

Q2 18 Industrial Market Statistics: Property Type

	Buildings	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Availability Rate Direct (%)	Available Sublease (sf)	Net Absorption Direct			Average Asking Rate Direct (NNN)	Leasing Activity YTD (sf)	YTD Deliveries (sf)	Under Construction (sf)
							2Q 18 (sf)	YTD 18 (sf)	% of Inventory				
Manufacturing													
CBD-Inner Loop	119	11,292,109	193,029	1.7%	8.0%	2,000	23,856	28,768	0.3%	\$12.66	41,556	0	0
North	197	17,710,181	488,990	2.8%	5.1%	160,347	-89,320	48,994	0.3%	\$6.64	197,377	40,500	46,500
Northeast	107	8,942,621	59,100	0.7%	1.6%	0	20,290	35,670	0.4%	\$4.25	33,000	0	0
Northwest	249	26,146,000	1,060,369	4.1%	6.5%	196,493	-333,833	-265,855	-1.0%	\$6.53	427,654	87,789	0
South	137	9,785,077	153,633	1.6%	4.6%	0	-59,233	-101,733	-1.0%	\$4.05	0	0	0
Southeast	163	18,296,908	146,481	0.8%	2.6%	275,000	120,121	727,710	4.0%	\$9.56	170,376	712,740	0
Southwest	109	8,215,955	525,557	6.4%	9.0%	220,745	88,699	-57,910	-0.7%	\$7.21	25,525	0	0
Totals	1,081	100,388,851	2,627,159	2.6%	5.3%	854,585	-229,420	-173,898	-0.2%	\$6.94	768,302	40,500	46,500
Flex													
CBD-Inner Loop	54	2,831,464	161,619	5.7%	8.8%	20,851	-19,593	9,770	0.3%	\$16.69	73,409	0	0
North	172	8,975,487	1,122,622	12.5%	17.1%	57,593	-16,919	-33,626	-0.4%	\$9.07	187,428	37,866	243,200
Northeast	8	278,653	66,526	23.9%	28.8%	0	-14,655	-16,241	-5.8%	-	7,497	0	0
Northwest	284	14,237,040	1,286,283	9.0%	11.7%	182,020	-107,541	-179,322	-1.3%	\$8.27	326,021	0	0
South	33	1,874,697	211,449	11.3%	11.3%	28,354	9,099	113,247	6.0%	\$3.29	37,350	0	0
Southeast	47	1,945,589	207,418	10.7%	13.5%	0	-49,606	-39,230	-2.0%	\$11.90	23,994	0	0
Southwest	204	10,049,569	867,026	8.6%	9.3%	45,490	29,021	30,730	0.3%	\$11.82	257,095	0	0
Totals	802	40,192,499	3,922,943	9.8%	12.3%	334,308	-170,194	474,870	1.2%	\$9.33	1,039,980	838,395	243,200

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							2Q 18 (sf)	YTD 18 (sf)	% of Inventory				
Warehouse/Distribution													
CBD-Inner Loop	566	33,999,534	1,447,279	4.3%	9.4%	139,304	197,683	89,166	0.3%	\$4.61	492,330	0	0
North	921	60,154,178	3,901,083	6.5%	10.0%	529,294	719,381	1,289,507	2.1%	\$6.70	2,179,878	1,079,280	1,434,900
Northeast	322	23,565,854	521,791	2.2%	9.3%	28,695	-3,957	267,876	1.1%	\$5.03	215,879	184,650	837,040
Northwest	1,455	101,948,996	4,640,199	4.6%	7.9%	680,863	20,870	1,315,251	1.3%	\$7.03	2,922,419	1,931,767	2,437,704
South	473	29,278,703	1,040,092	3.6%	5.8%	340,652	-88,828	-178,761	-0.6%	\$5.12	340,156	91,020	35,765
Southeast	652	66,134,419	2,825,939	4.3%	10.0%	102,000	438,155	382,858	0.6%	\$6.37	1,138,104	772,052	4,432,505
Southwest	664	42,217,388	1,541,524	3.7%	6.1%	178,994	-87,052	93,623	0.2%	\$7.04	963,028	46,500	550,000
Totals	5,053	357,299,072	15,917,907	4.5%	8.5%	1,999,802	1,196,252	3,259,520	0.9%	\$6.37	8,251,794	4,105,269	9,727,914
Total													
CBD-Inner Loop	739	48,123,107	1,801,927	3.7%	9.0%	162,155	201,946	127,704	0.3%	\$5.66	607,295	0	0
North	1,290	86,839,846	5,512,695	6.3%	9.8%	747,234	613,142	1,304,875	1.5%	\$6.93	2,564,683	1,157,646	1,724,600
Northeast	437	32,787,128	647,417	2.0%	7.9%	28,695	1,678	287,305	0.9%	\$4.88	256,376	184,650	837,040
Northwest	1,988	142,332,036	6,986,851	4.9%	8.4%	1,059,376	-420,504	870,074	0.6%	\$7.23	3,676,094	2,019,556	2,437,704
South	643	40,938,477	1,405,174	3.4%	5.7%	369,006	-138,962	-167,247	-0.4%	\$4.63	377,506	91,020	35,765
Southeast	862	86,376,916	3,179,838	3.7%	8.6%	377,000	508,670	1,071,338	1.2%	\$7.17	1,332,474	1,484,792	4,432,505
Southwest	977	60,482,912	2,934,107	4.9%	7.0%	445,229	30,668	66,443	0.1%	\$7.59	1,245,648	46,500	550,000
Totals	6,936	497,880,422	22,468,009	4.5%	8.3%	3,188,695	796,638	3,560,492	0.7%	\$6.81	10,060,076	4,984,164	10,017,614

Q2 18 Industrial Market Statistics: Submarket

	Buildings	Inventory	Vacancy (sf)	Vacancy (%)	Availability (%)	Available Sublease Space (sf)	Absorption			Average Asking Rate NNN	Leasing Activity YTD	Delivered YTD	Under Construction (sf)
							2Q18	YTD	YTD % of Inventory				
CBD-Inner Loop													
Manufacturing	119	11,292,109	193,029	1.7%	8.0%	2,000	23,856	28,768	0.3%	\$12.66	41,556	0	0
Flex	54	2,831,464	161,619	5.7%	8.8%	20,851	-19,593	9,770	0.3%	\$16.69	73,409	0	0
Warehouse/Distribution	566	33,999,534	1,447,279	4.3%	9.4%	139,304	197,683	89,166	0.3%	\$4.61	492,330	0	0
Total	739	48,123,107	1,801,927	3.7%	9.0%	162,155	201,946	127,704	0.3%	\$5.66	607,295	0	0
North													
Manufacturing	197	17,710,181	488,990	2.8%	5.1%	160,347	-89,320	48,994	0.3%	\$6.64	197,377	40,500	46,500
Flex	172	8,975,487	1,122,622	12.5%	17.1%	57,593	-16,919	-33,626	-0.4%	\$9.07	187,428	37,866	243,200
Warehouse/Distribution	921	60,154,178	3,901,083	6.5%	10.0%	529,294	719,381	1,289,507	2.1%	\$6.70	2,179,878	1,079,280	1,434,900
Total	1,290	86,839,846	5,512,695	6.3%	9.8%	747,234	613,142	1,304,875	1.5%	\$6.93	2,564,683	1,157,646	1,724,600
Northeast													
Manufacturing	107	8,942,621	59,100	0.7%	1.6%	0	20,290	35,670	0.4%	\$4.25	33,000	0	0
Flex	8	278,653	66,526	23.9%	28.8%	0	-14,655	-16,241	-5.8%	-	7,497	0	0
Warehouse/Distribution	322	23,565,854	521,791	2.2%	9.3%	28,695	-3,957	267,876	1.1%	\$5.03	215,879	184,650	837,040
Total	437	32,787,128	647,417	2.0%	7.9%	28,695	1,678	287,305	0.9%	\$4.88	256,376	184,650	837,040
Northwest													
Manufacturing	249	26,146,000	1,060,369	4.1%	6.5%	196,493	-333,833	-265,855	-1.0%	\$6.53	427,654	87,789	0
Flex	284	14,237,040	1,286,283	9.0%	11.7%	182,020	-107,541	-179,322	-1.3%	\$8.27	326,021	0	0
Warehouse/Distribution	1,455	101,948,996	4,640,199	4.6%	7.9%	680,863	20,870	1,315,251	1.3%	\$7.03	2,922,419	1,931,767	2,437,704
Total	1,988	142,332,036	6,986,851	4.9%	8.4%	1,059,376	-420,504	870,074	0.6%	\$7.23	3,676,094	2,019,556	2,437,704

HOUSTON

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							2Q18	YTD	YTD % of Inventory				
South													
Manufacturing	137	9,785,077	153,633	1.6%	4.6%	0	-59,233	-101,733	-1.0%	\$4.05	0	0	0
Flex	33	1,874,697	211,449	11.3%	11.3%	28,354	9,099	113,247	6.0%	\$3.29	37,350	0	0
Warehouse/Distribution	473	29,278,703	1,040,092	3.6%	5.8%	340,652	-88,828	-178,761	-0.6%	\$5.12	340,156	91,020	35,765
Total	643	40,938,477	1,405,174	3.4%	5.7%	369,006	-138,962	-167,247	-0.4%	\$4.63	377,506	91,020	35,765
Southeast													
Manufacturing	163	18,296,908	146,481	0.8%	2.6%	275,000	120,121	727,710	4.0%	\$9.56	170,376	712,740	0
Flex	47	1,945,589	207,418	10.7%	13.5%	0	-49,606	-39,230	-2.0%	\$11.90	23,994	0	0
Warehouse/Distribution	652	66,134,419	2,825,939	4.3%	10.0%	102,000	438,155	382,858	0.6%	\$6.37	1,138,104	772,052	4,432,505
Total	862	86,376,916	3,179,838	3.7%	8.6%	377,000	508,670	1,071,338	1.2%	\$7.17	1,332,474	1,484,792	4,432,505
Southwest													
Manufacturing	109	8,215,955	525,557	6.4%	9.0%	220,745	88,699	-57,910	-0.7%	\$7.21	25,525	0	0
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Total	977	60,482,912	2,934,107	4.9%	7.0%	445,229	30,668	66,443	0.1%	\$7.59	1,245,648	46,500	550,000
Totals													
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Warehouse/Distribution	5,053	357,299,072	15,917,907	4.5%	8.5%	1,999,802	1,196,252	3,259,520	0.9%	\$6.37	8,251,794	4,105,269	9,727,914
Total	6,936	497,880,422	22,468,009	4.5%	8.3%	3,188,695	796,638	3,560,492	0.7%	\$6.81	10,060,076	4,984,164	10,017,614