11.1%</b>	<b>313,104</b>	<b>55,522</b>	<b>55,522</b>	<b>0.1%</b>	<b>\$9.48</b>	<b>445,101</b>	<b>0</b>	<b>200,000</b>

## Warehouse & Distribution

	Buildings	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Availability Rate Direct (%)	Available Sublease (sf)	Net Absorption Direct			Avg Asking Rate Direct (NNN)	YTD Leasing Activity (sf)	YTD Deliveries (sf)	Under Construction (sf)
							Q1 18 (sf)	YTD 18 (sf)	% of Inventory				
CBD-Inner Loop	564	33,689,960	1,647,234	4.9%	9.5%	107,961	-108,517	-108,517	-0.3%	\$4.73	300,660	0	0
North	915	58,831,239	3,433,151	5.8%	9.6%	703,029	570,126	570,126	1.0%	\$6.61	1,031,102	0	1,492,650
Northeast	320	23,446,202	388,395	1.7%	5.3%	22,500	271,833	271,833	1.2%	\$4.98	190,043	163,650	0
Northwest	1,451	101,431,495	4,685,583	4.6%	10.0%	422,028	1,294,381	1,294,381	1.3%	\$6.42	1,471,579	1,288,486	3,376,773
South	472	29,200,793	924,414	3.2%	5.1%	201,182	-89,933	-89,933	-0.3%	\$4.84	217,036	52,520	55,765
Southeast	649	65,771,895	2,706,117	4.1%	9.4%	138,750	-55,297	-55,297	-0.1%	\$6.11	629,174	460,402	4,172,895
Southwest	661	42,137,541	1,876,594	4.5%	6.5%	145,269	180,675	180,675	0.4%	\$6.96	375,058	0	575,155
<b>Total</b>	<b>5,032</b>	<b>354,509,125</b>	<b>15,661,488</b>	<b>4.4%</b>	<b>8.6%</b>	<b>1,740,719</b>	<b>2,063,268</b>	<b>2,063,268</b>	<b>0.6%</b>	<b>\$6.16</b>	<b>4,214,652</b>	<b>1,965,058</b>	<b>9,673,238</b>

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## Total

	Buildings	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Availability Rate Direct (%)	Available Sublease (sf)	Net Absorption Direct			Avg Asking Rate Direct (NNN)	YTD Leasing Activity (sf)	YTD Deliveries (sf)	Under Construction (sf)
							Q1 18 (sf)	YTD 18 (sf)	% of Inventory				
CBD-Inner Loop	739	47,981,248	2,000,366	4.2%	9.1%	150,512	-74,242	-74,242	-0.2%	\$5.60	378,957	0	0
North	1,286	86,071,322	4,785,194	5.6%	8.9%	945,659	691,733	691,733	0.8%	\$6.69	1,315,746	0	1,692,650
Northeast	435	32,667,476	523,266	1.6%	4.5%	22,500	285,627	285,627	0.9%	\$4.88	193,823	163,650	0
Northwest	1,990	142,230,004	6,653,028	4.7%	9.5%	962,797	1,290,578	1,290,578	0.9%	\$6.63	1,768,655	1,376,275	3,376,773
South	641	40,854,815	1,244,427	3.0%	5.5%	229,536	-28,285	-28,285	-0.1%	\$4.62	227,207	52,520	55,765
Southeast	859	86,012,049	2,989,610	3.5%	8.0%	450,781	562,668	562,668	0.7%	\$6.44	820,296	1,173,142	4,172,895
Southwest	973	60,373,482	3,323,868	5.5%	7.5%	368,266	35,775	35,775	0.1%	\$7.75	527,356	0	575,155
<b>Total</b>	<b>6,923</b>	<b>496,190,396</b>	<b>21,519,759</b>	<b>4.3%</b>	<b>8.2%</b>	<b>3,130,051</b>	<b>2,763,854</b>	<b>2,763,854</b>	<b>0.6%</b>	<b>\$6.50</b>	<b>5,232,040</b>	<b>2,765,587</b>	<b>9,873,238</b>

## Q1 18 Industrial Market Statistics: Submarket

	Buildings	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Availability Rate Direct (%)	Available Sublease (sf)	Net Absorption Direct			Avg Asking Rate Direct (NNN)	YTD Leasing Activity (sf)	YTD Deliveries (sf)	Under Construction (sf)
							Q1 18 (sf)	YTD 18 (sf)	% of Inventory				
<b>CBD-Inner Loop</b>													
Manufacturing	120	11,335,250	216,885	1.9%	8.8%	21,700	4,912	4,912	0.0%	\$12.66	39,400	0	0
Flex	55	2,956,038	136,247	4.6%	7.3%	20,851	29,363	29,363	1.0%	\$17.65	38,897	0	0
Warehouse/Distribution	564	33,689,960	1,647,234	4.9%	9.5%	107,961	-108,517	-108,517	-0.3%	\$4.73	300,660	0	0
<b>Total</b>	<b>739</b>	<b>47,981,248</b>	<b>2,000,366</b>	<b>4.2%</b>	<b>9.1%</b>	<b>150,512</b>	<b>-74,242</b>	<b>-74,242</b>	<b>-0.2%</b>	<b>\$5.60</b>	<b>378,957</b>	<b>0</b>	<b>0</b>
<b>North</b>													
Manufacturing	198	18,170,163	412,270	2.3%	4.5%	160,347	138,314	138,314	0.8%	\$5.80	197,377	0	0
Flex	173	9,069,920	939,773	10.4%	13.4%	82,283	-16,707	-16,707	-0.2%	\$9.01	87,267	0	200,000
Warehouse/Distribution	915	58,831,239	3,433,151	5.8%	9.6%	703,029	570,126	570,126	1.0%	\$6.61	1,031,102	0	1,492,650
<b>Total</b>	<b>1,286</b>	<b>86,071,322</b>	<b>4,785,194</b>	<b>5.6%</b>	<b>8.9%</b>	<b>945,659</b>	<b>691,733</b>	<b>691,733</b>	<b>0.8%</b>	<b>\$6.69</b>	<b>1,315,746</b>	<b>0</b>	<b>1,692,650</b>
<b>Northeast</b>													
Manufacturing	107	8,942,621	83,000	0.9%	1.9%	0	15,380	15,380	0.2%	\$4.20	0	0	0
Flex	8	278,653	51,871	18.6%	23.5%	0	-1,586	-1,586	-0.6%	-	3,780	0	0
Warehouse/Distribution	320	23,446,202	388,395	1.7%	5.3%	22,500	271,833	271,833	1.2%	\$4.98	190,043	163,650	0
<b>Total</b>	<b>435</b>	<b>32,667,476</b>	<b>523,266</b>	<b>1.6%</b>	<b>4.5%</b>	<b>22,500</b>	<b>285,627</b>	<b>285,627</b>	<b>0.9%</b>	<b>\$4.88</b>	<b>193,823</b>	<b>163,650</b>	<b>0</b>
<b>Northwest</b>													
Manufacturing	247	26,095,259	732,107	2.8%	7.0%	409,805	67,978	67,978	0.3%	\$6.04	145,234	87,789	0
Flex	292	14,703,250	1,235,338	8.4%	11.0%	130,964	-71,781	-71,781	-0.5%	\$7.81	151,842	0	0
Warehouse/Distribution	1,451	101,431,495	4,685,583	4.6%	10.0%	422,028	1,294,381	1,294,381	1.3%	\$6.42	1,471,579	1,288,486	3,376,773
<b>Total</b>	<b>1,990</b>	<b>142,230,004</b>	<b>6,653,028</b>	<b>4.7%</b>	<b>9.5%</b>	<b>962,797</b>	<b>1,290,578</b>	<b>1,290,578</b>	<b>0.9%</b>	<b>\$6.63</b>	<b>1,768,655</b>	<b>1,376,275</b>	<b>3,376,773</b>
<b>South</b>													
Manufacturing	136	9,779,325	91,500	0.9%	5.2%	0	-42,500	-42,500	-0.4%	\$4.42	0	0	0
Flex	33	1,874,697	228,513	12.2%	12.2%	28,354	104,148	104,148	5.6%	\$3.25	10,171	0	0
Warehouse/Distribution	472	29,200,793	924,414	3.2%	5.1%	201,182	-89,933	-89,933	-0.3%	\$4.84	217,036	52,520	55,765
<b>Total</b>	<b>641</b>	<b>40,854,815</b>	<b>1,244,427</b>	<b>3.0%</b>	<b>5.5%</b>	<b>229,536</b>	<b>-28,285</b>	<b>-28,285</b>	<b>-0.1%</b>	<b>\$4.62</b>	<b>227,207</b>	<b>52,520</b>	<b>55,765</b>

## Q1 18 Industrial Market Statistics: Submarket

	Buildings	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Availability Rate Direct (%)	Available Sublease (sf)	Net Absorption Direct			Avg Asking Rate Direct (NNN)	YTD Leasing Activity (sf)	YTD Deliveries (sf)	Under Construction (sf)
							Q1 18 (sf)	YTD 18 (sf)	% of Inventory				
<b>Southeast</b>													
Manufacturing	163	18,294,305	125,681	0.7%	2.5%	307,500	607,589	607,589	3.3%	\$7.31	170,376	712,740	0
Flex	47	1,945,849	157,812	8.1%	11.5%	4,531	10,376	10,376	0.5%	\$12.15	20,746	0	0
Warehouse/Distribution	649	65,771,895	2,706,117	4.1%	9.4%	138,750	-55,297	-55,297	-0.1%	\$6.11	629,174	460,402	4,172,895
<b>Total</b>	<b>859</b>	<b>86,012,049</b>	<b>2,989,610</b>	<b>3.5%</b>	<b>8.0%</b>	<b>450,781</b>	<b>562,668</b>	<b>562,668</b>	<b>0.7%</b>	<b>\$6.44</b>	<b>820,296</b>	<b>1,173,142</b>	<b>4,172,895</b>
<b>Southwest</b>													
Manufacturing	108	8,182,524	594,756	7.3%	9.9%	176,876	-146,609	-146,609	-1.8%	\$7.49	19,900	0	0
Flex	204	10,053,417	852,518	8.5%	9.8%	46,121	1,709	1,709	0.0%	\$12.72	132,398	0	0
Warehouse/Distribution	661	42,137,541	1,876,594	4.5%	6.5%	145,269	180,675	180,675	0.4%	\$6.96	375,058	0	575,155
<b>Total</b>	<b>973</b>	<b>60,373,482</b>	<b>3,323,868</b>	<b>5.5%</b>	<b>7.5%</b>	<b>368,266</b>	<b>35,775</b>	<b>35,775</b>	<b>0.1%</b>	<b>\$7.75</b>	<b>527,356</b>	<b>0</b>	<b>575,155</b>
<b>Totals</b>													
Manufacturing	1,079	100,799,447	2,256,199	2.2%	5.6%	1,076,228	645,064	645,064	0.6%	\$6.22	572,287	800,529	0
Flex	812	40,881,824	3,602,072	8.8%	11.1%	313,104	55,522	55,522	0.1%	\$9.48	445,101	0	200,000
Warehouse/Distribution	5,032	354,509,125	15,661,488	4.4%	8.6%	1,740,719	2,063,268	2,063,268	0.6%	\$6.16	4,214,652	1,965,058	9,673,238
<b>Total</b>	<b>6,923</b>	<b>496,190,396</b>	<b>21,519,759</b>	<b>4.3%</b>	<b>8.2%</b>	<b>3,130,051</b>	<b>2,763,854</b>	<b>2,763,854</b>	<b>0.6%</b>	<b>\$6.50</b>	<b>5,232,040</b>	<b>2,765,587</b>	<b>9,873,238</b>