Industrial Submarket Report

East Columbia Corridor

Portland - OR

PREPARED BY

GREATER PORTLAND

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CoStar™

INDUSTRIAL SUBMARKET REPORT

Overview

East Columbia Corridor Industrial

12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	12 Mo Rent Growth
330K	**758K**	**3.0%**	**8.3%**

Located on Portland's east side, fronting the southern banks of the Columbia River, the East Columbia Corridor is home to a deep and diverse list of distribution and manufacturing-oriented tenants. In the past decade, more than one-quarter of Portland's industrial construction activity has been concentrated in this submarket. This led to some vacancy volatility as new developments consistently came on line.

The pace at which properties have been acquired and developed has also put a strain on available land in the immediate area. There is no longer an abundance of readily buildable industrial ground, and the submarket remains constrained to the south by single and multifamily residential uses. This could provide a runway for rents to continue gains, as bringing more space online in large quantities will be a challenge in coming years.

The Amazon fulfillment center and Subaru distribution facility expansion aside, most East Columbia Corridor properties to deliver over the past few years have been speculative, but strong absorption has brought vacancies back to 3.0%. Asking rents remain about $1.00 per SF below the metro rate, but this is likely due to the submarket's much larger building size. On average, an industrial property within the East Columbia Corridor is more than 75% larger than a typical industrial property within the greater metro area.

Large distribution facilities are expected to serve as crucial shipping/receiving nodes for online shopping orders and other goods as the global supply chain crunch attempts to resolve itself. In addition to development, investors are also targeting the submarket with increased frequency, likely picking up on the notion that a dwindling land supply will restrict further competition to some degree. Asset sales volume over the past four years has been well above historical averages.

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Logistics	23,881,120	3.4%	$9.07	7.3%	26,177	0	489,700
Specialized Industrial	6,214,375	0.5%	$11.80	0.6%	81,017	0	0
Flex	629,265	16.3%	$13.35	16.3%	0	0	0
Submarket	**30,724,760**	**3.0%**	**$9.70**	**6.2%**	**107,194**	**0**	**489,700**

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	-1.4%	6.8%	3.0%	11.1%	2009 Q3	2.3%	2021 Q4
Net Absorption SF	758K	693,608	327,723	1,954,890	2016 Q3	(346,357)	2009 Q3
Deliveries SF	330K	645,820	379,628	2,435,717	2018 Q3	0	2013 Q3
Rent Growth	8.3%	3.8%	5.6%	8.5%	2022 Q2	-0.7%	2011 Q1
Sales Volume	$318M	$93.6M	N/A	$323.1M	2020 Q1	$2.1M	2010 Q2

East Columbia Corridor's building boom took off in 2015, sparking a back-and-forth run of vacancy expansion and compression. As properties hit the market with increasing frequency, most were met with even stronger demand.

In January 2022, EZ Flow took on 34,000 SF of space at 158th Commerce Park off Cameron Boulevard. The water management systems designer signed on for a five-year term.

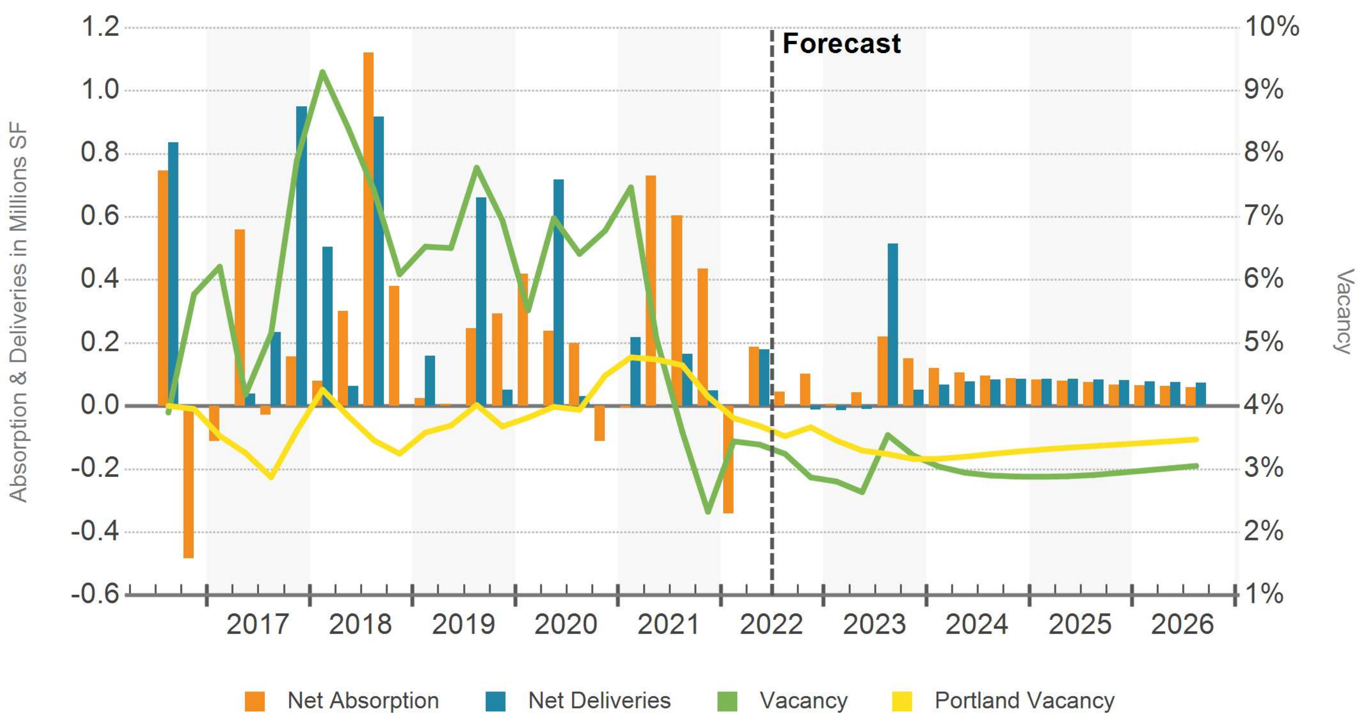
Sandy Boulevard Industrial Park phase I was delivered in 2020 and purchased in December by Black Creek Group. The 110,525 SF building was recently leased in full by OIA Global in 21Q3.

In another 21Q3 signing, Senneca Holdings, a management and holding company focused in the specialty door industry, leased 32,430 SF of space at the Imperial Industrial Park. The space covers the entirety of Building B. Senneca planned to occupy their space by the end of 2021.

Economic incentives have also contributed to the submarket's robust pipeline. A sizable portion of East Columbia Corridor is designated as an Opportunity Zone. Additionally, the northern and western portions are in the East Portland Enterprise Zone, an area designated for five-year tax abatements for firms that invest between $500,000 and $86 million in industrial operations. The program was established in July 2012 and is scheduled to expire in 2024. Amazon's new 857,000-SF fulfillment center in Troutdale is a beneficiary of a five-year tax abatement worth around $9.6 million, one of the major reasons for the e-commerce giant's site selection.

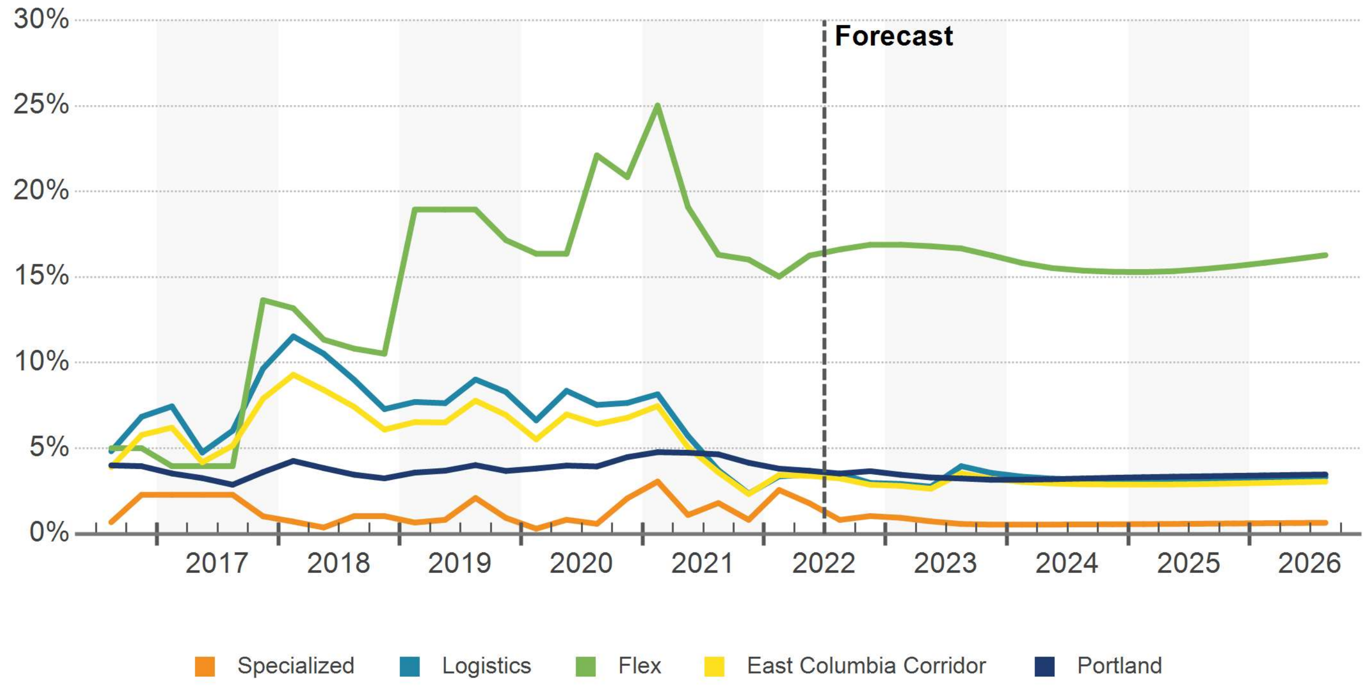
A large number of corporate tenants dot the area, primarily food distributors and manufacturing-oriented companies. Albertsons owns and occupies a 924,000-SF distribution center near I-84, one of the largest logistics tenants across Portland. Other sizable owner/occupants include manufacturing facilities for Microchip Technology (827,000 SF) and Boeing (800,000 SF). Automobile manufacturer Subaru occupies 600,000 SF at its distribution center in Gresham, delivered in 2016, and a 236,000-SF expansion delivered in July 2020. Within East Columbia Corridor, about 55 industrial and flex tenants have footprints over 100,000 SF.

NET ABSORPTION, NET DELIVERIES & VACANCY

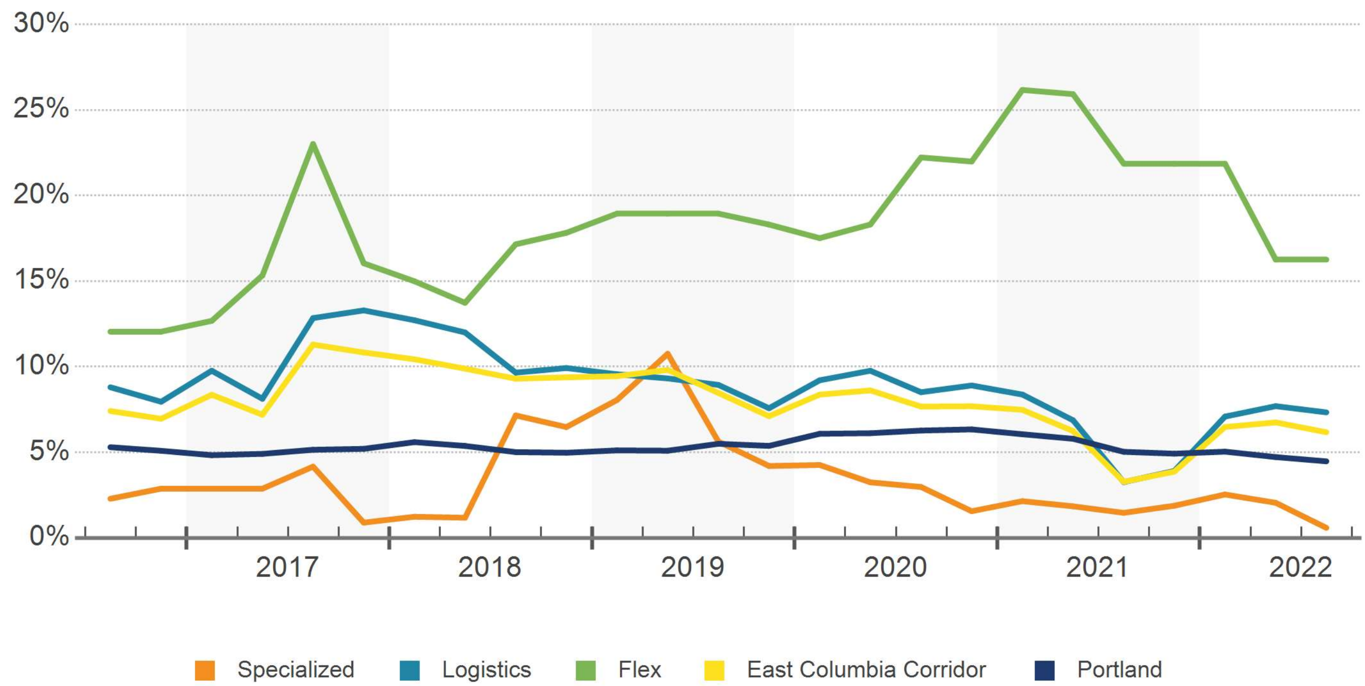


Leasing

VACANCY RATE



AVAILABILITY RATE



4 & 5 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

Property Name/Address	Rating	RBA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
22860 NE Townsend Way	★★★★☆	50,000	2	50,000	62.5%	50,000
Building B 4880 NE 185th Dr	★★★★☆	32,430	1	32,430	20.0%	32,430
South Building 17800 NE Riverside Pky	★★★★☆	36,440	3	14,308	6.9%	15,080
North Building 17900 NE Riverside	★★★★☆	27,129	1	1,800	1.3%	1,800
Bldg D 18432-18474 NE Sandy Ave	★★★★☆	104,082	1	47,104	0%	0
Teeny Foods Expansion 3434 NE 170th Pl	★★★★☆	80,000	1	80,000	0%	0
Bldg A 23040-23070 NE Townsend Way	★★★★☆	165,824	1	47,716	0%	0
22638 NE Townsend Way	★★★★☆	210,000	1	210,000	0%	0
Summit Portal Way Building 19018 NE Portal Way	★★★★☆	90,894	1	90,894	37.1%	0
PDX Corporate Center East I/1 15509-15617 NE Airport Way	★★★★☆	109,200	2	109,400	0%	0
Building 6 13802-13808 NE Airport Way	★★★★☆	70,000	2	52,437	30.0%	(17,563)
Bldg C 22867-22887 NE Townsend Way	★★★★☆	107,380	2	60,245	54.4%	(18,704)
2912 NE 172nd Pl	★★★★☆	130,589	1	130,589	60.0%	(51,100)

3 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

Property Name/Address	Rating	RBA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
Building B 4460 NE 150th Ct	★★★☆☆	51,500	1	51,500	40.0%	51,500
Halsey Industrial Center 17401 NE Halsey St	★★★☆☆	260,000	2	65,855	24.7%	20,114
Bldg 11 12505-12595 NE Marx St	★★★☆☆	28,578	2	11,300	15.8%	7,861
Bldg A 14105-14121 NE Airport Way	★★★☆☆	152,338	1	7,750	3.1%	7,750
Bldg 7 16303-16369 NE Cameron Blvd	★★★☆☆	53,280	5	19,820	20.3%	6,628
Bldg 9 12403-12421 NE Marx St	★★★☆☆	31,510	1	5,513	3.5%	5,513
Bldg 1 13122 NE David Cir	★★★☆☆	33,330	1	14,205	8.5%	4,431
Bldg B 886-918 NW Corporate Dr	★★★☆☆	28,910	2	7,818	3.0%	4,293
Bldg 1 3009-3033 NE 172nd Pl	★★★☆☆	36,000	1	8,831	9.8%	3,456
Bldg 10 12901-12927 NE Airport Way	★★★☆☆	68,016	2	14,511	1.7%	2,274
Bldg 1 13110-13126 NE Airport Way	★★★☆☆	51,800	3	18,600	2.1%	2,172
Bldg 12 12605-12695 NE Marx St	★★★☆☆	31,500	1	5,017	3.2%	1,963
Bldg 2 13422-13444 NE Jarrett St	★★★☆☆	68,912	1	10,103	2.9%	0
Bldg 2 19841-19979 NE San Rafael St	★★★☆☆	50,000	1	46,400	0%	0
Bldg 14 13131-13151 NE Airport Way	★★★☆☆	99,544	1	5,307	0%	0
19050 NE Sandy Blvd	★★★☆☆	137,991	1	137,991	100%	0
Bldg 3 12842-12848 NE Airport Way	★★★☆☆	73,924	3	33,847	10.8%	0
Building C 302-376 NE 219th Ave	★★★☆☆	42,000	1	3,500	4.4%	(5,800)
13200-13214 NE Whitaker Way	★★★☆☆	72,000	1	25,632	26.5%	(11,545)
Bldg 2 4740 NE 166th Ave	★★★☆☆	59,800	1	59,800	60.0%	(59,800)

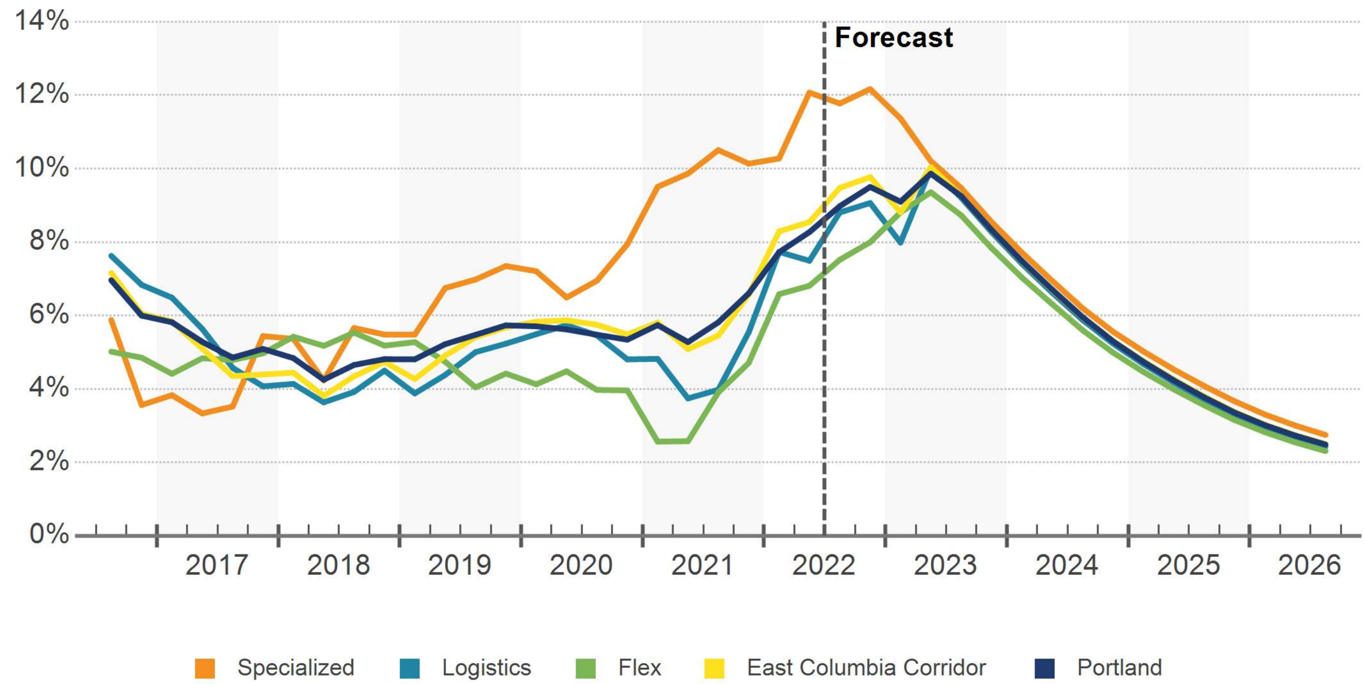
Rent

Rents in the East Columbia Corridor will likely rise in the near term, aided by strong leasing and a dwindling supply pipeline that will reduce competition to a certain degree. Trailing four quarter rent growth within the submarket equates to 8.3%, versus the larger metro performance of 7.9%. Over the past five years, year-over-year rent growth has averaged 5.6%.

Prior to the COVID-19 outbreak, the submarket's rent growth faced pressure as space at new speculative developments lingered on the market. However, as of the third quarter of 2022, there is now just 490,000 SF of space in the pipeline, set to expand total inventory by 1.6%. This indicates supply pressure near term will be minimal, relative to recent quarters.

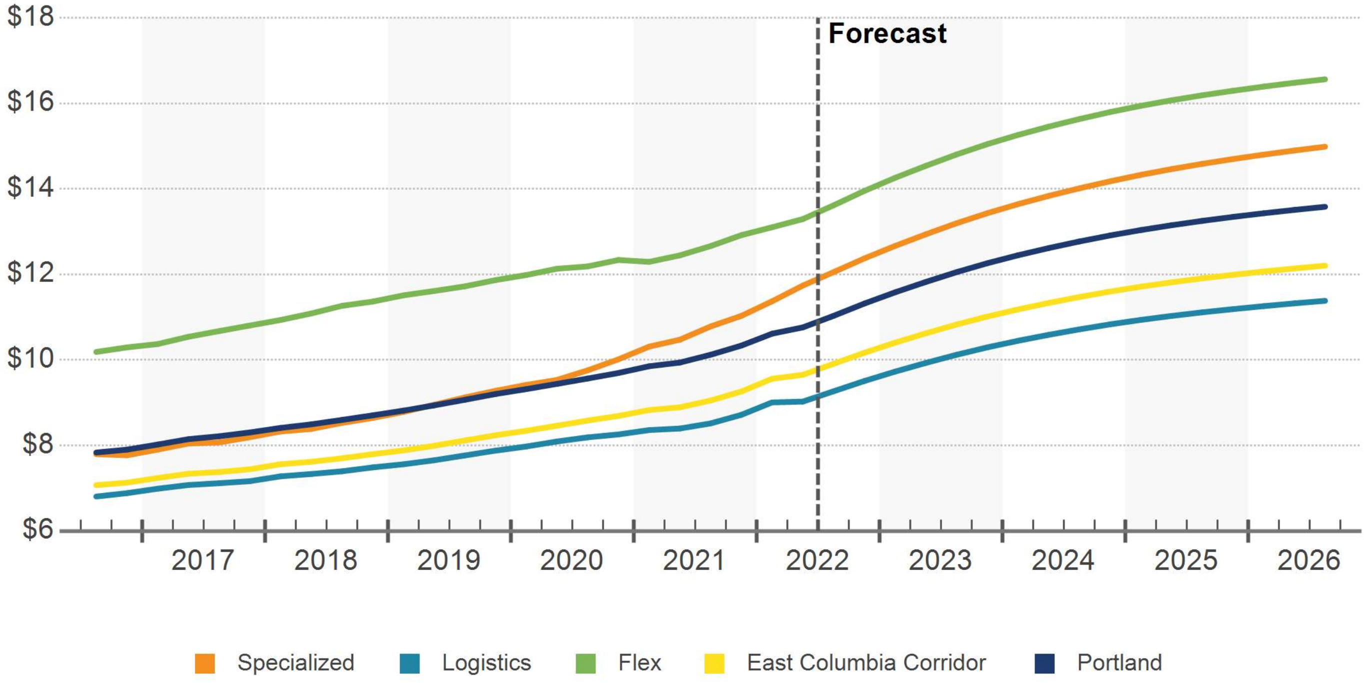
Asking rents in East Columbia Corridor of $9.70/SF are historically lower than the metro average, which currently sits at $10.80/SF. Despite this, the submarket has seen strong growth this cycle, with cumulative gains of about 68.2% over the past ten years. This performance, in line with the cumulative gains of the metro of 69.8%, is especially impressive considering the glut of supply this submarket has experienced in years prior. Approximately 7.4 million SF has been added to the submarket in the last ten years, expanding inventory by 31.9%.

MARKET RENT GROWTH (YOY)



Rent

MARKET RENT PER SQUARE FEET



All told, new supply in East Columbia Corridor equates to over 25% of industrial inventory added to the metro over the past decade. Though some substantial build-to-suit projects have come on line, the heavy pipeline of speculative construction in recent years has driven the submarket's volatile vacancy and rent growth rates.

Approximately 7.4 million SF has delivered to the submarket in the last decade, expanding inventory by 31.9%. For reference, the Portland metro area's inventory as a whole expanded by 12.7% over the same period.

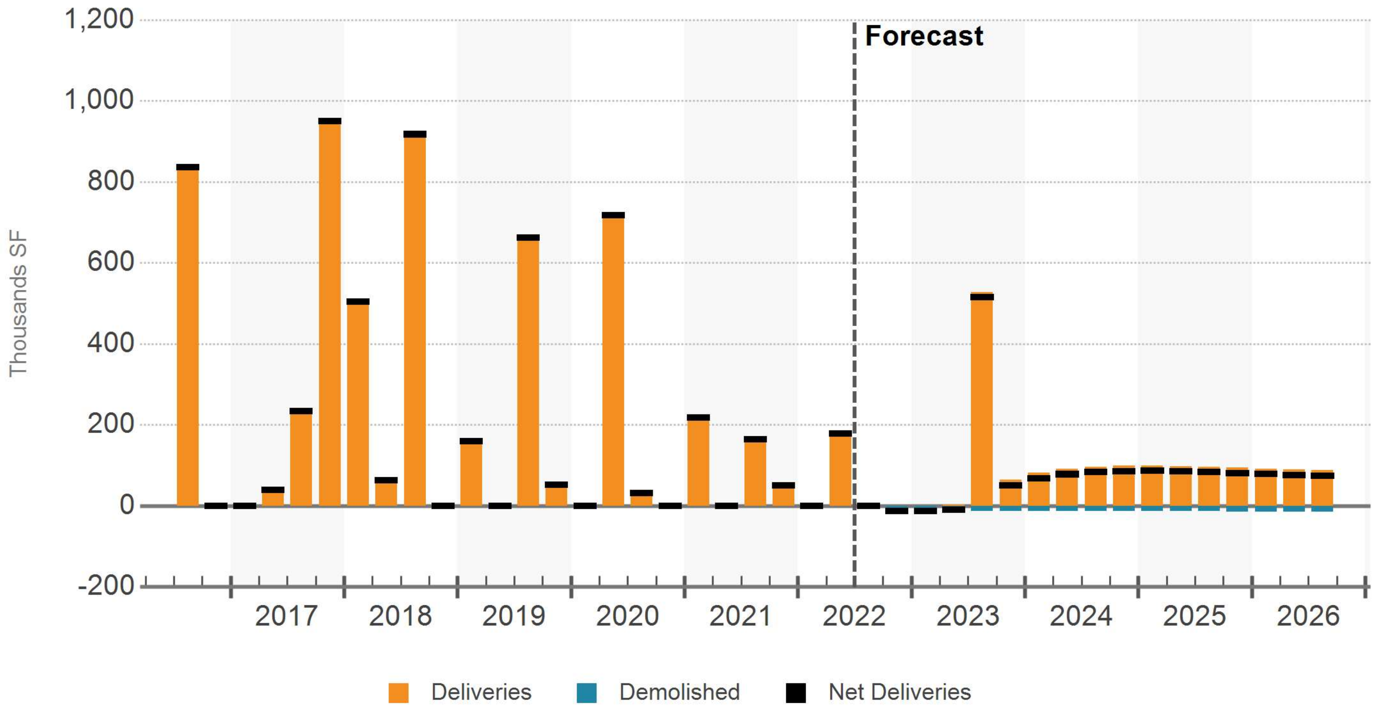
More recently, construction activity within the submarket has cooled off slightly. Developers still face several hurdles in bringing product to the market, including high material costs and order delays mixed with labor shortages. Couple these factors with a dwindling inventory of available land, and the recipe for a shrinking supply pipeline is set. There is currently 490,000 SF underway, versus the five-year average of 840,000 SF.

The largest project underway is the two-building, 138 Logistics Center, which will total just under 500,000 SF. California-based Phelan Development Company is spearheading the build. The site was home to the former Supreme Steel production facility, which has since been razed.

Dermody Properties completed Building C of the LogistiCenter at I-84 in 21Q3, and the project was pre-leased by Amazon. The e-commerce giant had signed the lease last December. Located at the corner NE 230th Ave & NE Sandy Boulevard, the 165,000-SF warehouse has clear heights of 30 feet and 35 dock-high loading bays.

Other major submarket deliveries have been speculative, such as Trammell Crow's two-building Blue Lake Corporate Park. An 86,000-SF building at the park delivered in 20Q1 and was leased by PepsiCo in 21Q2, while the 378,000-SF warehouse delivered in 20Q2 and was leased in October 2020 by Hawthorne Hydroponics, who has now taken possession. An indoor cultivation manufacturer owned by ScottsMiracle-Gro, Hawthorne Hydroponics' lease hints at an increased presence of distributors and developers of cannabis related growing supplies setting up shop locally, looking to take advantage of Oregon's legalized marijuana market.

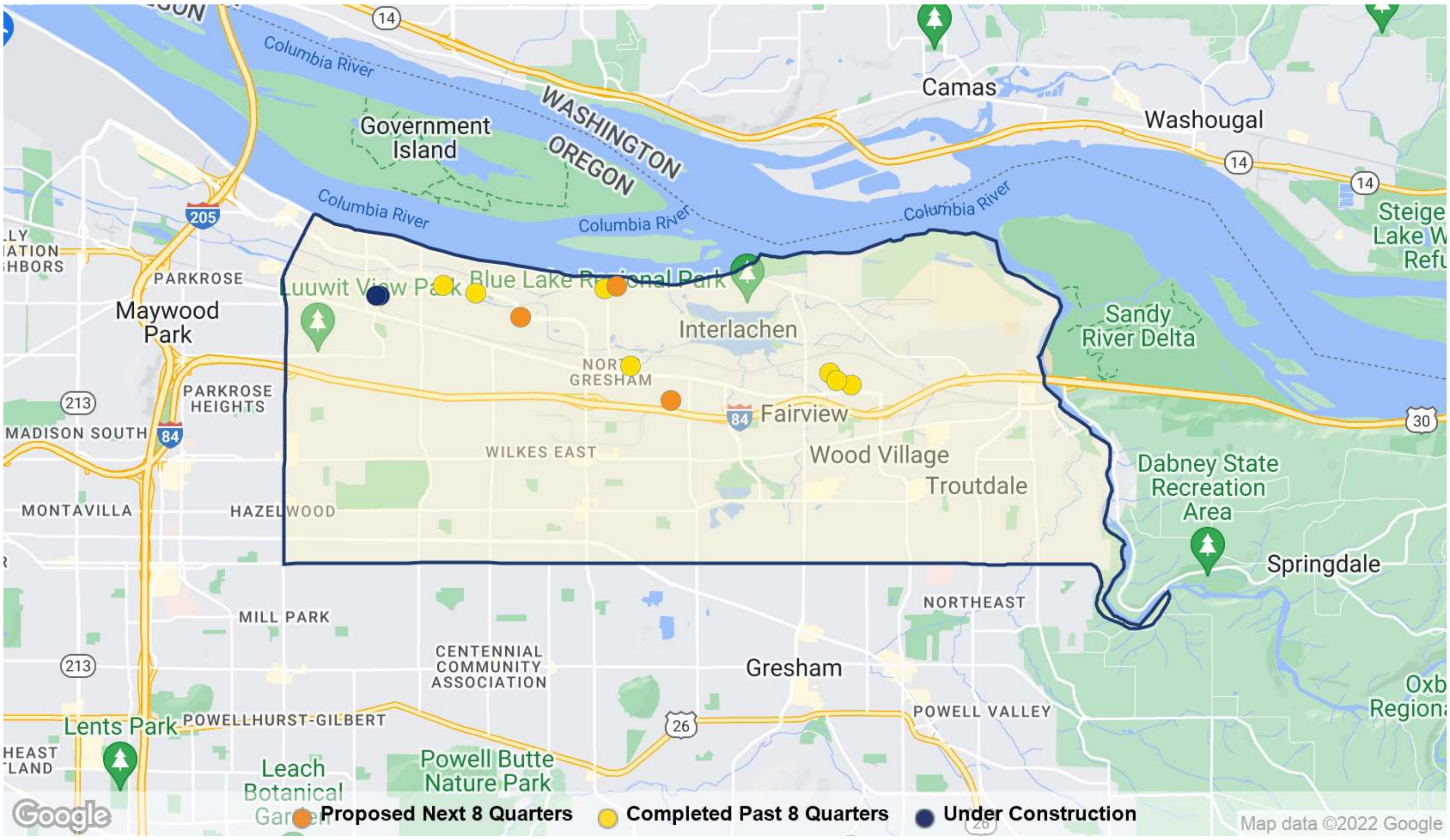
DELIVERIES & DEMOLITIONS



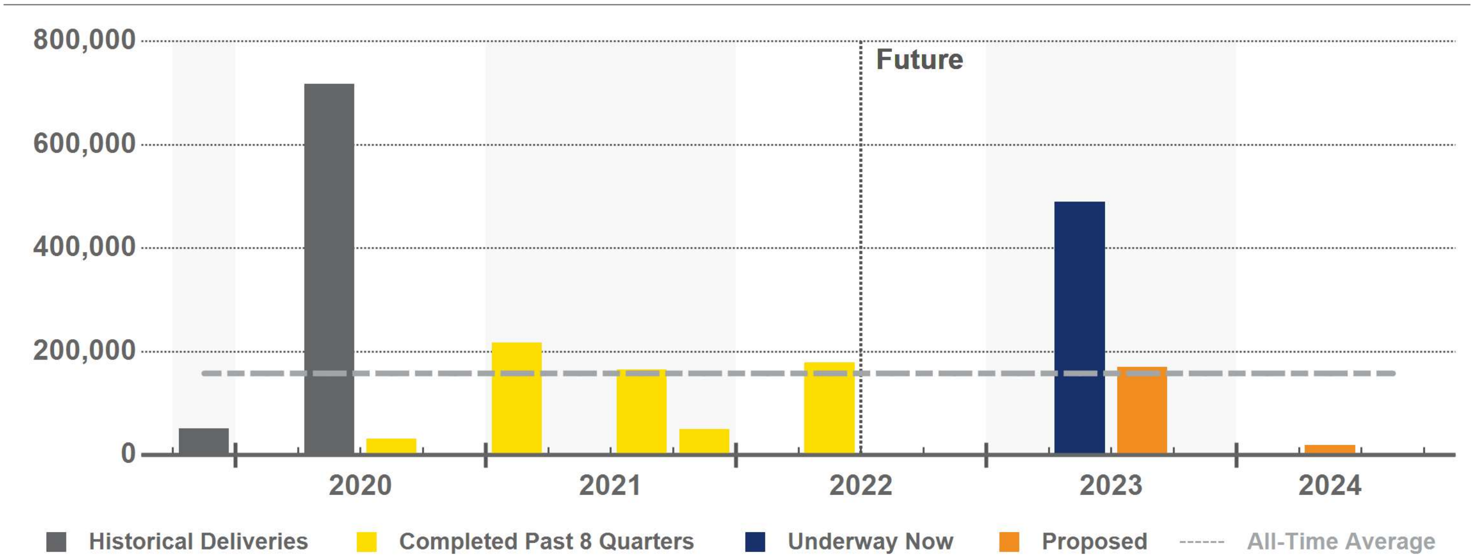
Construction

All-Time Annual Avg. Square Feet	Delivered Square Feet Past 8 Qtrs	Delivered Square Feet Next 8 Qtrs	Proposed Square Feet Next 8 Qtrs
632,684	642,747	489,700	190,610

PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



PAST & FUTURE DELIVERIES IN SQUARE FEET



RECENT DELIVERIES

	Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1	**19050 NE Sandy Blvd**	★★★☆☆	137,991	1	Jul 2021	May 2022	- Phelan Development Company
2	**Diamond Line Delivery S...** 4610 NE 185th Ave	★★★☆☆	41,241	1	Jun 2021	May 2022	- -
3	**22860 NE Townsend Way**	★★★★☆	50,000	1	Dec 2020	Oct 2021	- AJ Giustina
4	**LogistiCenter at I-84** 3108 NE 230th Ave	★★★★☆	165,000	1	Sep 2020	Sep 2021	Sierra Construction Co., Inc. -
5	**15250 NE Airport Way**	★★★★☆	154,240	1	Oct 2019	Feb 2021	- Prologis, LP.
6	**3025-3109 NE 230th Ave**	★★★★☆	63,075	1	Jun 2020	Jan 2021	- Dermody Properties, Inc.
7	**Costa Oro International** NE Marine Dr	★★★☆☆	31,200	1	Jan 2020	Jul 2020	2KG Contractors, Inc. -

UNDER CONSTRUCTION

	Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1	**Building A** 4600 NE 138th Ave	★★★★★	273,500	1	Feb 2022	Jun 2023	- Phelan Development Company
2	**Building B** 4600 NE 138th Ave	★★★★★	216,200	1	Feb 2022	Jun 2023	- Phelan Development Company

PROPOSED

	Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1	**Building C** 19730 NE Sandy Blvd	★★★☆☆	122,850	1	Sep 2022	Sep 2023	- Dermody Properties, Inc.
2	**Mason St**	★★★☆☆	48,000	1	Sep 2022	Sep 2023	- -
3	**4890 NE 185th Dr**	★★★☆☆	19,760	1	Jun 2023	Jun 2024	- -

Sales

To date, trailing year sales volume is equal to $307 million, versus the ten-year average of $133 million per year. Institutional investors are paying top dollar for high-end assets, which has pushed recent outsized sales figures.

Market pricing of $165/SF has more than doubled in the past decade, while cap rates have dropped to 5.4%.

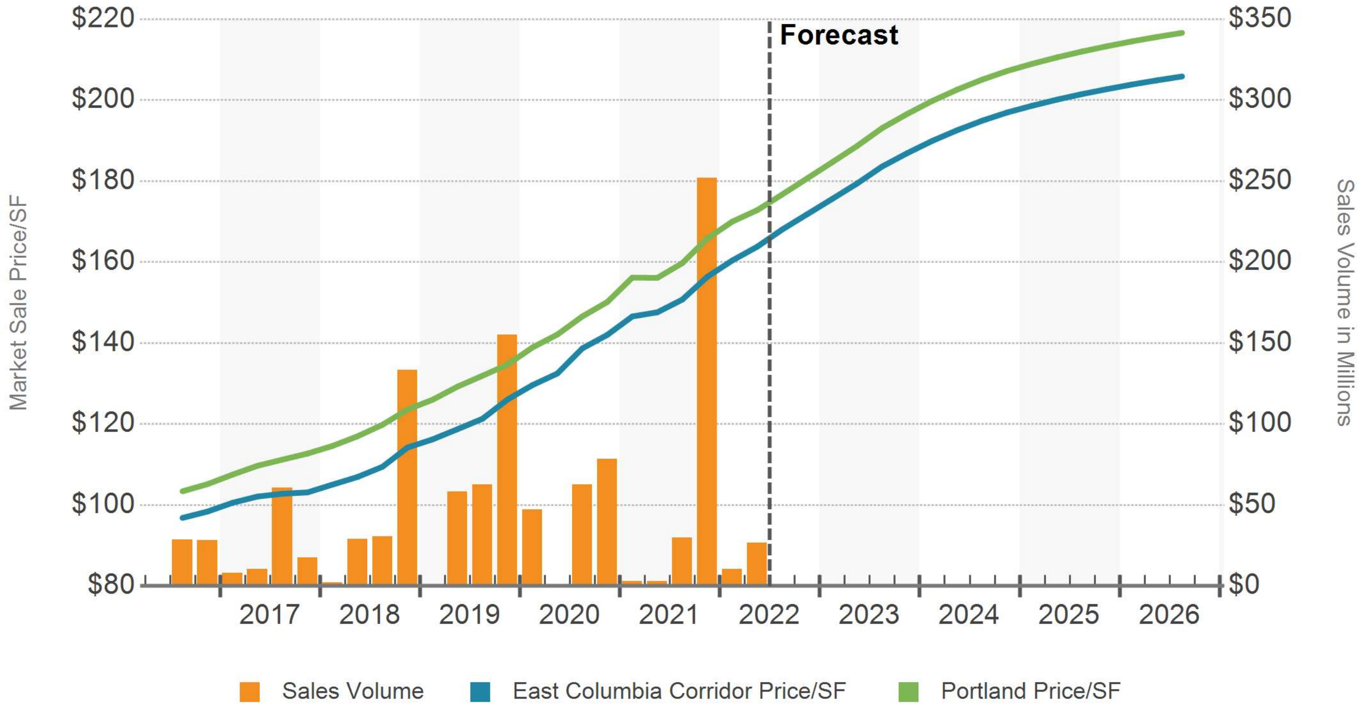
In December 2021, the Halsey Business Park sold for $54.1 million ($133/SF) to San Diego-based Westcore Properties. The property was fully leased at the time of sale to three stable tenants American Direct, Trailblazer Foods and International Paper.

Not infrequently, the largest submarket sales involve local properties swept up into large regional or national bulk portfolios deals. Two recent examples of this trend stand out. In December 2021, Building A of Sandy Crossing sold as part of a 26-property portfolio deal for $1.2 billion ($225/SF). The 300,000-SF distribution warehouse was built in 1972.

In October 2021, the 493,000-SF Interstate Crossroads Distribution Center sold as part of a $3.2 billion, 113-property national portfolio deal. Blackstone Real Estate Income Trust completed an acquisition of the WPT Industrial Real Estate Investment Trust, including an assumption of debt. The acquisition included just under 30 million SF of total space.

Sales volume in 2021 reached its second highest annual total ever, primarily as a result of these deals.

SALES VOLUME & MARKET SALE PRICE PER SF



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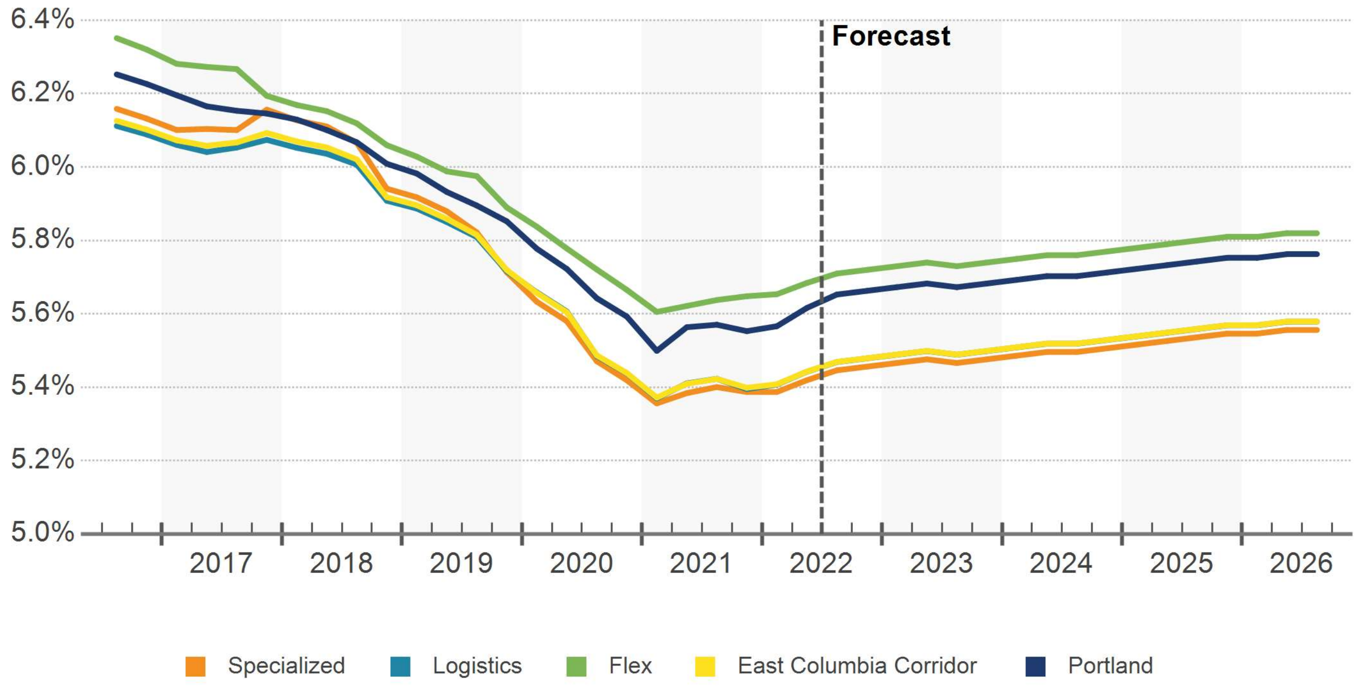
MARKET CAP RATE

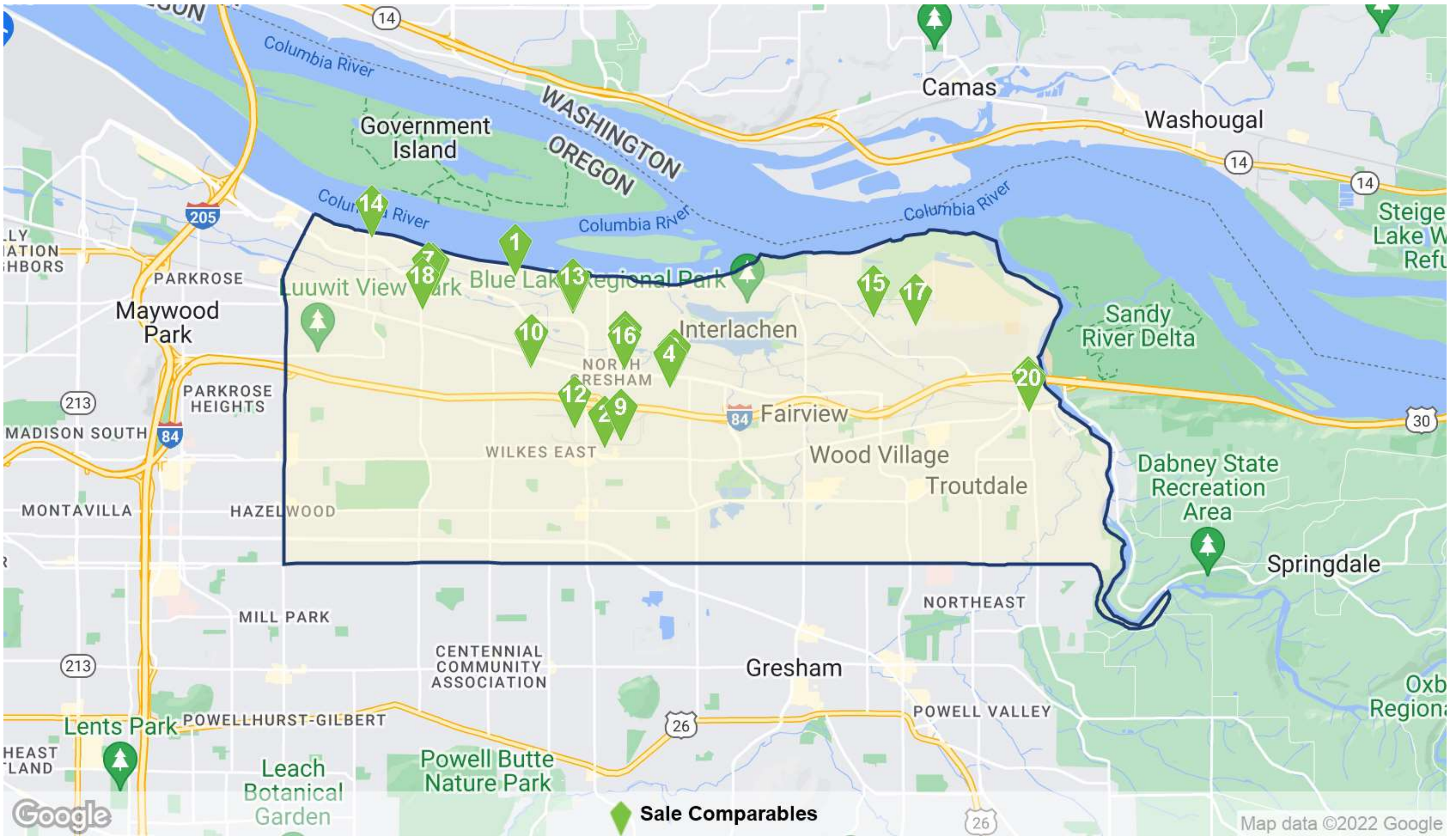


Sales Past 12 Months

East Columbia Corridor Industrial

Sale Comparables	Avg. Cap Rate	Avg. Price/SF	Avg. Vacancy At Sale
31	**4.0%**	**$180**	**8.0%**

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	$675,000	$15,889,475	$7,201,936	$99,985,021
Price/SF	$94	$180	$180	$1,479
Cap Rate	4.0%	4.0%	4.0%	4.0%
Time Since Sale in Months	1.4	7.5	9.2	11.3
Property Attributes	**Low**	**Average**	**Median**	**High**
Building SF	4,646	95,600	46,652	492,554
Ceiling Height	8'	23'2"	24'	32'
Docks	0	12	5	104
Vacancy Rate At Sale	0%	8.0%	0%	100%
Year Built	1920	1992	2000	2020
Star Rating	★☆☆☆☆	★★☆☆☆ 2.9	★★★☆☆	★★★★☆

Sales Past 12 Months

East Columbia Corridor Industrial

RECENT SIGNIFICANT SALES

		Property				Sale			
	Property Name - Address	Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1	Interstate Crossroads Di… 16441 NE Cameron Blvd	★★★★☆	2015	492,554	0%	10/20/2021	$99,985,021	$203	-
2	Halsey Business Park 18285-18557 NE Halsey St	★★☆☆☆	1960	405,300	0%	12/30/2021	$54,100,000	$133	4.0%
3	Building B 19730 NE Sandy Blvd	★★★☆☆	1972	25,740	0%	12/15/2021	$38,069,200	$1,479	-
4	Building A 19730 NE Sandy Blvd	★★★☆☆	1972	299,249	58.5%	12/15/2021	$33,211,587	$111	-
5	Teeny Foods Expansion 3434 NE 170th Pl	★★★★☆	2015	80,000	0%	8/25/2021	$12,456,811	$156	-
6	Building B 4460 NE 150th Ct	★★★☆☆	2019	51,500	100%	10/21/2021	$9,989,961	$194	-
7	Building A 4465 NE 150th Ct	★★★☆☆	2020	49,975	0%	10/21/2021	$9,694,142	$194	-
8	Bldg 2 - Rose City Printi… 18683 NE Sandy Blvd	★★★☆☆	2008	62,000	0%	9/30/2021	$9,250,000	$149	-
9	Trader Publishing Co. 18700 NE San Rafael St	★★★☆☆	1980	50,000	0%	5/25/2022	$7,950,000	$159	-
10	Teeny Foods 3434 NE 170th Pl	★★★☆☆	2003	46,652	0%	8/25/2021	$7,264,189	$156	-
11	South Building 17800 NE Riverside Pky	★★★★☆	2017	36,440	0%	5/12/2022	$7,139,683	$196	-
12	San Rafael Ind Center 18055 NE San Rafael St	★★★☆☆	1990	46,000	0%	3/21/2022	$6,000,000	$130	-
13	North Building 17900 NE Riverside	★★★★☆	2017	27,129	0%	5/12/2022	$5,315,396	$196	-
14	13821 NE Jarrett St	★★☆☆☆	2005	22,321	0%	6/9/2022	$4,572,500	$205	-
15	1871-1891 NW Commerc…	★★☆☆☆	2000	23,896	0%	1/5/2022	$4,500,000	$188	-
16	Bldg 1 18659 NE Sandy Blvd	★★☆☆☆	2008	28,000	0%	11/29/2021	$4,172,000	$149	-
17	2670 NW Graham Cir	★★☆☆☆	2009	5,845	0%	12/1/2021	$1,700,000	$291	-
18	4334 NE 148th Ave	★☆☆☆☆	1969	4,800	0%	10/18/2021	$945,000	$197	-
19	146 W Historic Columbia…	★★☆☆☆	1932	4,646	0%	5/3/2022	$799,000	$172	-
20	105 SW 2nd St	★★☆☆☆	1934	7,200	0%	6/23/2022	$675,000	$94	-

Supply & Demand Trends

East Columbia Corridor Industrial

OVERALL SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2026	32,206,859	300,764	0.9%	245,446	0.8%	1.2
2025	31,906,095	335,354	1.1%	307,372	1.0%	1.1
2024	31,570,741	315,622	1.0%	410,870	1.3%	0.8
2023	31,255,119	543,105	1.8%	420,053	1.3%	1.3
2022	30,712,014	166,486	0.5%	(4,556)	0%	-
YTD	30,724,760	179,232	0.6%	(45,386)	-0.1%	-
2021	30,545,528	432,315	1.4%	1,764,474	5.8%	0.2
2020	30,113,213	749,130	2.6%	746,127	2.5%	1.0
2019	29,364,083	872,824	3.1%	568,524	1.9%	1.5
2018	28,491,259	1,485,529	5.5%	1,883,222	6.6%	0.8
2017	27,005,730	1,271,476	4.9%	577,732	2.1%	2.2
2016	25,734,254	1,045,986	4.2%	948,453	3.7%	1.1
2015	24,688,268	1,346,399	5.8%	1,146,021	4.6%	1.2
2014	23,341,869	35,328	0.2%	(44,570)	-0.2%	-
2013	23,306,541	8,800	0%	542,395	2.3%	0
2012	23,297,741	0	0%	212,973	0.9%	0
2011	23,297,741	0	0%	179,561	0.8%	0
2010	23,297,741	617,649	2.7%	729,731	3.1%	0.8

SPECIALIZED INDUSTRIAL SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2026	6,211,195	1,320	0%	(2,141)	0%	-
2025	6,209,875	2,603	0%	(191)	0%	-
2024	6,207,272	2,044	0%	880	0%	2.3
2023	6,205,228	(6,680)	-0.1%	24,476	0.4%	-
2022	6,211,908	38,774	0.6%	24,875	0.4%	1.6
YTD	6,214,375	41,241	0.7%	61,836	1.0%	0.7
2021	6,173,134	0	0%	77,427	1.3%	0
2020	6,173,134	32,430	0.5%	(38,324)	-0.6%	-
2019	6,140,704	349,080	6.0%	351,782	5.7%	1.0
2018	5,791,624	0	0%	(580)	0%	-
2017	5,791,624	0	0%	72,872	1.3%	0
2016	5,791,624	0	0%	(20,872)	-0.4%	-
2015	5,791,624	80,000	1.4%	143,100	2.5%	0.6
2014	5,711,624	0	0%	(73,931)	-1.3%	-
2013	5,711,624	8,800	0.2%	200,569	3.5%	0
2012	5,702,824	0	0%	16,367	0.3%	0
2011	5,702,824	0	0%	55,936	1.0%	0
2010	5,702,824	0	0%	(62,271)	-1.1%	-

GREATER PORTLAND

CoStar™

LOGISTICS SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2026	25,370,849	300,516	1.2%	254,032	1.0%	1.2
2025	25,070,333	333,804	1.3%	310,539	1.2%	1.1
2024	24,736,529	314,622	1.3%	404,905	1.6%	0.8
2023	24,421,907	550,822	2.3%	392,569	1.6%	1.4
2022	23,871,085	127,956	0.5%	(23,749)	-0.1%	-
YTD	23,881,120	137,991	0.6%	(105,724)	-0.4%	-
2021	23,743,129	432,315	1.9%	1,656,719	7.0%	0.3
2020	23,310,814	716,700	3.2%	807,614	3.5%	0.9
2019	22,594,114	523,744	2.4%	258,485	1.1%	2.0
2018	22,070,370	1,485,529	7.2%	1,864,096	8.4%	0.8
2017	20,584,841	1,207,907	6.2%	498,888	2.4%	2.4
2016	19,376,934	1,045,986	5.7%	969,325	5.0%	1.1
2015	18,330,948	1,266,399	7.4%	988,999	5.4%	1.3
2014	17,064,549	35,328	0.2%	(639)	0%	-
2013	17,029,221	0	0%	367,723	2.2%	0
2012	17,029,221	0	0%	226,606	1.3%	0
2011	17,029,221	0	0%	111,225	0.7%	0
2010	17,029,221	617,649	3.8%	793,202	4.7%	0.8

FLEX SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2026	624,815	(1,072)	-0.2%	(6,445)	-1.0%	-
2025	625,887	(1,053)	-0.2%	(2,976)	-0.5%	-
2024	626,940	(1,044)	-0.2%	5,085	0.8%	-
2023	627,984	(1,037)	-0.2%	3,008	0.5%	-
2022	629,021	(244)	0%	(5,682)	-0.9%	-
YTD	629,265	0	0%	(1,498)	-0.2%	-
2021	629,265	0	0%	30,328	4.8%	0
2020	629,265	0	0%	(23,163)	-3.7%	-
2019	629,265	0	0%	(41,743)	-6.6%	-
2018	629,265	0	0%	19,706	3.1%	0
2017	629,265	63,569	11.2%	5,972	0.9%	10.6
2016	565,696	0	0%	0	0%	-
2015	565,696	0	0%	13,922	2.5%	0
2014	565,696	0	0%	30,000	5.3%	0
2013	565,696	0	0%	(25,897)	-4.6%	-
2012	565,696	0	0%	(30,000)	-5.3%	-
2011	565,696	0	0%	12,400	2.2%	0
2010	565,696	0	0%	(1,200)	-0.2%	-

OVERALL RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2026	$12.26	218	2.3%	32.4%	995,578	3.1%	0.1%
2025	$11.99	213	3.4%	29.4%	939,548	2.9%	0.1%
2024	$11.60	206	5.3%	25.2%	910,787	2.9%	-0.3%
2023	$11.01	196	8.3%	18.9%	1,005,331	3.2%	0.3%
2022	$10.17	181	9.8%	9.8%	881,788	2.9%	0.5%
YTD	$9.70	173	8.3%	4.7%	935,202	3.0%	0.7%
2021	$9.26	165	6.6%	0%	710,584	2.3%	-4.5%
2020	$8.69	155	5.5%	-6.2%	2,042,743	6.8%	-0.2%
2019	$8.24	147	5.7%	-11.0%	2,039,740	6.9%	0.9%
2018	$7.80	139	4.7%	-15.8%	1,735,440	6.1%	-1.8%
2017	$7.44	132	4.4%	-19.6%	2,133,133	7.9%	2.1%
2016	$7.13	127	6.0%	-23.0%	1,486,369	5.8%	0.2%
2015	$6.72	120	5.9%	-27.4%	1,388,836	5.6%	0.5%
2014	$6.35	113	4.8%	-31.4%	1,188,458	5.1%	0.3%
2013	$6.06	108	3.4%	-34.5%	1,108,560	4.8%	-2.3%
2012	$5.87	104	3.8%	-36.7%	1,642,155	7.0%	-0.9%
2011	$5.65	101	-0.4%	-39.0%	1,855,128	8.0%	-0.8%
2010	$5.67	101	-0.5%	-38.7%	2,034,689	8.7%	-0.7%

SPECIALIZED INDUSTRIAL RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2026	$15.07	231	2.5%	36.6%	41,498	0.7%	0.1%
2025	$14.70	226	3.7%	33.2%	37,910	0.6%	0%
2024	$14.18	218	5.6%	28.5%	34,981	0.6%	0%
2023	$13.43	206	8.5%	21.8%	33,682	0.5%	-0.5%
2022	$12.37	190	12.2%	12.2%	64,757	1.0%	0.2%
YTD	$11.80	181	11.3%	6.9%	30,241	0.5%	-0.3%
2021	$11.03	169	10.1%	0%	50,836	0.8%	-1.3%
2020	$10.01	154	7.9%	-9.2%	128,263	2.1%	1.1%
2019	$9.28	142	7.3%	-15.9%	57,509	0.9%	-0.1%
2018	$8.64	133	5.5%	-21.6%	60,211	1.0%	0%
2017	$8.19	126	5.4%	-25.7%	59,631	1.0%	-1.3%
2016	$7.77	119	3.6%	-29.5%	132,503	2.3%	0.4%
2015	$7.50	115	5.4%	-32.0%	111,631	1.9%	-1.1%
2014	$7.12	109	5.1%	-35.5%	174,731	3.1%	1.3%
2013	$6.77	104	3.3%	-38.6%	100,800	1.8%	-3.4%
2012	$6.55	101	2.2%	-40.6%	292,569	5.1%	-0.3%
2011	$6.41	98	0%	-41.9%	308,936	5.4%	-1.0%
2010	$6.41	98	-2.6%	-41.9%	364,872	6.4%	1.1%

LOGISTICS RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2026	$11.44	215	2.2%	31.2%	850,890	3.4%	0.1%
2025	$11.19	210	3.3%	28.4%	803,779	3.2%	0.1%
2024	$10.83	203	5.2%	24.3%	779,822	3.2%	-0.4%
2023	$10.29	193	8.3%	18.1%	869,503	3.6%	0.6%
2022	$9.51	178	9.1%	9.1%	710,782	3.0%	0.6%
YTD	$9.07	170	7.4%	4.1%	802,656	3.4%	1.0%
2021	$8.72	164	5.5%	0%	558,941	2.4%	-5.3%
2020	$8.26	155	4.8%	-5.3%	1,783,345	7.7%	-0.6%
2019	$7.88	148	5.2%	-9.6%	1,874,259	8.3%	1.0%
2018	$7.49	141	4.5%	-14.1%	1,609,000	7.3%	-2.4%
2017	$7.17	135	4.1%	-17.8%	1,987,567	9.7%	2.8%
2016	$6.89	129	6.8%	-21.0%	1,325,528	6.8%	0%
2015	$6.45	121	6.0%	-26.1%	1,248,867	6.8%	1.1%
2014	$6.08	114	4.7%	-30.3%	971,467	5.7%	0.2%
2013	$5.81	109	3.3%	-33.4%	935,500	5.5%	-2.2%
2012	$5.62	106	4.3%	-35.5%	1,303,223	7.7%	-1.3%
2011	$5.39	101	-0.5%	-38.1%	1,529,829	9.0%	-0.7%
2010	$5.42	102	0.1%	-37.8%	1,641,054	9.6%	-1.4%

FLEX RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2026	$16.64	203	2.1%	28.8%	103,190	16.5%	0.9%
2025	$16.29	198	3.2%	26.1%	97,859	15.6%	0.3%
2024	$15.79	192	5.0%	22.3%	95,984	15.3%	-1.0%
2023	$15.04	183	7.8%	16.5%	102,146	16.3%	-0.6%
2022	$13.95	170	8.0%	8.0%	106,249	16.9%	0.9%
YTD	$13.35	163	6.5%	3.3%	102,305	16.3%	0.2%
2021	$12.92	157	4.7%	0%	100,807	16.0%	-4.8%
2020	$12.34	150	4.0%	-4.5%	131,135	20.8%	3.7%
2019	$11.87	145	4.4%	-8.1%	107,972	17.2%	6.6%
2018	$11.36	138	5.2%	-12.0%	66,229	10.5%	-3.1%
2017	$10.81	132	5.0%	-16.4%	85,935	13.7%	8.6%
2016	$10.29	125	4.9%	-20.3%	28,338	5.0%	0%
2015	$9.82	120	4.4%	-24.0%	28,338	5.0%	-2.5%
2014	$9.40	115	4.4%	-27.2%	42,260	7.5%	-5.3%
2013	$9.01	110	6.6%	-30.3%	72,260	12.8%	4.6%
2012	$8.45	103	2.9%	-34.6%	46,363	8.2%	5.3%
2011	$8.21	100	0.9%	-36.4%	16,363	2.9%	-2.2%
2010	$8.14	99	-0.4%	-37.0%	28,763	5.1%	0.2%

Sale Trends

OVERALL SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2026	-	-	-	-	-	-	$206.71	325	5.6%
2025	-	-	-	-	-	-	$202.75	319	5.6%
2024	-	-	-	-	-	-	$196.97	310	5.5%
2023	-	-	-	-	-	-	$186.92	294	5.5%
2022	-	-	-	-	-	-	$171.85	270	5.5%
YTD	9	$37M	0.7%	$4,618,947	$169.79	-	$165.28	260	5.4%
2021	26	$287.5M	8.7%	$19,166,527	$180.14	4.0%	$156.39	246	5.4%
2020	19	$188.8M	6.6%	$15,730,110	$134.90	4.3%	$142.05	223	5.4%
2019	51	$276.1M	14.2%	$10,620,160	$108.93	4.5%	$126.07	198	5.7%
2018	15	$195.1M	6.8%	$13,936,524	$101.56	6.0%	$114.22	180	5.9%
2017	16	$96.5M	4.5%	$6,432,200	$79.57	5.7%	$103.15	162	6.1%
2016	11	$102.1M	5.1%	$11,340,604	$78.70	6.2%	$98.41	155	6.1%
2015	52	$84.5M	10.0%	$3,131,017	$76.83	5.9%	$88.57	139	6.4%
2014	5	$5.3M	0.2%	$1,778,667	$115.42	-	$81.45	128	6.6%
2013	20	$68.6M	5.0%	$4,901,315	$83.91	6.7%	$73.52	116	6.9%
2012	17	$53.2M	3.6%	$3,325,342	$63.85	6.9%	$69.91	110	7.1%
2011	9	$30.7M	3.1%	$4,390,143	$44.88	9.7%	$65.77	103	7.3%

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SPECIALIZED INDUSTRIAL SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2026	-	-	-	-	-	-	$195.06	338	5.6%
2025	-	-	-	-	-	-	$190.87	331	5.5%
2024	-	-	-	-	-	-	$184.89	321	5.5%
2023	-	-	-	-	-	-	$175.02	304	5.5%
2022	-	-	-	-	-	-	$160.57	278	5.5%
YTD	-	-	-	-	-	-	$154.31	268	5.4%
2021	6	$51.5M	7.7%	$17,157,004	$465.63	-	$145.03	252	5.4%
2020	6	$61M	13.5%	$61,000,000	$174.75	4.3%	$131.43	228	5.4%
2019	5	$18M	6.8%	$4,502,395	$74.94	-	$116.16	201	5.7%
2018	4	$6.4M	0.7%	$1,601,850	$166.04	-	$104.11	181	5.9%
2017	5	$15.5M	4.4%	$3,098,600	$60.33	6.5%	$93.12	161	6.2%
2016	1	$5.9M	1.2%	$5,850,000	$81.25	-	$89.15	155	6.1%
2015	5	$9M	5.8%	$2,240,450	$57.34	-	$79.58	138	6.4%
2014	-	-	-	-	-	-	$73.63	128	6.6%
2013	2	$225K	1.6%	$225,000	$140.19	-	$65.89	114	6.9%
2012	3	$16.1M	4.8%	$5,356,534	$58.35	-	$63.21	110	7.1%
2011	2	$5.5M	2.1%	$2,750,000	$45.27	-	$59.55	103	7.3%

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LOGISTICS SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2026	-	-	-	-	-	-	$208.12	322	5.6%
2025	-	-	-	-	-	-	$204.22	316	5.6%
2024	-	-	-	-	-	-	$198.51	307	5.5%
2023	-	-	-	-	-	-	$188.47	292	5.5%
2022	-	-	-	-	-	-	$173.32	268	5.5%
YTD	5	$23M	0.6%	$5,755,625	$161.88	-	$166.69	258	5.4%
2021	18	$236M	8.6%	$19,668,908	$158.90	4.0%	$158	244	5.4%
2020	13	$127.8M	5.0%	$11,614,665	$121.66	-	$143.59	222	5.4%
2019	44	$257.1M	16.5%	$12,244,504	$112.44	4.5%	$127.46	197	5.7%
2018	10	$186.8M	8.5%	$20,759,634	$100.22	6.0%	$115.73	179	5.9%
2017	11	$81M	4.7%	$8,099,000	$84.74	4.8%	$104.67	162	6.1%
2016	10	$96.2M	6.3%	$12,026,930	$78.55	6.2%	$99.91	155	6.1%
2015	45	$73M	11.5%	$3,474,841	$79.44	5.9%	$90.05	139	6.4%
2014	5	$5.3M	0.3%	$1,778,667	$115.42	-	$82.74	128	6.6%
2013	18	$68.4M	6.3%	$5,261,032	$83.80	6.7%	$74.83	116	6.9%
2012	14	$37.1M	3.3%	$2,856,605	$66.56	6.9%	$71.05	110	7.1%
2011	6	$25.2M	3.4%	$5,046,200	$44.79	9.7%	$66.85	103	7.3%

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FLEX SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2026	-	-	-	-	-	-	$267.35	327	5.8%
2025	-	-	-	-	-	-	$263.19	322	5.8%
2024	-	-	-	-	-	-	$256.67	314	5.8%
2023	-	-	-	-	-	-	$244.77	299	5.7%
2022	-	-	-	-	-	-	$226.51	277	5.7%
YTD	4	$13.9M	12.0%	$3,482,270	$184.70	-	$218.68	267	5.7%
2021	2	$0	21.8%	-	-	-	$206.44	252	5.6%
2020	-	-	-	-	-	-	$187.51	229	5.7%
2019	2	$980K	2.4%	$980,000	$126.42	-	$170.04	208	5.9%
2018	1	$1.9M	2.9%	$1,867,224	$102.31	-	$155.38	190	6.1%
2017	-	-	-	-	-	-	$143.10	175	6.2%
2016	-	-	-	-	-	-	$131.93	161	6.3%
2015	2	$2.6M	4.5%	$1,302,000	$102.12	-	$120.07	147	6.5%
2014	-	-	-	-	-	-	$108.61	133	6.8%
2013	-	-	-	-	-	-	$98.05	120	7.2%
2012	-	-	-	-	-	-	$91.74	112	7.4%
2011	1	$0	3.2%	-	-	-	$85.41	104	7.7%

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