

Q3 18 Industrial Market Statistics: Property Type

	Buildings	Inventory (sf)	Vacant Direct (sf)	Vacancy Rate Direct (%)	Availability Rate Direct (%)	Available Sublease (sf)	Net Absorption Direct			Average Asking Rate Direct (NNN)	YTD Leasing Activity (sf)	YTD Deliveries (sf)	Under Construction (sf)
							Q3 18 (sf)	YTD 18 (sf)	% of Inventory				
Manufacturing													
CBD-Inner Loop	121	11,356,129	199,493	1.8%	8.1%	0	-6,464	22,304	0.2%	\$12.66	43,556	0	0
North	201	17,880,121	503,846	2.8%	4.4%	130,847	55,840	104,834	0.6%	\$6.48	285,377	129,000	0
Northeast	106	8,859,881	44,100	0.5%	1.8%	0	33,000	68,670	0.8%	\$4.25	33,000	0	0
Northwest	255	26,489,078	1,057,627	4.0%	5.8%	85,507	68,625	-197,230	-0.7%	\$6.82	583,598	87,789	0
South	139	9,859,553	86,879	0.9%	2.9%	0	52,100	-49,633	-0.5%	\$4.84	15,708	0	0
Southeast	164	18,752,178	111,701	0.6%	2.1%	275,000	35,280	762,990	4.1%	\$11.58	186,284	712,740	0
Southwest	110	8,182,855	598,013	7.3%	7.6%	194,345	-69,957	-127,867	-1.6%	\$6.94	28,275	0	0
Totals	1,096	101,379,795	2,601,659	2.6%	4.6%	685,699	168,424	584,068	0.6%	\$6.90	1,175,798	929,529	0
Flex													
CBD-Inner Loop	54	2,831,459	170,272	6.0%	8.3%	20,851	1,377	11,147	0.4%	\$14.91	104,201	0	0
North	175	9,120,715	1,134,714	12.4%	17.7%	72,750	15,177	-18,449	-0.2%	\$8.89	291,936	81,066	200,000
Northeast	10	414,153	84,111	20.3%	20.6%	0	-10,995	-27,236	-6.6%	\$8.40	7,497	0	0
Northwest	283	14,254,337	1,363,324	9.6%	12.5%	125,466	-57,832	-237,154	-1.7%	\$7.96	451,759	0	0
South	33	1,874,697	191,449	10.2%	10.4%	28,354	29,960	143,207	7.6%	\$6.90	64,550	0	0
Southeast	47	1,988,460	200,558	10.1%	13.0%	0	6,860	-32,370	-1.6%	\$11.34	23,994	0	0
Southwest	205	10,118,470	615,522	6.1%	7.3%	34,005	-20,614	10,116	0.1%	\$11.99	405,814	0	0
Totals	807	40,602,291	3,759,950	9.3%	12.1%	281,426	-36,067	-150,739	-0.4%	\$9.28	1,349,751	81,066	200,000

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							Q3 18 (sf)	YTD 18 (sf)	% of Inventory				
Warehouse/Distribution													
CBD-Inner Loop	566	34,214,109	1,895,818	5.5%	9.1%	56,343	-440,294	-351,128	-1.0%	\$5.55	724,222	0	0
North	918	59,920,965	3,447,843	5.8%	10.3%	840,220	282,781	1,572,288	2.6%	\$7.71	3,005,447	1,079,280	2,653,628
Northeast	323	23,636,406	867,574	3.7%	7.0%	28,695	-352,493	-84,617	-0.4%	\$3.95	764,301	184,650	1,005,400
Northwest	1,462	103,829,097	5,676,607	5.5%	8.8%	757,972	419,417	1,734,668	1.7%	\$6.96	4,270,435	3,405,426	2,822,097
South	472	29,369,229	1,073,396	3.7%	6.9%	294,251	-56,001	-234,762	-0.8%	\$5.83	439,784	91,020	55,765
Southeast	664	68,579,017	4,265,832	6.2%	9.4%	122,000	1,291,308	1,674,166	2.4%	\$6.48	1,406,267	3,400,685	2,553,210
Southwest	663	42,435,441	1,511,129	3.6%	6.1%	137,429	270,116	363,739	0.9%	\$6.97	1,416,780	46,500	979,625
Totals	5,068	361,984,264	18,738,199	5.2%	8.6%	2,236,910	1,414,834	4,674,354	1.3%	\$6.63	12,027,236	8,207,561	10,069,725
Total													
CBD-Inner Loop	741	48,401,697	2,265,583	4.7%	8.8%	77,194	-445,381	-317,677	-0.7%	\$6.48	871,979	0	0
North	1,294	86,921,801	5,086,403	5.9%	9.9%	1,043,817	353,798	1,658,673	1.9%	\$7.66	3,582,760	1,289,346	2,853,628
Northeast	439	32,910,440	995,785	3.0%	6.2%	28,695	-330,488	-43,183	-0.1%	\$4.15	804,798	184,650	1,005,400
Northwest	2,000	144,572,512	8,097,558	5.6%	9.0%	968,945	430,210	1,300,284	0.9%	\$7.14	5,305,792	3,493,215	2,822,097
South	644	41,103,479	1,351,724	3.3%	6.1%	322,605	26,059	-141,188	-0.3%	\$5.63	520,042	91,020	55,765
Southeast	875	89,319,655	4,578,091	5.1%	8.4%	397,000	1,333,448	2,404,786	2.7%	\$7.28	1,616,545	4,113,425	2,553,210
Southwest	978	60,736,766	2,724,664	4.5%	6.7%	365,779	179,545	245,988	0.4%	\$7.66	1,850,869	46,500	979,625
Totals	6,971	503,966,350	25,099,808	5.0%	8.4%	3,204,035	1,547,191	5,107,683	1.0%	\$7.00	14,552,785	9,218,156	10,269,725

Q3 18 Industrial Market Statistics: Submarket

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							Q3 18 (sf)	YTD 18 (sf)	% of Inventory				
CBD-Inner Loop													
Manufacturing	121	11,356,129	199,493	1.8%	8.1%	0	-6,464	22,304	0.2%	\$12.66	43,556	0	0
Flex	54	2,831,459	170,272	6.0%	8.3%	20,851	1,377	11,147	0.4%	\$14.91	104,201	0	0
Warehouse/Distribution	566	34,214,109	1,895,818	5.5%	9.1%	56,343	-440,294	-351,128	-1.0%	\$5.55	724,222	0	0
Total	741	48,401,697	2,265,583	4.7%	8.8%	77,194	-445,381	-317,677	-0.7%	\$6.48	871,979	0	0
North													
Manufacturing	201	17,880,121	503,846	2.8%	4.4%	130,847	55,840	104,834	0.6%	\$6.48	285,377	129,000	0
Flex	175	9,120,715	1,134,714	12.4%	17.7%	72,750	15,177	-18,449	-0.2%	\$8.89	291,936	81,066	200,000
Warehouse/Distribution	918	59,920,965	3,447,843	5.8%	10.3%	840,220	282,781	1,572,288	2.6%	\$7.71	3,005,447	1,079,280	2,653,628
Total	1,294	86,921,801	5,086,403	5.9%	9.9%	1,043,817	353,798	1,658,673	1.9%	\$7.66	3,582,760	1,289,346	2,853,628
Northeast													
Manufacturing	106	8,859,881	44,100	0.5%	1.8%	0	33,000	68,670	0.8%	\$4.25	33,000	0	0
Flex	10	414,153	84,111	20.3%	20.6%	0	-10,995	-27,236	-6.6%	\$8.40	7,497	0	0
Warehouse/Distribution	323	23,636,406	867,574	3.7%	7.0%	28,695	-352,493	-84,617	-0.4%	\$3.95	764,301	184,650	1,005,400
Total	439	32,910,440	995,785	3.0%	6.2%	28,695	-330,488	-43,183	-0.1%	\$4.15	804,798	184,650	1,005,400
Northwest													
Manufacturing	255	26,489,078	1,057,627	4.0%	5.8%	85,507	68,625	-197,230	-0.7%	\$6.82	583,598	87,789	0
Flex	283	14,254,337	1,363,324	9.6%	12.5%	125,466	-57,832	-237,154	-1.7%	\$7.96	451,759	0	0
Warehouse/Distribution	1,462	103,829,097	5,676,607	5.5%	8.8%	757,972	419,417	1,734,668	1.7%	\$6.96	4,270,435	3,405,426	2,822,097
Total	2,000	144,572,512	8,097,558	5.6%	9.0%	968,945	430,210	1,300,284	0.9%	\$7.14	5,305,792	3,493,215	2,822,097

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							Q3 18 (sf)	YTD 18 (sf)	% of Inventory				
South													
Manufacturing	139	9,859,553	86,879	0.9%	2.9%	0	52,100	-49,633	-0.5%	\$4.84	15,708	0	0
Flex	33	1,874,697	191,449	10.2%	10.4%	28,354	29,960	143,207	7.6%	\$6.90	64,550	0	0
Warehouse/Distribution	472	29,369,229	1,073,396	3.7%	6.9%	294,251	-56,001	-234,762	-0.8%	\$5.83	439,784	91,020	55,765
Total	644	41,103,479	1,351,724	3.3%	6.1%	322,605	26,059	-141,188	-0.3%	\$5.63	520,042	91,020	55,765
Southeast													
Manufacturing	164	18,752,178	111,701	0.6%	2.1%	275,000	35,280	762,990	4.1%	\$11.58	186,284	712,740	0
Flex	47	1,988,460	200,558	10.1%	13.0%	0	6,860	-32,370	-1.6%	\$11.34	23,994	0	0
Warehouse/Distribution	664	68,579,017	4,265,832	6.2%	9.4%	122,000	1,291,308	1,674,166	2.4%	\$6.48	1,406,267	3,400,685	2,553,210
Total	875	89,319,655	4,578,091	5.1%	8.4%	397,000	1,333,448	2,404,786	2.7%	\$7.28	1,616,545	4,113,425	2,553,210
Southwest													
Manufacturing	110	8,182,855	598,013	7.3%	7.6%	194,345	-69,957	-127,867	-1.6%	\$6.94	28,275	0	0
Flex	205	10,118,470	615,522	6.1%	7.3%	34,005	-20,614	10,116	0.1%	\$11.99	405,814	0	0
Warehouse/Distribution	663	42,435,441	1,511,129	3.6%	6.1%	137,429	270,116	363,739	0.9%	\$6.97	1,416,780	46,500	979,625
Total	978	60,736,766	2,724,664	4.5%	6.7%	365,779	179,545	245,988	0.4%	\$7.66	1,850,869	46,500	979,625
Totals													
Manufacturing	1,096	101,379,795	2,601,659	2.6%	4.6%	685,699	168,424	584,068	0.6%	\$6.90	1,175,798	929,529	0
Flex	807	40,602,291	3,759,950	9.3%	12.1%	281,426	-36,067	-150,739	-0.4%	\$9.28	1,349,751	81,066	200,000
Warehouse/Distribution	5,068	361,984,264	18,738,199	5.2%	8.6%	2,236,910	1,414,834	4,674,354	1.3%	\$6.63	12,027,236	8,207,561	10,069,725
Total	6,971	503,966,350	25,099,808	5.0%	8.4%	3,204,035	1,547,191	5,107,683	1.0%	\$7.00	14,552,785	9,218,156	10,269,725