

Q4 18 Industrial Market Statistics: Property Type

	Bldgs.	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Availability Rate Direct (%)	Available Sublease (%)	Net Absorption Direct			Average Asking Rate Direct (NNN)	YTD Leasing Activity (sf)	YTD Deliveries (sf)	Under Construction (sf)
								Q4 18 (sf)	YTD 18 (sf)	% of Inventory				
Manufacturing														
CBD-Inner Loop	122	11,423,509	158,493	1.4%	1.4%	6.6%	0	41,000	63,304	0.6%	\$12.66	43,556	0	0
North	206	17,669,847	514,632	2.9%	3.4%	4.0%	94,800	-7,551	97,283	0.6%	\$6.85	345,424	129,000	0
Northeast	107	8,929,585	69,100	0.8%	0.8%	1.4%	0	-25,000	43,670	0.5%	\$4.25	66,600	0	0
Northwest	261	27,342,942	862,354	3.2%	3.4%	5.1%	85,507	260,050	62,820	0.2%	\$6.85	597,556	132,789	0
South	144	9,966,911	146,061	1.5%	1.5%	3.5%	0	7,991	-41,642	-0.4%	\$4.77	36,708	20,000	0
Southeast	166	18,806,696	216,996	1.2%	1.2%	2.4%	1,500	-49,000	713,990	3.8%	\$10.73	199,034	732,782	0
Southwest	113	8,266,810	415,847	5.0%	5.0%	7.5%	0	143,279	15,412	0.2%	\$7.01	71,412	0	0
Totals	1,119	102,406,300	2,383,483	2.3%	2.5%	4.3%	181,807	370,769	954,837	0.9%	\$6.90	1,360,290	1,014,571	0
Flex														
CBD-Inner Loop	55	2,792,974	126,373	4.5%	5.3%	5.4%	46,551	22,912	34,059	1.2%	\$14.54	131,656	0	0
North	173	9,035,216	1,222,278	13.5%	14.0%	17.5%	73,276	-140,808	-159,257	-1.8%	\$8.94	351,593	81,066	200,000
Northeast	9	392,453	76,179	19.4%	19.4%	19.4%	0	-5,768	-33,004	-8.4%	\$8.40	7,497	0	0
Northwest	283	14,217,689	1,327,952	9.3%	9.9%	12.5%	136,316	-6,652	-243,806	-1.7%	\$7.41	587,950	0	0
South	33	1,874,697	220,721	11.8%	11.8%	13.3%	28,354	-29,272	113,935	6.1%	\$6.90	76,419	0	32,900
Southeast	48	1,983,015	214,987	10.8%	10.8%	12.4%	0	-14,429	-46,799	-2.4%	\$11.52	47,777	0	0
Southwest	206	9,937,530	694,306	7.0%	7.2%	8.7%	38,626	4,186	14,302	0.1%	\$11.40	499,502	0	0
Totals	807	40,233,574	3,882,796	9.7%	10.0%	12.4%	323,123	-169,831	-320,570	-0.8%	\$9.10	1,702,394	81,066	232,900

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								Q4 18 (sf)	YTD 18 (sf)	% of Inventory				
Warehouse/Distribution														
CBD-Inner Loop	565	34,185,702	1,968,872	5.8%	6.1%	8.3%	151,367	-168,421	-519,549	-1.5%	\$7.04	1,052,136	0	0
North	926	60,849,528	3,759,433	6.2%	6.6%	11.0%	763,883	87,123	1,659,411	2.7%	\$7.52	3,413,111	1,269,280	3,238,393
Northeast	325	23,749,056	984,113	4.1%	4.3%	7.7%	33,695	34,130	-50,487	-0.2%	\$4.47	865,317	184,650	345,000
Northwest	1,471	104,585,181	5,666,669	5.4%	5.8%	8.5%	893,068	1,597,821	3,332,489	3.2%	\$6.88	5,045,939	4,034,751	2,631,277
South	474	29,411,519	1,157,972	3.9%	4.2%	8.5%	333,058	-74,762	-309,524	-1.1%	\$5.78	452,905	91,020	35,765
Southeast	670	68,806,413	3,444,872	5.0%	5.4%	9.0%	334,000	691,965	2,366,131	3.4%	\$7.96	2,212,595	4,075,552	3,879,204
Southwest	661	43,414,352	1,514,796	3.5%	3.7%	7.2%	415,518	240,451	604,190	1.4%	\$7.47	1,869,750	46,500	906,980
Totals	5,092	365,001,751	18,496,727	5.1%	5.4%	9.0%	2,924,589	2,408,307	7,082,661	1.9%	\$6.92	14,911,753	9,701,753	11,036,619
Totals by Market Area														
CBD-Inner Loop	742	48,402,185	2,253,738	4.6%	4.9%	7.7%	197,918	-104,509	-422,186	-0.9%	\$7.44	1,227,348	0	0
North	1,305	87,554,591	5,496,343	6.3%	6.7%	10.3%	931,959	-61,236	1,597,437	1.8%	\$7.67	4,110,128	1,479,346	3,438,393
Northeast	441	33,071,094	1,129,392	3.4%	3.5%	6.6%	33,695	3,362	-39,821	-0.1%	\$4.57	939,414	184,650	345,000
Northwest	2,015	146,145,812	7,856,975	5.4%	5.7%	8.6%	1,114,891	1,851,219	3,151,503	2.2%	\$6.98	6,231,445	4,167,540	2,631,277
South	651	41,253,127	1,524,754	3.7%	3.9%	7.5%	361,412	-96,043	-237,231	-0.6%	\$5.54	566,032	111,020	68,665
Southeast	884	89,596,124	3,876,855	4.3%	4.6%	8.1%	335,500	628,536	3,033,322	3.4%	\$8.49	2,459,406	4,808,334	3,879,204
Southwest	980	61,618,692	2,624,949	4.3%	4.5%	7.6%	454,144	387,916	633,904	1.0%	\$8.27	2,440,664	46,500	906,980
Totals	7,018	507,641,625	24,763,006	4.9%	5.2%	8.3%	3,429,519	2,609,245	7,716,928	1.5%	\$7.20	17,974,437	10,797,390	11,269,519

Q4 18 Industrial Market Statistics: Submarket

	Bldgs.	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Availability Rate Direct (%)	Available Sublease (%)	Net Absorption Direct			Average Asking Rate Direct (NNN)	YTD Leasing Activity (sf)	YTD Deliveries (sf)	Under Construction (sf)
								Q4 18 (sf)	YTD 18 (sf)	% of Inventory				
CBD-Inner Loop														
Manufacturing	122	11,423,509	158,493	1.4%	1.4%	6.6%	0	41,000	63,304	0.6%	\$12.66	43,556	0	0
Flex	55	2,792,974	126,373	4.5%	5.3%	5.4%	46,551	22,912	34,059	1.2%	\$14.54	131,656	0	0
Warehouse/Distribution	565	34,185,702	1,968,872	5.8%	6.1%	8.3%	151,367	-168,421	-519,549	-1.5%	\$7.04	1,052,136	0	0
Totals	742	48,402,185	2,253,738	4.6%	4.9%	7.7%	197,918	-104,509	-422,186	-0.9%	\$7.44	1,227,348	0	0
North														
Manufacturing	206	17,669,847	514,632	2.9%	3.4%	4.0%	94,800	-7,551	97,283	0.6%	\$6.85	345,424	129,000	0
Flex	173	9,035,216	1,222,278	13.5%	14.0%	17.5%	73,276	-140,808	-159,257	-1.8%	\$8.94	351,593	81,066	200,000
Warehouse/Distribution	926	60,849,528	3,759,433	6.2%	6.6%	11.0%	763,883	87,123	1,659,411	2.7%	\$7.52	3,413,111	1,269,280	3,238,393
Totals	1,305	87,554,591	5,496,343	6.3%	6.7%	10.3%	931,959	-61,236	1,597,437	1.8%	\$7.67	4,110,128	1,479,346	3,438,393
Northeast														
Manufacturing	107	8,929,585	69,100	0.8%	0.8%	1.4%	0	-25,000	43,670	0.5%	\$4.25	66,600	0	0
Flex	9	392,453	76,179	19.4%	19.4%	19.4%	0	-5,768	-33,004	-8.4%	\$8.40	7,497	0	0
Warehouse/Distribution	325	23,749,056	984,113	4.1%	4.3%	7.7%	33,695	34,130	-50,487	-0.2%	\$4.47	865,317	184,650	345,000
Totals	441	33,071,094	1,129,392	3.4%	3.5%	6.6%	33,695	3,362	-39,821	-0.1%	\$4.57	939,414	184,650	345,000
Northwest														
Manufacturing	261	27,342,942	862,354	3.2%	3.4%	5.1%	85,507	260,050	62,820	0.2%	\$6.85	597,556	132,789	0
Flex	283	14,217,689	1,327,952	9.3%	9.9%	12.5%	136,316	-6,652	-243,806	-1.7%	\$7.41	587,950	0	0
Warehouse/Distribution	1,471	104,585,181	5,666,669	5.4%	5.8%	8.5%	893,068	1,597,821	3,332,489	3.2%	\$6.88	5,045,939	4,034,751	2,631,277
Totals	2,015	146,145,812	7,856,975	5.4%	5.7%	8.6%	1,114,891	1,851,219	3,151,503	2.2%	\$6.98	6,231,445	4,167,540	2,631,277

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								Q4 18 (sf)	YTD 18 (sf)	% of Inventory				
South														
Manufacturing	144	9,966,911	146,061	1.5%	1.5%	3.5%	0	7,991	-41,642	-0.4%	\$4.77	36,708	20,000	0
Flex	33	1,874,697	220,721	11.8%	11.8%	13.3%	28,354	-29,272	113,935	6.1%	\$6.90	76,419	0	32,900
Warehouse/Distribution	474	29,411,519	1,157,972	3.9%	4.2%	8.5%	333,058	-74,762	-309,524	-1.1%	\$5.78	452,905	91,020	35,765
Totals	651	41,253,127	1,524,754	3.7%	3.9%	7.5%	361,412	-96,043	-237,231	-0.6%	\$5.54	566,032	111,020	68,665
Southeast														
Manufacturing	166	18,806,696	216,996	1.2%	1.2%	2.4%	1,500	-49,000	713,990	3.8%	\$10.73	199,034	732,782	0
Flex	48	1,983,015	214,987	10.8%	10.8%	12.4%	0	-14,429	-46,799	-2.4%	\$11.52	47,777	0	0
Warehouse/Distribution	670	68,806,413	3,444,872	5.0%	5.4%	9.0%	334,000	691,965	2,366,131	3.4%	\$7.96	2,212,595	4,075,552	3,879,204
Totals	884	89,596,124	3,876,855	4.3%	4.6%	8.1%	335,500	628,536	3,033,322	3.4%	\$8.49	2,459,406	4,808,334	3,879,204
Southwest														
Manufacturing	113	8,266,810	415,847	5.0%	5.0%	7.5%	0	143,279	15,412	0.2%	\$7.01	71,412	0	0
Flex	206	9,937,530	694,306	7.0%	7.2%	8.7%	38,626	4,186	14,302	0.1%	\$11.40	499,502	0	0
Warehouse/Distribution	661	43,414,352	1,514,796	3.5%	3.7%	7.2%	415,518	240,451	604,190	1.4%	\$7.47	1,869,750	46,500	906,980
Totals	980	61,618,692	2,624,949	4.3%	4.5%	7.6%	454,144	387,916	633,904	1.0%	\$8.27	2,440,664	46,500	906,980
Overall Totals														
Manufacturing	1,119	102,406,300	2,383,483	2.3%	2.5%	4.3%	181,807	370,769	954,837	0.9%	\$6.90	1,360,290	1,014,571	0
Flex	807	40,233,574	3,882,796	9.7%	10.0%	12.4%	323,123	-169,831	-320,570	-0.8%	\$9.10	1,702,394	81,066	232,900
Warehouse/Distribution	5,092	365,001,751	18,496,727	5.1%	5.4%	9.0%	2,924,589	2,408,307	7,082,661	1.9%	\$6.92	14,911,753	9,701,753	11,036,619
Totals	7,018	507,641,625	24,763,006	4.9%	5.2%	8.3%	3,429,519	2,609,245	7,716,928	1.5%	\$7.20	17,974,437	10,797,390	11,269,519