

CoStar Industrial Statistics

Year - End 2016

National Industrial Market



CoStarTM
The knowledge market

National Industrial Market



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Methodology

The CoStar Industrial Statistics calculates Industrial statistics using CoStar Group's base of existing, under construction and under renovation Industrial buildings in each given metropolitan area. All Industrial building types are included, including warehouse, flex / research & development, distribution, manufacturing, industrial showroom, and service buildings, in both single-tenant and multi-tenant buildings, including owner-occupied buildings. CoStar Group's global database includes approximately 95.6 billion square feet of coverage in 4.4 million properties. All rental rates reported in the CoStar Industrial Report are calculated using the quoted rental rate for each property.

CoStar regularly opens new markets to expand its geographic coverage which results in varying start dates for historical data. Due to differences in market start dates and a desire to show as long a historical timeframe as possible, only the following markets are included in the historical charts within this report: Atlanta, Austin, Baltimore, Boston, Broward County, Charlotte, Chicago, Cincinnati, Cleveland, Columbus, Dallas/Ft Worth, Dayton, Denver, Detroit, East Bay/Oakland, Houston, Indianapolis, Inland Empire (California), Jacksonville (Florida), Kansas City, Long Island (New York), Los Angeles, Memphis, Miami-Dade County, Nashville, Northern New Jersey, Orange (California), Orlando, Palm Beach County, Philadelphia, Phoenix, Pittsburgh, Raleigh/Durham, Sacramento, San Diego, San Francisco, Seattle/Puget Sound, South Bay/San Jose, St. Louis, Tampa/St Petersburg, Washington, and Westchester/So Connecticut. When ever possible all markets are included to provide as broad as possible national coverage. The Market Highlights and Overview narrative includes all markets.

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Terms & Definitions

Availability Rate: The ratio of available space to total rentable space, calculated by dividing the total available square feet by the total rentable square feet.

Available Space: The total amount of space that is currently being marketed as available for lease in a given time period. It includes any space that is available, regardless of whether the space is vacant, occupied, available for sublease, or available at a future date.

Build-to-Suit: A term describing a particular property, developed specifically for a certain tenant to occupy, with structural features, systems, or improvement work designed specifically for the needs of that tenant. A build-to-suit can be leased or owned by the tenant. In a leased build-to-suit, a tenant will usually have a long term lease on the space.

Buyer: The individual, group, company, or entity that has purchased a commercial real estate asset.

Cap Rate: Short for capitalization rate. The Cap Rate is a calculation that reflects the relationship between one year's net operating income and the current market value of a particular property. The Cap Rate is calculated by dividing the annual net operating income by the sales price (or asking sales price).

CBD: Abbreviation for Central Business District. (See also: Central Business District)

Central Business District: The designations of Central Business District (CBD) and Suburban refer to a particular geographic area within a metropolitan statistical area (MSA) describing the level of real estate development found there. The CBD is characterized by a high density, well organized core within the largest city of a given MSA.

Class A: A classification used to describe buildings that generally qualify as extremely desirable investment-grade properties and command the highest rents or sale prices compared to other buildings in the same market. Such buildings are well located and provide efficient tenant layouts as well as high quality, and in some buildings, one-of-a-kind floor plans. They can be an architectural or historical landmark designed by prominent architects. These buildings contain a modern mechanical system, and have above-average maintenance and management as well as the best quality materials and workmanship in their trim and interior fittings. They are generally the most attractive and eagerly sought by investors willing to pay a premium for quality.

Class B: A classification used to describe buildings that generally qualify as a more speculative investment, and as such, command lower rents or sale prices compared to Class A properties. Such buildings offer utilitarian space without special attractions, and have ordinary design, if new or fairly new; good to excellent design if an older non-landmark building. These buildings typically have average to good maintenance, management and tenants. They are less appealing to tenants than Class A properties, and may be deficient in a number of respects including floor plans, condition and facilities. They lack prestige and must depend chiefly on a lower price to attract tenants and investors.

Class C: A classification used to describe buildings that generally qualify as no-frills, older buildings that offer basic space and command lower rents or sale prices compared to other buildings in the same market. Such buildings typically have below-average maintenance and management, and could have mixed or low tenant prestige, inferior elevators, and/or mechanical/electrical systems. These buildings lack prestige and must depend chiefly on a lower price to attract tenants and investors.

Construction Starts: Buildings that began construction during a specific period of time. (See also: Deliveries)

Contiguous Blocks of Space: Space within a building that is, or is able to be joined together into a single contiguous space.

Deliveries: Buildings that complete construction during a specified period of time. In order for space to be considered delivered, a certi-

cate of occupancy must have been issued for the property.

Delivery Date: The date a building completes construction and receives a certificate of occupancy.

Developer: The company, entity or individual that transforms raw land to improved property by use of labor, capital and entrepreneurial efforts.

Direct Space: Space that is being offered for lease directly from the landlord or owner of a building, as opposed to space being offered in a building by another tenant (or broker of a tenant) trying to sublet a space that has already been leased.

Existing Inventory: The square footage of buildings that have received a certificate of occupancy and are able to be occupied by tenants. It does not include space in buildings that are either planned, under construction or under renovation.

Flex Building: A type of building designed to be versatile, which may be used in combination with office (corporate headquarters), research and development, quasi-retail sales, and including but not limited to industrial, warehouse, and distribution uses. A typical flex building will be one or two stories with at least half of the rentable area being used as office space, have ceiling heights of 16 feet or less, and have some type of drive-in door, even though the door may be glassed in or sealed off.

Full Service Rental Rate: Rental rates that include all operating expenses such as utilities, electricity, janitorial services, taxes and insurance.

Gross Absorption: The total change in occupied space over a given period of time, counting space that is occupied but not space that is vacated by tenants. Gross absorption differs from leasing activity, which is the sum of all space leased over a certain period of time. Unless otherwise noted Gross Absorption includes direct and sublease space.

Growth in Inventory: The change in size of the existing square footage in a given area over a given period of time, generally due to the construction of new buildings.

Industrial Building: A type of building adapted for such uses as the assemblage, processing, and/or manufacturing of products from raw materials or fabricated parts. Additional uses include warehousing, distribution, and maintenance facilities. The primary purpose of the space is for storing, producing, assembling, or distributing product.

Landlord Rep: (Landlord Representative) In a typical lease transaction between an owner/landlord and tenant, the broker that represents the interests of the owner/landlord is referred to as the Landlord Rep.

Leased Space: All the space that has a financial lease obligation. It includes all leased space, regardless of whether the space is currently occupied by a tenant. Leased space also includes space being offered for sublease.

Leasing Activity: The volume of square footage that is committed to and signed under a lease obligation for a specific building or market in a given period of time. It includes direct leases, subleases and renewals of existing leases. It also includes any pre-leasing activity in planned, under construction, or under renovation buildings.

Market: Geographic boundaries that serve to delineate core areas that are competitive with each other and constitute a generally accepted primary competitive set of areas. Markets are building-type specific, and are non-overlapping contiguous geographic designations having a cumulative sum that matches the boundaries of the entire Region (See also: Region). Markets can be further subdivided into Submarkets. (See also: Submarkets)

Multi-Tenant: Buildings that house more than one tenant at a given time. Usually, multi-tenant buildings were designed and built to accommodate many different floor plans and designs for different

tenant needs. (See also: Tenancy).

Net Absorption: The net change in occupied space over a given period of time. Unless otherwise noted Net Absorption includes direct and sublease space.

Net Rental Rate: A rental rate that excludes certain expenses that a tenant could incur in occupying office space. Such expenses are expected to be paid directly by the tenant and may include janitorial costs, electricity, utilities, taxes, insurance and other related costs.

New Space: Sometimes called first generation space, refers to space that has never been occupied and/or leased by a tenant.

Occupied Space: Space that is physically occupied by a tenant. It does not include leased space that is not currently occupied by a tenant.

Office Building: A type of commercial building used exclusively or primarily for office use (business), as opposed to manufacturing, warehousing, or other uses. Office buildings may sometimes have other associated uses within part of the building, i.e., retail sales, financial, or restaurant, usually on the ground floor.

Owner: The company, entity, or individual that holds title on a given building or property.

Planned/Proposed: The status of a building that has been announced for future development but not yet started construction.

Preleased Space: The amount of space in a building that has been leased prior to its construction completion date, or certificate of occupancy date.

Price/SF: Calculated by dividing the price of a building (either sales price or asking sales price) by the Rentable Building Area (RBA).

Property Manager: The company and/or person responsible for the day-to-day operations of a building, such as cleaning, trash removal, etc. The property manager also makes sure that the various systems within the building, such as the elevators, HVAC, and electrical systems, are functioning properly.

Quoted Rental Rate: The asking rate per square foot for a particular building or unit of space by a broker or property owner. Quoted rental rates may differ from the actual rates paid by tenants following the negotiation of all terms and conditions in a specific lease.

RBA: Abbreviation for Rentable Building Area. (See also: Rentable Building Area)

Region: Core areas containing a large population nucleus, that together with adjacent communities have a high degree of economic and social integration. Regions are further divided into market areas, called Markets. (See also: Markets)

Relet Space: Sometimes called second generation or direct space, refers to existing space that has previously been occupied by another tenant.

Rentable Building Area: (RBA) The total square footage of a building that can be occupied by, or assigned to a tenant for the purpose of determining a tenant's rental obligation. Generally RBA includes a percentage of common areas including all hallways, main lobbies, bathrooms, and telephone closets.

Rental Rates: The annual costs of occupancy for a particular space quoted on a per square foot basis.

Sales Price: The total dollar amount paid for a particular property at a particular point in time.

Sales Volume: The sum of sales prices for a given group of buildings in a given time period.

Seller: The individual, group, company, or entity that sells a particular commercial real estate asset.

SF: Abbreviation for Square Feet.

Single-Tenant: Buildings that are occupied, or intended to be occupied by a single tenant. (See also: Build-to-suit and Tenancy)

Sublease Space: Space that has been leased by a tenant and is being offered for lease back to the market by the tenant with the lease obligation. Sublease space is sometimes referred to as sublet space.

Submarkets: Specific geographic boundaries that serve to delineate a core group of buildings that are competitive with each other and constitute a generally accepted primary competitive set, or peer group. Submarkets are building type specific (office, industrial, retail, etc.), with distinct boundaries dependent on different factors relevant to each building type. Submarkets are non-overlapping, contiguous geographic designations having a cumulative sum that matches the boundaries of the Market they are located within (See also: Market).

Suburban: The Suburban and Central Business District (CBD) designations refer to a particular geographic area within a metropolitan statistical area (MSA). Suburban is defined as including all office inventory not located in the CBD. (See also: CBD)

Tenancy: A term used to indicate whether or not a building is occupied by multiple tenants (See also: Multi-tenant) or a single tenant. (See also: Single-tenant)

Tenant Rep: Tenant Rep stands for Tenant Representative. In a typical lease transaction between an owner/landlord and tenant, the broker that represents the interests of the tenant is referred to as a Tenant Rep.

Time On Market: A measure of how long a currently available space has been marketed for lease, regardless of whether it is vacant or occupied.

Under Construction: Buildings in a state of construction, up until they receive their certificate of occupancy. In order for CoStar to consider a building under construction, the site must have a concrete foundation in place. Abbreviated UC.

Vacancy Rate: A measurement expressed as a percentage of the total amount of physically vacant space divided by the total amount of existing inventory. Under construction space generally is not included in vacancy calculations.

Vacant Space: Space that is not currently occupied by a tenant, regardless of any lease obligation that may be on the space. Vacant space could be space that is either available or not available. For example, sublease space that is currently being paid for by a tenant but not occupied by that tenant, would be considered vacant space. Likewise, space that has been leased but not yet occupied because of finish work being done, would also be considered vacant space.

Weighted Average Rental Rate: Rental rates that are calculated by factoring in, or weighting, the square footage associated with each particular rental rate. This has the effect of causing rental rates on larger spaces to affect the average more than that of smaller spaces. The weighted average rental rate is calculated by taking the ratio of the square footage associated with the rental rate on each individual available space to the square footage associated with rental rates on all available spaces, multiplying the rental rate by that ratio, and then adding together all the resulting numbers. Unless specifically specified otherwise, rental rate averages include both Direct and Sublet available spaces.

Year Built: The year in which a building completed construction and was issued a certificate of occupancy.

YTD: Abbreviation for Year-to-Date. Describes statistics that are cumulative from the beginning of a calendar year through whatever time period is being studied.

U.S.'s Vacancy Decreases to 5.4%

Net Absorption Positive 80,048,240 SF in the Quarter

The U.S. Industrial market ended the fourth quarter 2016 with a vacancy rate of 5.4%. The vacancy rate was down over the previous quarter, with net absorption totaling positive 80,048,240 square feet in the fourth quarter. Vacant sublease space decreased in the quarter, ending the quarter at 41,392,976 square feet. Rental rates ended the fourth quarter at \$6.05, an increase over the previous quarter. A total of 473 buildings delivered to the market in the quarter totaling 60,531,171 square feet, with 256,407,283 square feet still under construction at the end of the quarter.

Absorption

Net absorption for the overall U.S. Industrial market was positive 80,048,240 square feet in the fourth quarter 2016. That compares to positive 118,281,847 square feet in the third quarter 2016, positive 82,245,382 square feet in the second quarter 2016, and positive 70,237,823 square feet in the first quarter 2016.

The Flex building market recorded net absorption of positive 6,395,187 square feet in the fourth quarter 2016, compared to positive 7,645,672 square feet in the third quarter 2016, positive 8,377,139 in the second quarter 2016, and positive 5,532,885 in the first quarter 2016.

The Warehouse building market recorded net absorption of positive 73,653,053 square feet in the fourth quarter 2016 compared to positive 110,636,175 square feet in the third quarter 2016, positive 73,868,243 in the second quarter 2016, and positive 64,704,938 in the first quarter 2016.

Vacancy

The Industrial vacancy rate in the U.S. market area decreased to 5.4% at the end of the fourth quarter 2016. The vacancy rate was 5.5% at the end of the third quarter 2016, 5.8% at the end of the second quarter 2016, and 5.9% at the end of the first quarter 2016.

Flex projects reported a vacancy rate of 7.1% at the end of the fourth quarter 2016, 7.3% at the end of the third quarter 2016, 7.5% at the end of the second quarter 2016, and 7.9% at the end of the first quarter 2016.

Warehouse projects reported a vacancy rate of 5.2% at the end of the fourth quarter 2016, 5.3% at the end of third quarter 2016, 5.5% at the end of the second quarter 2016, and 5.7% at the end of the first quarter 2016.

Largest Lease Signings

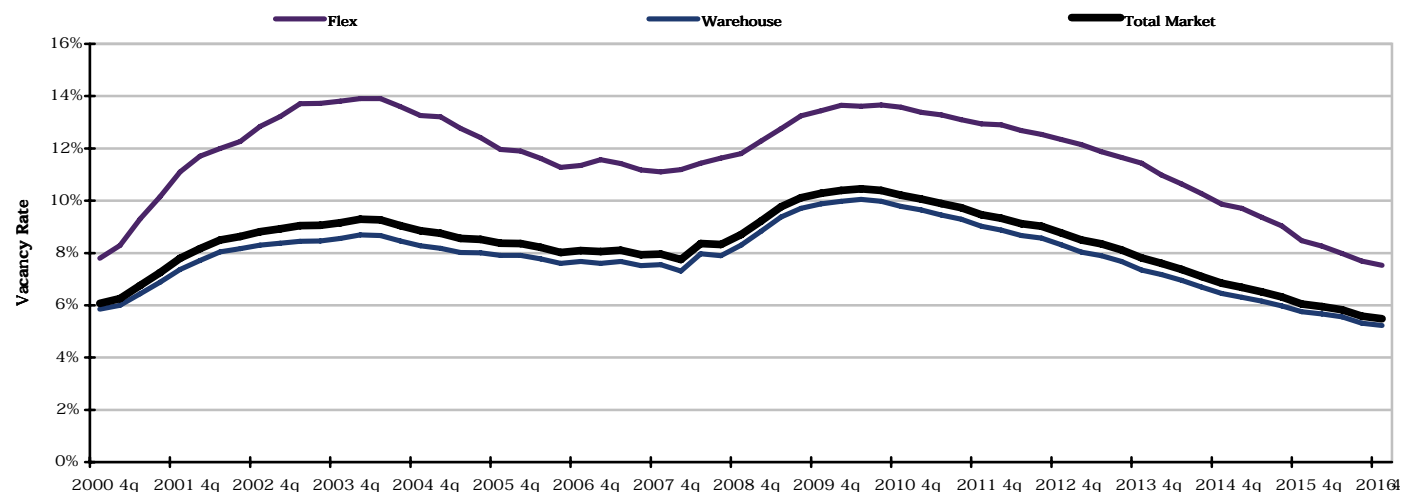
The largest lease signings occurring in 2016 included: the 1,546,815-square-foot lease signed by NFI Industries, Inc. at 300 Penry Rd in the Greensboro/Winston-Salem market; the 1,440,000-square-foot deal signed by Lego Systems at 5600 Mark Iv Pky in the Dallas/Ft Worth market; and the 1,435,750-square-foot lease signed by Floor & Décor at 328-334 N Perry St in the Savannah market.

Sublease Vacancy

The amount of vacant sublease space in the U.S. market decreased to 41,392,976 square feet by the end of the fourth quarter 2016, from 41,443,294 square feet at the end of the third quarter 2016. There was 38,624,868 square feet vacant

Vacancy Rates by Building Type*

2000-2016



Source: CoStar Property® * Select markets included in this historical chart - see Methodology page.

at the end of the second quarter 2016 and 37,931,494 square feet at the end of the first quarter 2016.

U.S.'s Flex projects reported vacant sublease space of 5,946,598 square feet at the end of fourth quarter 2016, up from the 5,885,845 square feet reported at the end of the third quarter 2016. There were 5,477,647 square feet of sublease space vacant at the end of the second quarter 2016, and 5,403,347 square feet at the end of the first quarter 2016.

Warehouse projects reported decreased vacant sublease space from the third quarter 2016 to the fourth quarter 2016. Sublease vacancy went from 35,557,449 square feet to 35,446,378 square feet during that time. There was 33,147,221 square feet at the end of the second quarter 2016, and 32,528,147 square feet at the end of the first quarter 2016.

Rental Rates

The average quoted asking rental rate for available Industrial space was \$6.05 per square foot per year at the end of the fourth quarter 2016 in the U.S. market area. This represented a 1.2% increase in quoted rental rates from the end of the third quarter 2016, when rents were reported at \$5.98 per square foot.

The average quoted rate within the Flex sector was \$11.84 per square foot at the end of the fourth quarter 2016, while Warehouse rates stood at \$5.33. At the end of the third quarter 2016, Flex rates were \$11.75 per square foot, and Warehouse rates were \$5.27.

Deliveries and Construction

During the fourth quarter 2016, 473 buildings totaling 60,531,171 square feet were completed in the U.S. market area. This compares to 528 buildings totaling 85,654,849 square feet that were completed in the third quarter 2016, 423 buildings totaling 55,998,588 square feet completed in the second quarter 2016, and 63,198,760 square feet in 543 buildings completed in the first quarter 2016.

There were 256,407,283 square feet of Industrial space under construction at the end of the fourth quarter 2016.

Some of the notable 2016 deliveries include: Daikin HQ, a 3,900,000-square-foot facility that delivered in third quarter 2016 and is now 100% occupied, and Hobby Lobby Building 6, a 2,000,000-square-foot building that delivered in first quarter 2016 and is now 100% occupied.

The largest projects underway at the end of fourth quarter 2016 were 2641 Portofino Dr- Tesla, a 3,800,000-square-foot building with 100% of its space pre-leased, and Volvo North American Manufacturing, a 2,300,000-square-foot facility that is 100% pre-leased.

Inventory

Total Industrial inventory in the U.S. market area amounted to 21,944,019,463 square feet in 638,536 buildings as of the

end of the fourth quarter 2016. The Flex sector consisted of 2,318,019,975 square feet in 91,807 projects. The Warehouse sector consisted of 19,625,999,488 square feet in 546,729 buildings. Within the Industrial market there were 71,953 owner-occupied buildings accounting for 4,432,861,290 square feet of Industrial space.

Sales Activity

Tallying industrial building sales of 15,000 square feet or larger, U.S. industrial sales figures rose during the third quarter 2016 in terms of dollar volume compared to the second quarter of 2016.

In the third quarter, 1,384 industrial transactions closed with a total volume of \$9,119,761,988. The 1,384 buildings totaled 117,364,513 square feet and the average price per square foot equated to \$77.70 per square foot. That compares to 1,592 transactions totaling \$9,041,303,484 in the second quarter. The total square footage was 127,311,629 for an average price per square foot of \$71.02.

Total year-to-date industrial building sales activity in 2016 is up compared to the previous year. In the first nine months of 2016, the market saw 4,387 industrial sales transactions with a total volume of \$24,836,029,253. The price per square foot has averaged \$71.47 this year. In the first nine months of 2015, the market posted 4,538 transactions with a total volume of \$23,809,790,658. The price per square foot averaged \$68.83.

Cap rates have been lower in 2016, averaging 7.44%, compared to the first nine months of last year when they averaged 7.48%.

One of the largest transactions that has occurred within the last 4 quarters in the U.S. market is the Albertsons Companies sale of 10150 Lower Azusa Rd in the Los Angeles market to Goodman Birtcher North America. This 2,200,000 square foot industrial building sold for \$240,000,000, or \$109.09 per square foot. The property sold on 5/26/2016.

Albany/Schenectady/Troy

The vacancy rate remained unchanged in Albany/Schenectady/Troy in the fourth quarter. With 76,800 square feet in deliveries, and positive 124,016 square feet in net absorption, the vacancy rate held at 6.1%, the same rate reported in the previous quarter. The market had 633,996 square feet under construction at the end of the quarter, and rental rates stood at \$4.96 per square foot.

Albuquerque

With no new industrial space being delivered to the market, and positive 181,142 square feet of net absorption, Albuquerque's vacancy rate went from 3.9% to 3.6% in the quarter. Rental rates went from \$6.35 to \$6.39 during that time. At the end of the quarter, there was 150,000 square feet underway for future delivery.

National Industrial Market



Overview

Anchorage

The Anchorage industrial market reported no new deliveries and no space under construction at the end of the fourth quarter 2016. With this limited construction activity, net absorption of positive 32,235 square feet caused the vacancy rate to down from 2.5% to 2.3% in the quarter. Rental rates stood at \$12.64.

Asheville

The Asheville industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 2.0%, from 2.4% in the previous quarter. Rental rates ended the quarter at \$5.36 per square foot, from \$4.37 in the previous quarter. There was a total of 50,000 square feet that delivered in the quarter, with 668,500 square feet still under construction at the end of the quarter.

Atlanta

The Atlanta industrial market saw vacancies rise and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 7.6%, from 7.0% in the previous quarter. Rental rates ended the quarter at \$4.43 per square foot, from \$4.33 in the previous quarter. There was a total of 6,044,304 square feet that delivered in the quarter, with 13,554,910 square feet still under construction at the end of the quarter.

Augusta/Richmond County

The Augusta/Richmond County industrial market saw vacancies rise and rental rates decrease from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 9.7%, from 8.5% in the previous quarter. Rental rates ended the quarter at \$3.40 per square foot, from \$3.42 in the previous quarter. There was a total of 542,917 square feet that delivered in the quarter, with 157,600 square feet still under construction at the end of the quarter.

Austin

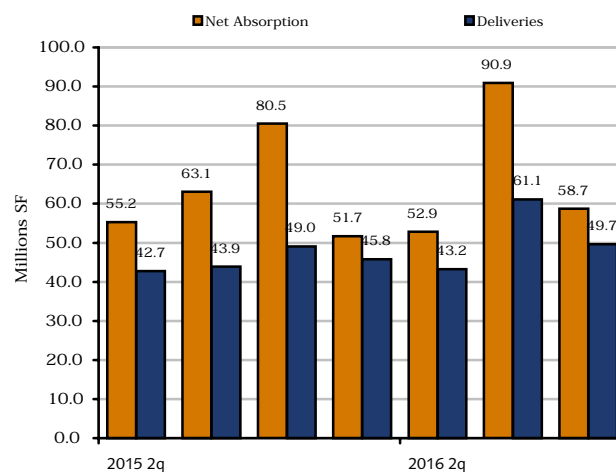
The Austin industrial market saw vacancies rise and rental rates decrease from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 4.8%, from 4.4% in the previous quarter. Rental rates ended the quarter at \$9.27 per square foot, from \$9.31 in the previous quarter. There was a total of 192,665 square feet that delivered in the quarter, with 2,026,961 square feet still under construction at the end of the quarter.

Bakersfield

The Bakersfield industrial market saw vacancies rise and rental rates decrease from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 4.7%, from 4.5% in the previous quarter. Rental rates ended the quarter at \$7.91 per square foot, from \$7.98 in the previous

Absorption & Deliveries*

Past 10 Quarters



Source: CoStar Property® * Select markets included in this chart - see Methodology page.

quarter. There was a total of 9,886 square feet that delivered in the quarter, with 68,446 square feet still under construction at the end of the quarter.

Baltimore

The Baltimore industrial market saw vacancies rise and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 8.8%, from 8.7% in the previous quarter. Rental rates ended the quarter at \$6.01 per square foot, from \$5.99 in the previous quarter. There was a total of 160,000 square feet that delivered in the quarter, with 4,800,620 square feet still under construction at the end of the quarter.

Baton Rouge

The Baton Rouge industrial market saw vacancies fall and rental rates change from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 4.6%, from 5.1% in the previous quarter. Rental rates ended the quarter at \$6.08 per square foot, from \$6.08 in the previous quarter. There was a total of 13,565 square feet that delivered in the quarter, with 1,267,000 square feet still under construction at the end of the quarter.

Beaumont/Port Arthur

The Beaumont/Port Arthur industrial market saw vacancies rise and rental rates decrease from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 7.2%, from 6.8% in the previous quarter. Rental rates ended the quarter at \$6.45 per square foot, from \$6.50 in the previous quarter. There was a total of 20,000 square feet that delivered in the quarter, with 4,950 square feet still under construction at the end of the quarter.

Birmingham

The Birmingham industrial market saw vacancies fall and rental rates decrease from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 4.7%, from 4.9% in the previous quarter. Rental rates ended the quarter at \$3.51 per square foot, from \$3.60 in the previous quarter. There was a total of 83,000 square feet that delivered in the quarter, with 1,923,000 square feet still under construction at the end of the quarter.

Boise City/Nampa

With no new industrial space being delivered to the market, and positive 249,026 square feet of net absorption, Boise City/Nampa's vacancy rate went from 4.0% to 3.4% in the quarter. Rental rates went from \$5.81 to \$5.98 during that time. At the end of the quarter, there was 178,711 square feet underway for future delivery.

Boston

The Boston industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 6.1%, from 6.4% in the previous quarter. Rental rates ended the quarter at \$6.77 per square foot, from \$6.73 in the previous quarter. There was a total of 498,001 square feet that delivered in the quarter, with 2,426,113 square feet still under construction at the end of the quarter.

Bremerton/Silverdale

The Bremerton/Silverdale industrial market reported no new deliveries and no space under construction at the end of the fourth quarter 2016. With this limited construction activity, net absorption of positive 22,224 square feet caused the vacancy rate to down from 2.3% to 1.5% in the quarter. Rental rates stood at \$10.25.

Broward County

The Broward County industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 4.0%, from 4.7% in the previous quarter. Rental rates ended the quarter at \$9.47 per square foot, from \$9.34 in the previous quarter. There was a total of 178,816 square feet that delivered in the quarter, with 1,046,851 square feet still under construction at the end of the quarter.

Brownsville/Harlingen

The Brownsville/Harlingen industrial market reported no new deliveries and no space under construction at the end of the fourth quarter 2016. With this limited construction activity, net absorption of positive 495,400 square feet caused the vacancy rate to down from 10.3% to 5.6% in the quarter. Rental rates stood at \$3.77.

Buffalo/Niagara Falls

With no new industrial space being delivered to the market, and negative (87,618) square feet of net absorption, Buffalo/Niagara Falls's vacancy rate went from 7.4% to 7.5% in the quarter. Rental rates went from \$5.11 to \$4.75 during that time. At the end of the quarter, there was 1,281,713 square feet underway for future delivery.

Charleston WV

The Charleston WV industrial market saw vacancies rise and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 4.4%, from 3.9% in the previous quarter. Rental rates ended the quarter at \$5.71 per square foot, from \$5.55 in the previous quarter. There was a total of 3,000 square feet that delivered in the quarter, with 35,000 square feet still under construction at the end of the quarter.

Charleston/N Charleston

The Charleston/N Charleston industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 6.8%, from 8.0% in the previous quarter. Rental rates ended the quarter at \$5.37 per square foot, from \$5.36 in the previous quarter. There was a total of 491,510 square feet that delivered in the quarter, with 3,711,502 square feet still under construction at the end of the quarter.

Charlotte

The Charlotte industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 5.4%, from 6.1% in the previous quarter. Rental rates ended the quarter at \$4.31 per square foot, from \$4.28 in the previous quarter. There was a total of 665,029 square feet that delivered in the quarter, with 2,110,902 square feet still under construction at the end of the quarter.

Chattanooga

With no new industrial space being delivered to the market, and negative (1,955) square feet of net absorption, Chattanooga's vacancy rate went from 7.7% to 7.7% in the quarter. Rental rates went from \$3.14 to \$3.24 during that time. At the end of the quarter, there was 159,813 square feet underway for future delivery.

Chicago

The Chicago industrial market saw vacancies fall and rental rates decrease from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 6.5%, from 6.6% in the previous quarter. Rental rates ended the quarter at \$5.72 per square foot, from \$5.74 in the previous quarter. There was a total of 6,015,533 square feet that

delivered in the quarter, with 18,365,392 square feet still under construction at the end of the quarter.

Cincinnati

The vacancy rate remained unchanged in Cincinnati in the fourth quarter. With 1,172,154 square feet in deliveries, and positive 889,197 square feet in net absorption, the vacancy rate held at 5.6%, the same rate reported in the previous quarter. The market had 3,469,199 square feet under construction at the end of the quarter, and rental rates stood at \$3.72 per square foot.

Cleveland

The Cleveland industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 4.6%, from 4.8% in the previous quarter. Rental rates ended the quarter at \$4.02 per square foot, from \$4.00 in the previous quarter. There was a total of 243,311 square feet that delivered in the quarter, with 1,332,257 square feet still under construction at the end of the quarter.

Colorado Springs

The Colorado Springs industrial market saw vacancies rise and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 9.7%, from 9.3% in the previous quarter. Rental rates ended the quarter at \$6.44 per square foot, from \$6.40 in the previous quarter. There was a total of 36,000 square feet that delivered in the quarter, with 37,400 square feet still under construction at the end of the quarter.

Columbia

With no space currently under construction, Columbia absorbed (175,249) square feet of space and delivered 20,000 square feet of space, resulting in a vacancy rate that went from 7.8% to 8.1% over the course of the quarter. Rental rates went from \$4.00 to \$3.93 per square foot.

Columbus

With no new industrial space being delivered to the market, and positive 1,068,607 square feet of net absorption, Columbus's vacancy rate went from 5.9% to 5.4% in the quarter. Rental rates went from \$3.55 to \$3.56 during that time. At the end of the quarter, there was 1,327,350 square feet underway for future delivery.

Columbus GA

With no new industrial space being delivered to the market, and negative (368,939) square feet of net absorption, Columbus GA's vacancy rate went from 8.9% to 9.7% in the quarter. Rental rates went from \$2.92 to \$3.15 during that time. At the end of the quarter, there was 165,000 square feet underway for future delivery.

Corpus Christi

The Corpus Christi industrial market saw vacancies rise and rental rates decrease from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 4.8%, from 4.3% in the previous quarter. Rental rates ended the quarter at \$6.79 per square foot, from \$6.85 in the previous quarter. There was a total of 20,976 square feet that delivered in the quarter, with 1,612,600 square feet still under construction at the end of the quarter.

Dallas/Ft Worth

The vacancy rate remained unchanged in Dallas/Ft Worth in the fourth quarter. With 4,459,247 square feet in deliveries, and positive 4,090,300 square feet in net absorption, the vacancy rate held at 6.1%, the same rate reported in the previous quarter. The market had 24,178,225 square feet under construction at the end of the quarter, and rental rates stood at \$5.61 per square foot.

Davenport/Moline/Rock Island

With no space currently under construction, Davenport/Moline/Rock Island absorbed 11,003 square feet of space and delivered 9,000 square feet of space, resulting in a vacancy rate that went from 3.7% to 3.7% over the course of the quarter. Rental rates went from \$3.91 to \$3.98 per square foot.

Dayton

With no new industrial space being delivered to the market, and positive 815,606 square feet of net absorption, Dayton's vacancy rate went from 10.3% to 9.6% in the quarter. Rental rates went from \$3.44 to \$3.47 during that time. At the end of the quarter, there was 741,975 square feet underway for future delivery.

Deltona/Daytona Beach

With no new industrial space being delivered to the market, and positive 85,011 square feet of net absorption, Deltona/Daytona Beach's vacancy rate went from 3.7% to 3.3% in the quarter. Rental rates went from \$5.67 to \$5.69 during that time. At the end of the quarter, there was 10,000 square feet underway for future delivery.

Denver

The Denver industrial market saw vacancies rise and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 4.8%, from 4.5% in the previous quarter. Rental rates ended the quarter at \$8.31 per square foot, from \$8.23 in the previous quarter. There was a total of 1,613,589 square feet that delivered in the quarter, with 3,227,764 square feet still under construction at the end of the quarter.

Des Moines

The Des Moines industrial market saw vacancies fall and

rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 2.8%, from 4.2% in the previous quarter. Rental rates ended the quarter at \$5.08 per square foot, from \$5.00 in the previous quarter. There was a total of 127,999 square feet that delivered in the quarter, with 1,244,096 square feet still under construction at the end of the quarter.

Detroit

The Detroit industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 3.8%, from 3.9% in the previous quarter. Rental rates ended the quarter at \$5.29 per square foot, from \$5.25 in the previous quarter. There was a total of 640,865 square feet that delivered in the quarter, with 3,328,949 square feet still under construction at the end of the quarter.

Duluth

The Duluth industrial market reported no new deliveries and no space under construction at the end of the fourth quarter 2016. With this limited construction activity, net absorption of negative (64,979) square feet caused the vacancy rate to up from 3.0% to 3.6% in the quarter. Rental rates stood at \$5.83.

East Bay/Oakland

The East Bay/Oakland industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 4.0%, from 4.9% in the previous quarter. Rental rates ended the quarter at \$10.48 per square foot, from \$10.29 in the previous quarter. There was a total of 422,388 square feet that delivered in the quarter, with 1,987,442 square feet still under construction at the end of the quarter.

El Paso

The El Paso industrial market reported no new deliveries and no space under construction at the end of the fourth quarter 2016. With this limited construction activity, net absorption of positive 7,760 square feet caused the vacancy rate to unchanged from 9.7% to 9.7% in the quarter. Rental rates stood at \$3.81.

Erie

The Erie industrial market reported no new deliveries and no space under construction at the end of the fourth quarter 2016. With this limited construction activity, net absorption of positive 24,916 square feet caused the vacancy rate to down from 3.9% to 3.7% in the quarter. Rental rates stood at \$3.57.

Evansville

The Evansville industrial market saw vacancies rise and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 9.1%,

from 9.0% in the previous quarter. Rental rates ended the quarter at \$3.07 per square foot, from \$2.93 in the previous quarter. There was a total of 9,000 square feet that delivered in the quarter, with 56,000 square feet still under construction at the end of the quarter.

Fayetteville

The Fayetteville industrial market saw vacancies fall and rental rates decrease from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 14.7%, from 15.0% in the previous quarter. Rental rates ended the quarter at \$4.01 per square foot, from \$4.02 in the previous quarter. There was a total of 20,400 square feet that delivered in the quarter, with 18,000 square feet still under construction at the end of the quarter.

Fayetteville/Springdale/Rogers

With no new industrial space being delivered to the market, and positive 112,268 square feet of net absorption, Fayetteville/Springdale/Rogers' vacancy rate went from 4.4% to 4.0% in the quarter. Rental rates went from \$4.04 to \$4.09 during that time. At the end of the quarter, there was 228,078 square feet underway for future delivery.

Fort Smith

The Fort Smith industrial market reported no new deliveries and no space under construction at the end of the fourth quarter 2016. With this limited construction activity, net absorption of positive 195,811 square feet caused the vacancy rate to down from 12.2% to 11.3% in the quarter. Rental rates stood at \$2.98.

Fort Wayne

With no new industrial space being delivered to the market, and positive 475,711 square feet of net absorption, Fort Wayne's vacancy rate went from 5.3% to 4.5% in the quarter. Rental rates went from \$3.69 to \$3.52 during that time. At the end of the quarter, there was 1,183,000 square feet underway for future delivery.

Fresno

The vacancy rate remained unchanged in Fresno in the fourth quarter. With 7,500 square feet in deliveries, and negative (12,369) square feet in net absorption, the vacancy rate held at 4.7%, the same rate reported in the previous quarter. The market had 64,516 square feet under construction at the end of the quarter, and rental rates stood at \$4.42 per square foot.

Green Bay

With no new industrial space being delivered to the market, and positive 187,787 square feet of net absorption, Green Bay's vacancy rate went from 2.7% to 2.5% in the quarter. Rental rates went from \$3.82 to \$3.82 during that time. At the

end of the quarter, there was 417,300 square feet underway for future delivery.

Greensboro/Winston-Salem

The Greensboro/Winston-Salem industrial market saw vacancies rise and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 4.8%, from 4.7% in the previous quarter. Rental rates ended the quarter at \$3.41 per square foot, from \$3.33 in the previous quarter. There was a total of 115,069 square feet that delivered in the quarter, with 1,090,000 square feet still under construction at the end of the quarter.

Greenville/Spartanburg

The Greenville/Spartanburg industrial market saw vacancies rise and rental rates decrease from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 6.8%, from 6.7% in the previous quarter. Rental rates ended the quarter at \$3.65 per square foot, from \$3.67 in the previous quarter. There was a total of 1,578,218 square feet that delivered in the quarter, with 621,338 square feet still under construction at the end of the quarter.

Hampton Roads

The Hampton Roads industrial market saw vacancies rise and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 7.0%, from 6.8% in the previous quarter. Rental rates ended the quarter at \$6.26 per square foot, from \$6.11 in the previous quarter. There was a total of 58,000 square feet that delivered in the quarter, with 973,225 square feet still under construction at the end of the quarter.

Hartford

The Hartford industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 6.9%, from 7.2% in the previous quarter. Rental rates ended the quarter at \$4.50 per square foot, from \$4.44 in the previous quarter. There was a total of 109,650 square feet that delivered in the quarter, with 1,218,700 square feet still under construction at the end of the quarter.

Hawaii

The vacancy rate remained unchanged in Hawaii in the fourth quarter. With 22,564 square feet in deliveries, and positive 50,702 square feet in net absorption, the vacancy rate held at 1.7%, the same rate reported in the previous quarter. The market had 148,111 square feet under construction at the end of the quarter, and rental rates stood at \$13.74 per square foot.

Houston

The Houston industrial market saw vacancies rise and

rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 5.6%, from 5.5% in the previous quarter. Rental rates ended the quarter at \$6.72 per square foot, from \$6.63 in the previous quarter. There was a total of 2,953,204 square feet that delivered in the quarter, with 5,223,750 square feet still under construction at the end of the quarter.

Huntington/Ashland

The Huntington/Ashland industrial market reported no new deliveries and no space under construction at the end of the fourth quarter 2016. With this limited construction activity, net absorption of negative (85,476) square feet caused the vacancy rate to up from 3.9% to 4.3% in the quarter. Rental rates stood at \$3.56.

Huntsville

With no new industrial space being delivered to the market, and negative (15,126) square feet of net absorption, Huntsville's vacancy rate went from 8.9% to 8.9% in the quarter. Rental rates went from \$5.75 to \$5.91 during that time. At the end of the quarter, there was 805,000 square feet underway for future delivery.

Indianapolis

The Indianapolis industrial market saw vacancies fall and rental rates change from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 5.7%, from 5.8% in the previous quarter. Rental rates ended the quarter at \$4.10 per square foot, from \$4.10 in the previous quarter. There was a total of 1,077,054 square feet that delivered in the quarter, with 2,441,981 square feet still under construction at the end of the quarter.

Inland Empire (California)

The Inland Empire (California) industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 4.6%, from 5.1% in the previous quarter. Rental rates ended the quarter at \$6.32 per square foot, from \$6.26 in the previous quarter. There was a total of 2,074,789 square feet that delivered in the quarter, with 20,500,205 square feet still under construction at the end of the quarter.

Jackson

The Jackson industrial market reported no new deliveries and no space under construction at the end of the fourth quarter 2016. With this limited construction activity, net absorption of positive 216,182 square feet caused the vacancy rate to down from 6.4% to 5.5% in the quarter. Rental rates stood at \$4.41.

Jacksonville (Florida)

The Jacksonville (Florida) industrial market saw vacancies

fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 5.0%, from 5.3% in the previous quarter. Rental rates ended the quarter at \$4.26 per square foot, from \$4.25 in the previous quarter. There was a total of 1,800 square feet that delivered in the quarter, with 219,451 square feet still under construction at the end of the quarter.

Kansas City

The Kansas City industrial market saw vacancies rise and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 6.1%, from 5.6% in the previous quarter. Rental rates ended the quarter at \$4.48 per square foot, from \$4.44 in the previous quarter. There was a total of 3,272,300 square feet that delivered in the quarter, with 6,840,078 square feet still under construction at the end of the quarter.

Killeen/Temple/Fort Hood

The Killeen/Temple/Fort Hood industrial market reported no new deliveries and no space under construction at the end of the fourth quarter 2016. With this limited construction activity, net absorption of positive 54,900 square feet caused the vacancy rate to down from 6.7% to 5.7% in the quarter. Rental rates stood at \$4.53.

Kingsport/Bristol/Bristol

The Kingsport/Bristol/Bristol industrial market reported no new deliveries and no space under construction at the end of the fourth quarter 2016. With this limited construction activity, net absorption of positive 21,826 square feet caused the vacancy rate to down from 6.6% to 6.5% in the quarter. Rental rates stood at \$3.25.

Knoxville

The Knoxville industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 2.7%, from 3.1% in the previous quarter. Rental rates ended the quarter at \$4.05 per square foot, from \$3.92 in the previous quarter. There was a total of 50,000 square feet that delivered in the quarter, with 414,009 square feet still under construction at the end of the quarter.

Lafayette

With no new industrial space being delivered to the market, and positive 34,668 square feet of net absorption, Lafayette's vacancy rate went from 8.3% to 7.9% in the quarter. Rental rates went from \$5.89 to \$5.88 during that time. At the end of the quarter, there was 18,000 square feet underway for future delivery.

Las Vegas

The Las Vegas industrial market saw vacancies rise and rental rates increase from the third quarter 2016 to the fourth

quarter 2016. The overall vacancy rate currently sits at 6.7%, from 6.4% in the previous quarter. Rental rates ended the quarter at \$7.26 per square foot, from \$7.05 in the previous quarter. There was a total of 1,547,295 square feet that delivered in the quarter, with 4,487,893 square feet still under construction at the end of the quarter.

Lexington/Fayette

With no new industrial space being delivered to the market, and negative (110,813) square feet of net absorption, Lexington/Fayette's vacancy rate went from 3.7% to 4.0% in the quarter. Rental rates went from \$4.87 to \$5.06 during that time. At the end of the quarter, there was 26,161 square feet underway for future delivery.

Lincoln

The Lincoln industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 3.2%, from 3.4% in the previous quarter. Rental rates ended the quarter at \$4.85 per square foot, from \$4.74 in the previous quarter. There was a total of 29,450 square feet that delivered in the quarter, with 49,020 square feet still under construction at the end of the quarter.

Little Rock/N Little Rock

The Little Rock/N Little Rock industrial market reported no new deliveries and no space under construction at the end of the fourth quarter 2016. With this limited construction activity, net absorption of positive 173,354 square feet caused the vacancy rate to down from 7.3% to 7.0% in the quarter. Rental rates stood at \$3.25.

Long Island (New York)

The vacancy rate remained unchanged in Long Island (New York) in the fourth quarter. With 16,826 square feet in deliveries, and negative (226,561) square feet in net absorption, the vacancy rate held at 3.4%, the same rate reported in the previous quarter. The market had 584,938 square feet under construction at the end of the quarter, and rental rates stood at \$15.22 per square foot.

Los Angeles

The Los Angeles industrial market saw vacancies rise and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 2.3%, from 2.2% in the previous quarter. Rental rates ended the quarter at \$9.55 per square foot, from \$9.47 in the previous quarter. There was a total of 1,639,498 square feet that delivered in the quarter, with 6,057,143 square feet still under construction at the end of the quarter.

Louisville

The vacancy rate remained unchanged in Louisville in the fourth quarter. With 69,335 square feet in deliveries, and posi-

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tive 84,376 square feet in net absorption, the vacancy rate held at 5.0%, the same rate reported in the previous quarter. The market had 5,164,972 square feet under construction at the end of the quarter, and rental rates stood at \$3.83 per square foot.

Lubbock

The Lubbock industrial market reported no new deliveries and no space under construction at the end of the fourth quarter 2016. With this limited construction activity, net absorption of negative (157,205) square feet caused the vacancy rate to up from 2.8% to 3.2% in the quarter. Rental rates stood at \$3.53.

Madison

The Madison industrial market saw vacancies fall and rental rates decrease from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 3.8%, from 4.2% in the previous quarter. Rental rates ended the quarter at \$4.42 per square foot, from \$4.47 in the previous quarter. There was a total of 400,000 square feet that delivered in the quarter, with 1,923,280 square feet still under construction at the end of the quarter.

McAllen/Edinburg/Pharr

The McAllen/Edinburg/Pharr industrial market reported no new deliveries and no space under construction at the end of the fourth quarter 2016. With this limited construction activity, net absorption of negative (94,286) square feet caused the vacancy rate to up from 10.5% to 11.0% in the quarter. Rental rates stood at \$5.55.

Memphis

With no new industrial space being delivered to the market, and positive 19,060 square feet of net absorption, Memphis's vacancy rate went from 6.8% to 6.8% in the quarter. Rental rates went from \$3.12 to \$3.28 during that time. At the end of the quarter, there was 2,868,756 square feet underway for future delivery.

Miami-Dade County

The Miami-Dade County industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 3.7%, from 3.8% in the previous quarter. Rental rates ended the quarter at \$9.56 per square foot, from \$9.43 in the previous quarter. There was a total of 314,057 square feet that delivered in the quarter, with 3,386,807 square feet still under construction at the end of the quarter.

Milwaukee

The Milwaukee industrial market saw vacancies fall and rental rates decrease from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 4.9%,

from 5.1% in the previous quarter. Rental rates ended the quarter at \$4.43 per square foot, from \$4.44 in the previous quarter. There was a total of 233,446 square feet that delivered in the quarter, with 1,914,739 square feet still under construction at the end of the quarter.

Minneapolis

The Minneapolis industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 4.4%, from 4.5% in the previous quarter. Rental rates ended the quarter at \$6.54 per square foot, from \$6.53 in the previous quarter. There was a total of 411,200 square feet that delivered in the quarter, with 439,527 square feet still under construction at the end of the quarter.

Mobile

With no space currently under construction, Mobile absorbed 185,604 square feet of space and delivered 8,000 square feet of space, resulting in a vacancy rate that went from 10.0% to 9.3% over the course of the quarter. Rental rates went from \$4.31 to \$4.29 per square foot.

Montgomery

The Montgomery industrial market reported no new deliveries and no space under construction at the end of the fourth quarter 2016. With this limited construction activity, net absorption of positive 26,099 square feet caused the vacancy rate to unchanged from 10.0% to 10.0% in the quarter. Rental rates stood at \$3.37.

Myrtle Beach/Conway

The Myrtle Beach/Conway industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 5.5%, from 5.6% in the previous quarter. Rental rates ended the quarter at \$5.27 per square foot, from \$5.19 in the previous quarter. There was a total of 5,000 square feet that delivered in the quarter, with 4,756 square feet still under construction at the end of the quarter.

Nashville

The Nashville industrial market saw vacancies rise and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 3.6%, from 3.1% in the previous quarter. Rental rates ended the quarter at \$4.83 per square foot, from \$4.72 in the previous quarter. There was a total of 1,016,184 square feet that delivered in the quarter, with 5,747,583 square feet still under construction at the end of the quarter.

New Orleans/Metairie/Kenner

The New Orleans/Metairie/Kenner industrial market saw vacancies fall and rental rates increase from the third quarter

2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 3.5%, from 3.8% in the previous quarter. Rental rates ended the quarter at \$6.13 per square foot, from \$5.98 in the previous quarter. There was a total of 4,660 square feet that delivered in the quarter, with 45,000 square feet still under construction at the end of the quarter.

North Bay/Santa Rosa

The North Bay/Santa Rosa industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 4.6%, from 4.7% in the previous quarter. Rental rates ended the quarter at \$9.11 per square foot, from \$8.92 in the previous quarter. There was a total of 179,354 square feet that delivered in the quarter, with 1,664,471 square feet still under construction at the end of the quarter.

Northern New Jersey

The Northern New Jersey industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 5.8%, from 5.9% in the previous quarter. Rental rates ended the quarter at \$6.85 per square foot, from \$6.67 in the previous quarter. There was a total of 1,117,457 square feet that delivered in the quarter, with 12,390,570 square feet still under construction at the end of the quarter.

Ocala

The Ocala industrial market reported no new deliveries and no space under construction at the end of the fourth quarter 2016. With this limited construction activity, net absorption of negative (13,558) square feet caused the vacancy rate to up from 4.9% to 5.0% in the quarter. Rental rates stood at \$4.31.

Oklahoma City

The Oklahoma City industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 3.8%, from 4.0% in the previous quarter. Rental rates ended the quarter at \$5.38 per square foot, from \$5.27 in the previous quarter. There was a total of 84,237 square feet that delivered in the quarter, with 319,351 square feet still under construction at the end of the quarter.

Olympia

The Olympia industrial market saw vacancies rise and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 2.9%, from 2.5% in the previous quarter. Rental rates ended the quarter at \$5.32 per square foot, from \$5.25 in the previous quarter. There was a total of 75,064 square feet that delivered in the quarter, with 1,404,200 square feet still under construction at the end of the quarter.

Omaha/Council Bluffs

The Omaha/Council Bluffs industrial market saw vacancies rise and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 2.6%, from 2.4% in the previous quarter. Rental rates ended the quarter at \$5.46 per square foot, from \$5.42 in the previous quarter. There was a total of 238,500 square feet that delivered in the quarter, with 578,356 square feet still under construction at the end of the quarter.

Orange County (California)

The Orange County (California) industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 2.3%, from 2.4% in the previous quarter. Rental rates ended the quarter at \$10.38 per square foot, from \$10.25 in the previous quarter. There was a total of 218,648 square feet that delivered in the quarter, with 274,187 square feet still under construction at the end of the quarter.

Orlando

The Orlando industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 5.2%, from 5.9% in the previous quarter. Rental rates ended the quarter at \$6.33 per square foot, from \$6.28 in the previous quarter. There was a total of 134,207 square feet that delivered in the quarter, with 2,035,901 square feet still under construction at the end of the quarter.

Palm Beach County

The Palm Beach County industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 3.8%, from 4.0% in the previous quarter. Rental rates ended the quarter at \$10.00 per square foot, from \$9.72 in the previous quarter. There was a total of 329,760 square feet that delivered in the quarter, with 426,446 square feet still under construction at the end of the quarter.

Pensacola

The Pensacola industrial market reported no new deliveries and no space under construction at the end of the fourth quarter 2016. With this limited construction activity, net absorption of positive 63,271 square feet caused the vacancy rate to down from 3.6% to 3.3% in the quarter. Rental rates stood at \$4.88.

Peoria

The Peoria industrial market reported no new deliveries and no space under construction at the end of the fourth quarter 2016. With this limited construction activity, net absorption of positive 312,421 square feet caused the vacancy

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rate to down from 8.3% to 6.5% in the quarter. Rental rates stood at \$3.97.

Philadelphia

The Philadelphia industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 6.3%, from 6.5% in the previous quarter. Rental rates ended the quarter at \$4.84 per square foot, from \$4.79 in the previous quarter. There was a total of 7,375,994 square feet that delivered in the quarter, with 17,259,140 square feet still under construction at the end of the quarter.

Phoenix

The Phoenix industrial market saw vacancies fall and rental rates decrease from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 9.6%, from 10.3% in the previous quarter. Rental rates ended the quarter at \$6.88 per square foot, from \$6.89 in the previous quarter. There was a total of 642,069 square feet that delivered in the quarter, with 4,304,479 square feet still under construction at the end of the quarter.

Pittsburgh

The Pittsburgh industrial market saw vacancies rise and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 5.9%, from 5.8% in the previous quarter. Rental rates ended the quarter at \$5.83 per square foot, from \$5.70 in the previous quarter. There was a total of 180,501 square feet that delivered in the quarter, with 361,031 square feet still under construction at the end of the quarter.

Port St Lucie/Fort Pierce

With no new industrial space being delivered to the market, and positive 110,869 square feet of net absorption, Port St Lucie/Fort Pierce's vacancy rate went from 4.4% to 3.9% in the quarter. Rental rates went from \$7.10 to \$7.13 during that time. At the end of the quarter, there was 19,940 square feet underway for future delivery.

Portland

The Portland industrial market saw vacancies fall and rental rates decrease from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 3.9%, from 4.0% in the previous quarter. Rental rates ended the quarter at \$7.62 per square foot, from \$7.75 in the previous quarter. There was a total of 726,835 square feet that delivered in the quarter, with 1,937,538 square feet still under construction at the end of the quarter.

Portland/South Portland

The Portland/South Portland industrial market saw vacancies fall and rental rates increase from the third quarter

2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 2.1%, from 2.6% in the previous quarter. Rental rates ended the quarter at \$5.51 per square foot, from \$5.27 in the previous quarter. There was a total of 16,925 square feet that delivered in the quarter, with 20,670 square feet still under construction at the end of the quarter.

Providence

With no new industrial space being delivered to the market, and positive 179,901 square feet of net absorption, Providence's vacancy rate went from 4.8% to 4.6% in the quarter. Rental rates went from \$4.90 to \$4.91 during that time. At the end of the quarter, there was 70,288 square feet underway for future delivery.

Raleigh/Durham

The vacancy rate remained unchanged in Raleigh/Durham in the fourth quarter. With 463,529 square feet in deliveries, and positive 465,369 square feet in net absorption, the vacancy rate held at 5.5%, the same rate reported in the previous quarter. The market had 1,221,588 square feet under construction at the end of the quarter, and rental rates stood at \$6.83 per square foot.

Reno/Sparks

The Reno/Sparks industrial market saw vacancies fall and rental rates decrease from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 9.9%, from 10.9% in the previous quarter. Rental rates ended the quarter at \$4.29 per square foot, from \$4.30 in the previous quarter. There was a total of 822,538 square feet that delivered in the quarter, with 5,865,740 square feet still under construction at the end of the quarter.

Richmond VA

With no new industrial space being delivered to the market, and positive 362,310 square feet of net absorption, Richmond VA's vacancy rate went from 7.1% to 6.8% in the quarter. Rental rates went from \$4.21 to \$4.41 during that time. At the end of the quarter, there was 732,470 square feet underway for future delivery.

Roanoke

With no new industrial space being delivered to the market, and negative (56,424) square feet of net absorption, Roanoke's vacancy rate went from 6.1% to 6.3% in the quarter. Rental rates went from \$3.67 to \$3.76 during that time. At the end of the quarter, there was 250,000 square feet underway for future delivery.

Rochester

With no space currently under construction, Rochester absorbed (141,549) square feet of space and delivered 12,000 square feet of space, resulting in a vacancy rate that went

from 7.1% to 7.2% over the course of the quarter. Rental rates went from \$4.72 to \$4.85 per square foot.

Sacramento

With no new industrial space being delivered to the market, and positive 910,943 square feet of net absorption, Sacramento's vacancy rate went from 8.6% to 8.1% in the quarter. Rental rates went from \$5.50 to \$5.50 during that time. At the end of the quarter, there was 1,256,554 square feet underway for future delivery.

Salinas

With no new industrial space being delivered to the market, and negative (48,619) square feet of net absorption, Salinas's vacancy rate went from 3.9% to 4.2% in the quarter. Rental rates went from \$6.46 to \$5.77 during that time. At the end of the quarter, there was 20,600 square feet underway for future delivery.

Salt Lake City

The Salt Lake City industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 4.5%, from 4.7% in the previous quarter. Rental rates ended the quarter at \$5.39 per square foot, from \$5.34 in the previous quarter. There was a total of 357,640 square feet that delivered in the quarter, with 4,229,639 square feet still under construction at the end of the quarter.

San Antonio

The San Antonio industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 5.9%, from 6.0% in the previous quarter. Rental rates ended the quarter at \$6.19 per square foot, from \$6.11 in the previous quarter. There was a total of 417,275 square feet that delivered in the quarter, with 855,128 square feet still under construction at the end of the quarter.

San Diego

The San Diego industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 5.1%, from 5.2% in the previous quarter. Rental rates ended the quarter at \$12.35 per square foot, from \$12.21 in the previous quarter. There was a total of 732,599 square feet that delivered in the quarter, with 1,161,242 square feet still under construction at the end of the quarter.

San Francisco

With no new industrial space being delivered to the market, and negative (35,357) square feet of net absorption, San Francisco's vacancy rate went from 2.7% to 2.8% in the quarter. Rental rates went from \$19.97 to \$21.02 during that

time. At the end of the quarter, there was 663,053 square feet underway for future delivery.

San Luis Obispo/Paso Robles

With no new industrial space being delivered to the market, and positive 34,441 square feet of net absorption, San Luis Obispo/Paso Robles's vacancy rate went from 6.1% to 5.6% in the quarter. Rental rates went from \$9.15 to \$11.26 during that time. At the end of the quarter, there was 15,756 square feet underway for future delivery.

Santa Barbara/Sta Maria/Goleta

With no space currently under construction, Santa Barbara/Sta Maria/Goleta's absorbed 72,415 square feet of space and delivered 20,000 square feet of space, resulting in a vacancy rate that went from 2.4% to 2.1% over the course of the quarter. Rental rates went from \$10.81 to \$11.08 per square foot.

Santa Cruz/Watsonville

With no space currently under construction, Santa Cruz/Watsonville absorbed 210,711 square feet of space and delivered 194,151 square feet of space, resulting in a vacancy rate that went from 2.0% to 1.8% over the course of the quarter. Rental rates went from \$11.96 to \$11.87 per square foot.

Savannah

The Savannah industrial market saw vacancies rise and rental rates change from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 3.0%, from 2.5% in the previous quarter. Rental rates ended the quarter at \$4.36 per square foot, from \$4.36 in the previous quarter. There was a total of 787,000 square feet that delivered in the quarter, with 3,459,965 square feet still under construction at the end of the quarter.

Seattle/Puget Sound

The Seattle/Puget Sound industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 3.3%, from 3.4% in the previous quarter. Rental rates ended the quarter at \$8.01 per square foot, from \$7.85 in the previous quarter. There was a total of 720,715 square feet that delivered in the quarter, with 3,052,320 square feet still under construction at the end of the quarter.

Shreveport/Bossier City

The Shreveport/Bossier City industrial market reported no new deliveries and no space under construction at the end of the fourth quarter 2016. With this limited construction activity, net absorption of positive 266,427 square feet caused the vacancy rate to down from 14.9% to 13.9% in the quarter. Rental rates stood at \$3.04.

South Bay/San Jose

The South Bay/San Jose industrial market saw vacancies rise and rental rates decrease from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 5.8%, from 5.5% in the previous quarter. Rental rates ended the quarter at \$19.56 per square foot, from \$19.58 in the previous quarter. There was a total of 480,251 square feet that delivered in the quarter, with 1,118,539 square feet still under construction at the end of the quarter.

South Bend/Mishawaka

With no new industrial space being delivered to the market, and positive 204,105 square feet of net absorption, South Bend/Mishawaka's vacancy rate went from 4.8% to 4.2% in the quarter. Rental rates went from \$3.24 to \$3.90 during that time. At the end of the quarter, there was 605,480 square feet underway for future delivery.

Southwest Florida

The Southwest Florida industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 2.6%, from 3.0% in the previous quarter. Rental rates ended the quarter at \$7.15 per square foot, from \$6.97 in the previous quarter. There was a total of 12,090 square feet that delivered in the quarter, with 28,371 square feet still under construction at the end of the quarter.

Spokane

The Spokane industrial market saw vacancies rise and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 3.0%, from 2.7% in the previous quarter. Rental rates ended the quarter at \$5.87 per square foot, from \$5.65 in the previous quarter. There was a total of 31,010 square feet that delivered in the quarter, with 67,500 square feet still under construction at the end of the quarter.

Springfield

The Springfield industrial market reported no new deliveries and no space under construction at the end of the fourth quarter 2016. With this limited construction activity, net absorption of negative (169,586) square feet caused the vacancy rate to up from 6.5% to 7.2% in the quarter. Rental rates stood at \$4.04.

St. Louis

The vacancy rate remained unchanged in St. Louis in the fourth quarter. With 860,800 square feet in deliveries, and positive 1,011,295 square feet in net absorption, the vacancy rate held at 6.0%, the same rate reported in the previous quarter. The market had 5,794,863 square feet under construction at the end of the quarter, and rental rates stood at \$4.34 per square foot.

Stockton/Modesto

With no new industrial space being delivered to the market, and positive 2,571,030 square feet of net absorption, Stockton/Modesto's vacancy rate went from 5.1% to 3.4% in the quarter. Rental rates went from \$4.28 to \$4.29 during that time. At the end of the quarter, there was 988,626 square feet underway for future delivery.

Syracuse

The Syracuse industrial market saw vacancies rise and rental rates decrease from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 8.4%, from 8.3% in the previous quarter. Rental rates ended the quarter at \$3.94 per square foot, from \$3.96 in the previous quarter. There was a total of 119,000 square feet that delivered in the quarter, with 944,800 square feet still under construction at the end of the quarter.

Tallahassee

With no new industrial space being delivered to the market, and positive 21,870 square feet of net absorption, Tallahassee's vacancy rate went from 5.9% to 5.8% in the quarter. Rental rates went from \$4.83 to \$4.82 during that time. At the end of the quarter, there was 45,029 square feet underway for future delivery.

Tampa/St Petersburg

The Tampa/St Petersburg industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 5.5%, from 5.9% in the previous quarter. Rental rates ended the quarter at \$5.65 per square foot, from \$5.61 in the previous quarter. There was a total of 887,903 square feet that delivered in the quarter, with 2,607,388 square feet still under construction at the end of the quarter.

Toledo

With no new industrial space being delivered to the market, and positive 275,851 square feet of net absorption, Toledo's vacancy rate went from 4.9% to 4.7% in the quarter. Rental rates went from \$3.31 to \$3.36 during that time. At the end of the quarter, there was 269,715 square feet underway for future delivery.

Tucson

With no new industrial space being delivered to the market, and positive 109,923 square feet of net absorption, Tucson's vacancy rate went from 8.1% to 7.8% in the quarter. Rental rates went from \$6.86 to \$6.83 during that time. At the end of the quarter, there was 159,971 square feet underway for future delivery.

Tulsa

The Tulsa industrial market saw vacancies rise and rental

rates decrease from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 4.1%, from 3.8% in the previous quarter. Rental rates ended the quarter at \$4.54 per square foot, from \$4.63 in the previous quarter. There was a total of 125,624 square feet that delivered in the quarter, with 675,639 square feet still under construction at the end of the quarter.

Utica/Rome

With no space currently under construction, Utica/Rome absorbed (38,335) square feet of space and delivered 13,170 square feet of space, resulting in a vacancy rate that went from 11.9% to 11.7% over the course of the quarter. Rental rates went from \$3.24 to \$3.26 per square foot.

Visalia/Porterville

With no new industrial space being delivered to the market, and positive 41,957 square feet of net absorption, Visalia/Porterville's vacancy rate went from 3.1% to 3.0% in the quarter. Rental rates went from \$4.54 to \$5.41 during that time. At the end of the quarter, there was 64,500 square feet underway for future delivery.

Washington

The Washington industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 7.9%, from 8.0% in the previous quarter. Rental rates ended the quarter at \$10.12 per square foot, from \$10.07 in the previous quarter. There was a total of 530,921 square feet that delivered in the quarter, with 2,143,030 square feet still under construction at the end of the quarter.

West Michigan

The West Michigan industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 2.9%, from 3.2% in the previous quarter. Rental rates ended the quarter at \$3.92 per square foot, from \$3.78 in the previous quarter. There was a total of 404,844 square feet that delivered in the quarter, with 1,616,135 square feet still under construction at the end of the quarter.

Westchester/So Connecticut

The Westchester/So Connecticut industrial market saw vacancies fall and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 7.2%, from 7.6% in the previous quarter. Rental rates ended the quarter at \$8.56 per square foot, from \$8.44 in the previous quarter. There was a total of 312,506 square feet that delivered in the quarter, with 714,220 square feet still under construction at the end of the quarter.

Wichita

The Wichita industrial market saw vacancies fall and rental rates decrease from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 3.4%, from 3.6% in the previous quarter. Rental rates ended the quarter at \$4.15 per square foot, from \$4.31 in the previous quarter. There was a total of 16,000 square feet that delivered in the quarter, with 142,000 square feet still under construction at the end of the quarter.

Wilmington

The Wilmington industrial market saw vacancies rise and rental rates increase from the third quarter 2016 to the fourth quarter 2016. The overall vacancy rate currently sits at 11.5%, from 11.3% in the previous quarter. Rental rates ended the quarter at \$3.71 per square foot, from \$3.60 in the previous quarter. There was a total of 35,000 square feet that delivered in the quarter, with 68,600 square feet still under construction at the end of the quarter.

Yakima

With no new industrial space being delivered to the market, and negative (56,246) square feet of net absorption, Yakima's vacancy rate went from 1.4% to 1.8% in the quarter. Rental rates went from \$5.63 to \$6.03 during that time. At the end of the quarter, there was 62,000 square feet underway for future delivery.

Youngstown/Warren/Boardman

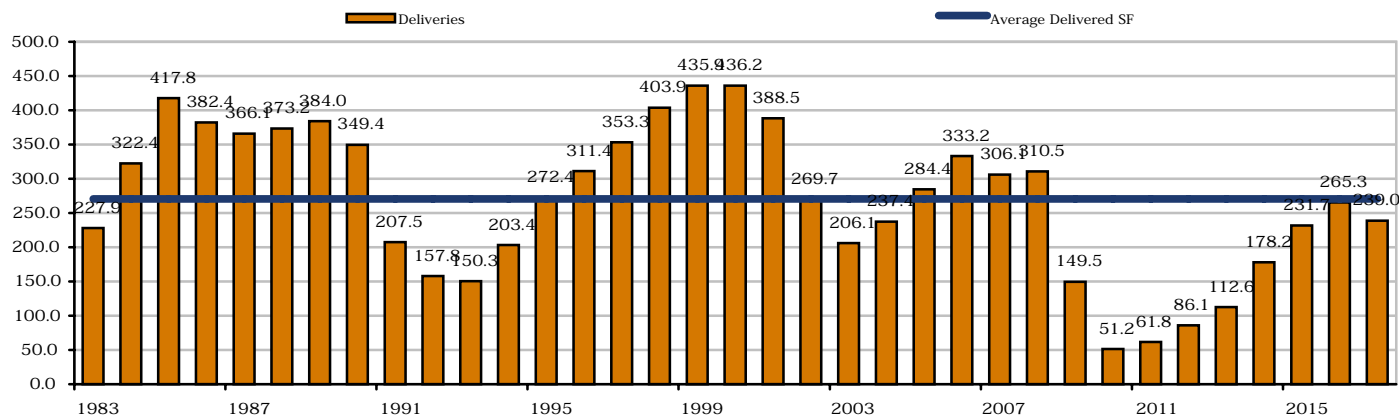
With no new industrial space being delivered to the market, and positive 199,653 square feet of net absorption, Youngstown/Warren/Boardman's vacancy rate went from 11.4% to 11.1% in the quarter. Rental rates went from \$2.92 to \$2.93 during that time. At the end of the quarter, there was 24,700 square feet underway for future delivery.

National Industrial Market



Inventory & development

Historical Deliveries 1983 - 2017



Source: CoStar Property® * Future deliveries based on current under construction buildings.

CONSTRUCTION ACTIVITY Markets Ranked by Under Construction Square Footage

Market	Under Construction Inventory				Average Bldg Size	
	# Bldgs	Total RBA	Preleased SF	Preleased %	All Existing	U/C
Dallas/Ft Worth	108	24,178,225	7,289,041	30.1%	40,493	223,872
Inland Empire (California)	108	20,500,205	3,489,488	17.0%	44,684	189,817
Chicago	52	18,365,392	8,606,568	46.9%	51,571	353,181
Philadelphia	42	17,259,140	7,786,981	45.1%	50,607	410,932
Atlanta	50	13,554,910	5,446,025	40.2%	42,300	271,098
Northern New Jersey	58	12,390,570	4,969,510	40.1%	45,851	213,631
Kansas City	19	6,840,078	3,713,620	54.3%	42,173	360,004
Los Angeles	63	6,057,143	1,699,362	28.1%	26,584	96,145
Reno/Sparks	6	5,865,740	5,423,948	92.5%	48,038	977,623
St. Louis	14	5,794,863	2,763,382	47.7%	43,252	413,919
Nashville	23	5,747,583	2,105,446	36.6%	47,907	249,895
Houston	82	5,223,750	3,537,873	67.7%	30,820	63,704
Louisville	16	5,164,972	1,262,882	24.5%	43,126	322,811
Baltimore	16	4,800,620	1,204,516	25.1%	50,511	300,039
Las Vegas	20	4,487,893	289,490	6.5%	29,799	224,395
Phoenix	27	4,304,479	1,779,380	41.3%	31,508	159,425
Salt Lake City	32	4,229,639	2,894,861	68.4%	29,961	132,176
Charleston/N Charleston	13	3,711,502	2,770,977	74.7%	25,897	285,500
Cincinnati	15	3,469,199	1,064,827	30.7%	45,786	231,280
Savannah	8	3,459,965	1,138,415	32.9%	40,789	432,496
Miami-Dade County	19	3,386,807	1,091,009	32.2%	26,521	178,253
Detroit	31	3,328,949	831,213	25.0%	33,555	107,385
Denver	49	3,227,764	2,047,106	63.4%	28,489	65,873
Seattle/Puget Sound	16	3,052,320	697,549	22.9%	37,774	190,770
Memphis	9	2,868,756	175,766	6.1%	64,053	318,751
Tampa/St Petersburg	24	2,607,388	1,270,612	48.7%	23,062	108,641
Indianapolis	8	2,441,981	1,558,500	63.8%	48,378	305,248
Boston	35	2,426,113	2,202,443	90.8%	40,349	69,318
Washington	20	2,143,030	1,249,707	58.3%	36,115	107,151
Charlotte	20	2,110,902	1,406,055	66.6%	40,985	105,545
Orlando	18	2,035,901	995,127	48.9%	25,288	113,106
Austin	39	2,026,961	852,379	42.1%	24,469	51,973
East Bay/Oakland	7	1,987,442	1,017,986	51.2%	32,675	283,920
Portland	15	1,937,538	483,567	25.0%	33,527	129,169
Madison	13	1,923,280	1,686,280	87.7%	41,069	147,945
Birmingham	5	1,923,000	1,923,000	100.0%	32,066	384,600
Milwaukee	21	1,914,739	1,562,894	81.6%	41,063	91,178
North Bay/Santa Rosa	8	1,664,471	851,130	51.1%	26,757	208,059
West Michigan	11	1,616,135	1,424,145	88.1%	36,693	146,921
Corpus Christi	3	1,612,600	1,600,000	99.2%	14,481	537,533
Olympia	3	1,404,200	998,200	71.1%	30,805	468,067
Cleveland	11	1,332,257	1,037,151	77.8%	38,342	121,114
Columbus	4	1,327,350	700,000	52.7%	51,460	331,837
Totals	1,518	256,407,283	117,166,345	45.7%	34,366	168,911

Source: CoStar Property®

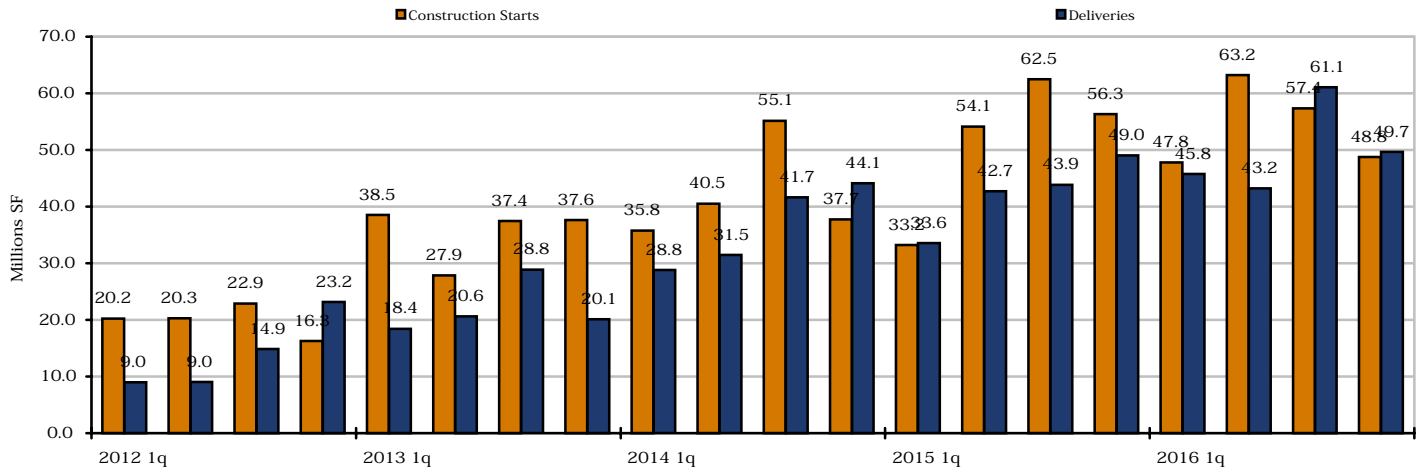


National Industrial Market

Inventory & development

Historical Construction Starts & Deliveries*

Square Footage Per Quarter Starting and Completing Construction



Source: CoStar Property® * Select markets included in this historical chart - see Methodology page.

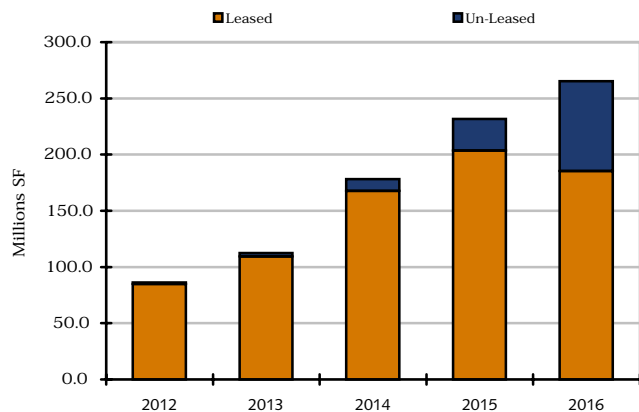
Recent Deliveries by Project Size Breakdown of Year-to-Date Development Based on RBA of Project

Building Size	# Bldgs	RBA	SF Leased	% Leased	Avg Rate	Single Tenant	Multi-Tenant
< 50,000 SF	1,003	16,692,359	11,849,898	71.0%	\$9.13	6,995,067	9,697,292
50,000 SF - 99,999 SF	260	18,021,161	12,686,528	70.4%	\$7.78	7,901,790	10,119,371
100,000 SF - 249,999 SF	386	61,648,058	41,875,368	67.9%	\$5.88	20,511,033	41,137,025
250,000 SF - 499,999 SF	195	69,582,061	43,891,415	63.1%	\$4.64	31,058,336	38,523,725
>= 500,000 SF	121	99,334,304	74,954,076	75.5%	\$3.83	56,223,705	43,110,599

Source: CoStar Property®

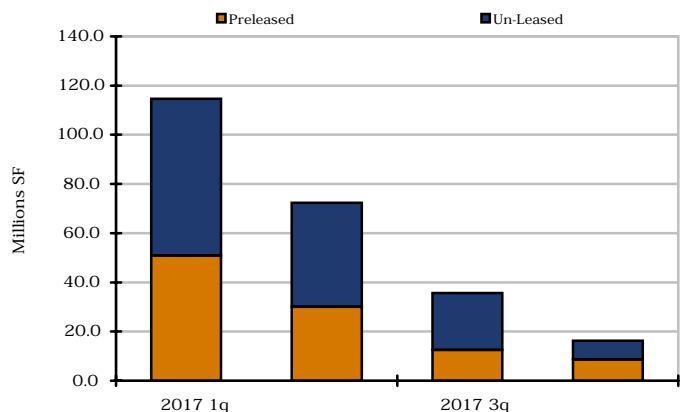
Recent Deliveries

Leased & Un-Leased SF in Deliveries Last 5 Years



Future Deliveries

Preleased & Un-Leased SF in Properties Scheduled to Deliver



National Industrial Market



Inventory & development

Select Year-to-Date Deliveries

Based on Project Square Footage

1. Daikin HQ Market: Houston RBA: 3,900,000 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Second Quarter 2015 Deliv Date: Third Quarter 2016 Leasing Co: N/A Developer: Prologis	2. Hobby Lobby Building 6 Market: Oklahoma City RBA: 2,000,000 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Second Quarter 2014 Deliv Date: First Quarter 2016 Leasing Co: Hobby Lobby, Inc. Developer: N/A	3. 2641 Portofino Dr- Tesla Market: Reno/Sparks RBA: 2,000,000 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Fourth Quarter 2014 Deliv Date: Third Quarter 2016 Leasing Co: Tesla Developer: N/A
4. Dollar Tree Distribution Facility Market: Greenville/Spartanburg RBA: 1,500,000 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Third Quarter 2015 Deliv Date: Second Quarter 2016 Leasing Co: Cherokee County Development Board Developer: Clancy & Theys Construction Company	5. Lego Systems Market: Dallas/Ft Worth RBA: 1,440,000 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Third Quarter 2015 Deliv Date: Third Quarter 2016 Leasing Co: Exel, Inc. Developer: N/A	6. Grainger Market: Philadelphia RBA: 1,300,000 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: First Quarter 2015 Deliv Date: Third Quarter 2016 Leasing Co: W.W. Grainger, Inc. Developer: IDI Gazeley
7. Walmart Dist #2 Market: Tampa/St Petersburg RBA: 1,200,000 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: First Quarter 2016 Deliv Date: Third Quarter 2016 Leasing Co: Majestic Realty Co. Developer: Majestic Realty Co.	8. Renaissance Rialto - Medline Market: Inland Empire (California) RBA: 1,170,880 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Second Quarter 2015 Deliv Date: Third Quarter 2016 Leasing Co: Lewis Community Developers Developer: Lewis Community Developers	9. Fairburn Logistics Center - Building 100 Market: Atlanta RBA: 1,129,750 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Second Quarter 2015 Deliv Date: First Quarter 2016 Leasing Co: CBRE Developer: TPA Group, LLC
10. Saddle Creek Logistics Market: Chicago RBA: 1,114,575 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Third Quarter 2015 Deliv Date: First Quarter 2016 Leasing Co: N/A Developer: CenterPoint Properties	11. 6050 Gateway Ct|Amazon Fulfillment Center Market: Columbus RBA: 1,033,282 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Third Quarter 2015 Deliv Date: Third Quarter 2016 Leasing Co: N/A Developer: Duke Realty	12. Amazon Market: Boston RBA: 1,000,000 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Fourth Quarter 2015 Deliv Date: Third Quarter 2016 Leasing Co: NAI Hunneman Developer: Trammell Crow Company
13. 24550 Hansen Rd Market: Stockton/Modesto RBA: 1,000,000 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Second Quarter 2014 Deliv Date: First Quarter 2016 Leasing Co: N/A Developer: Prologis	14. Cranbury Station Park - Bldg 1 Market: Northern New Jersey RBA: 930,030 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Third Quarter 2015 Deliv Date: First Quarter 2016 Leasing Co: Cushman & Wakefield Developer: Rockefeller Group Devel Corp	15. 19310 S Gardner Rd - XXXIII - Spec Market: Kansas City RBA: 927,112 Occupied: 0% Quoted Rate: Negotiable Grnd Brk Date: First Quarter 2016 Deliv Date: Fourth Quarter 2016 Leasing Co: JLL Developer: N/A

Select Top Under Construction Properties

Based on Project Square Footage

<p>1. 2641 Portofino Dr- Tesla</p> <p>Market: Reno/Sparks RBA: 3,800,000 Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Fourth Quarter 2014 Deliv Date: Fourth Quarter 2019 Leasing Co: Tesla Motors, Inc. Developer: N/A</p>	<p>2. Volvo North American Manufacturing</p> <p>Market: Charleston/N Charleston RBA: 2,300,000 Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Third Quarter 2015 Deliv Date: Fourth Quarter 2018 Leasing Co: Volvo Cars of North America, LLC Developer: Landmark Construction Co Inc</p>	<p>3. 1716 Innovation Blvd</p> <p>Market: Indianapolis RBA: 2,000,000 Preleased: 70% Quoted Rate: \$3.35 Grnd Brk Date: First Quarter 2016 Deliv Date: First Quarter 2017 Leasing Co: Cushman & Wakefield Developer: N/A</p>
<p>4. TPCO America</p> <p>Market: Corpus Christi RBA: 1,600,000 Preleased: 100% Quoted Rate: N/A Grnd Brk Date: First Quarter 2012 Deliv Date: First Quarter 2017 Leasing Co: W.G. Yates & Sons Construction Comp Developer: W.G. Yates & Sons Construction Comp</p>	<p>5. Midway Ln</p> <p>Market: Nashville RBA: 1,500,000 Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Second Quarter 2016 Deliv Date: Second Quarter 2017 Leasing Co: Nissan Developer: N/A</p>	<p>6. Crossroads Logistics Center - Bldg A1</p> <p>Market: Inland Empire (California) RBA: 1,489,240 Preleased: 100% Quoted Rate: \$3.48 Grnd Brk Date: Third Quarter 2016 Deliv Date: Second Quarter 2017 Leasing Co: CBRE Developer: Master Development Corp, Inc.</p>
<p>7. Gillem Logistics Center - Building #150</p> <p>Market: Atlanta RBA: 1,471,260 Preleased: 0% Quoted Rate: Negotiable Grnd Brk Date: Fourth Quarter 2016 Deliv Date: First Quarter 2018 Leasing Co: Robinson Weeks Partners Developer: Robinson Weeks Partners</p>	<p>8. 4005 Cedar Creek Dr - Mars/Wrigley</p> <p>Market: Chicago RBA: 1,388,000 Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Fourth Quarter 2015 Deliv Date: First Quarter 2017 Leasing Co: CenterPoint Properties Developer: CenterPoint Properties</p>	<p>9. 7030 Tradepoint Ave</p> <p>Market: Baltimore RBA: 1,348,024 Preleased: 0% Quoted Rate: Negotiable Grnd Brk Date: Fourth Quarter 2016 Deliv Date: Third Quarter 2017 Leasing Co: JLL Developer: N/A</p>
<p>10. 1 Mercedes Dr</p> <p>Market: Birmingham RBA: 1,300,000 Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Third Quarter 2015 Deliv Date: Third Quarter 2017 Leasing Co: Mercedes-Benz USA Developer: N/A</p>	<p>11. 1 Superloop Cir</p> <p>Market: Reno/Sparks RBA: 1,200,947 Preleased: 100% Quoted Rate: N/A Grnd Brk Date: First Quarter 2015 Deliv Date: First Quarter 2017 Leasing Co: Switch Communications Group Developer: Blue Scope Steel North America</p>	<p>12. 1339 S Park Ave - Riverbend Tech Park</p> <p>Market: Buffalo/Niagara Falls RBA: 1,200,000 Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Fourth Quarter 2014 Deliv Date: First Quarter 2017 Leasing Co: Ciminelli Development Co., Inc. Developer: LP Ciminelli Construction Corp.</p>
<p>13. FedEx Regional Hub</p> <p>Market: Philadelphia RBA: 1,200,000 Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Third Quarter 2016 Deliv Date: Third Quarter 2018 Leasing Co: FedEx Corporation Developer: The Rockefeller Group</p>	<p>14. Wentzville Logistics Center</p> <p>Market: St. Louis RBA: 1,200,000 Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Second Quarter 2016 Deliv Date: Second Quarter 2017 Leasing Co: NorthPoint Development Developer: N/A</p>	<p>15. 525 Northport Pky</p> <p>Market: Savannah RBA: 1,100,000 Preleased: 100% Quoted Rate: N/A Grnd Brk Date: First Quarter 2016 Deliv Date: First Quarter 2017 Leasing Co: Panattoni Developer: Panattoni</p>

National Industrial Market



Figures at a Glance

Flex Market Statistics

Year-End 2016

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Albany/Schenectady	326	9,008,849	427,716	427,716	4.7%	135,584	30,000	0	\$10.08
Albuquerque	148	3,548,560	222,847	230,119	6.5%	90,353	0	150,000	\$9.41
Anchorage	141	2,712,800	69,523	69,523	2.6%	(8,273)	0	0	\$16.79
Asheville	257	3,988,919	72,457	72,457	1.8%	150,146	50,000	10,500	\$9.29
Atlanta	4,157	68,461,351	5,551,567	5,676,383	8.3%	600,849	10,000	1,006,261	\$9.12
Augusta/Richmond	422	3,416,377	352,594	352,594	10.3%	(74,085)	26,817	0	\$6.50
Austin	610	22,353,462	1,732,482	1,812,631	8.1%	(131,380)	380,326	813,931	\$12.91
Bakersfield	215	2,311,914	114,393	137,248	5.9%	15,536	0	0	\$10.65
Baltimore	1,343	49,128,512	3,777,854	3,964,927	8.1%	579,003	71,878	227,540	\$11.66
Baton Rouge	207	2,559,740	93,444	93,444	3.7%	83,813	12,000	0	\$10.78
Beaumont/Port Arthur	171	1,615,372	104,423	104,423	6.5%	15,399	0	0	\$9.28
Birmingham	823	11,248,072	547,446	547,446	4.9%	(6,999)	2,400	0	\$8.49
Boise City/Nampa	254	4,409,864	154,130	167,555	3.8%	184,754	10,785	10,711	\$9.08
Boston	2,668	125,926,035	9,840,992	10,200,292	8.1%	1,210,916	206,412	234,200	\$10.07
Bremerton/Silverdale	71	566,190	21,842	21,842	3.9%	(8,191)	0	0	\$12.06
Broward County	1,063	19,519,457	857,232	941,263	4.8%	281,890	0	70,890	\$12.86
Brownsville/Harlingen	8	154,939	3,906	3,906	2.5%	(3,906)	0	0	\$0.00
Buffalo/Niagara Falls	141	5,958,383	276,876	276,876	4.6%	62,192	0	6,000	\$12.23
Charleston WV	56	521,344	64,733	64,733	12.4%	21,000	0	0	\$5.00
Charleston/N Charleston	541	6,721,158	331,663	331,663	4.9%	(35,944)	34,735	82,502	\$13.04
Charlotte	1,173	30,209,066	1,482,147	1,503,231	5.0%	1,300,122	458,100	51,000	\$8.66
Chattanooga	256	4,081,748	119,920	119,920	2.9%	51,607	0	0	\$8.59
Chicago	2,209	71,077,993	5,982,046	6,105,364	8.6%	689,862	132,500	276,635	\$10.99
Cincinnati	314	9,620,372	1,061,155	1,089,645	11.3%	(42,958)	0	500,000	\$8.22
Cleveland	851	25,416,123	1,319,598	1,339,058	5.3%	355,603	42,893	25,479	\$9.47
Colorado Springs	266	6,254,832	1,010,651	1,080,541	17.3%	63,384	0	0	\$7.57
Columbia	731	6,507,884	401,469	407,619	6.3%	179,432	9,980	0	\$8.16
Columbus	448	11,823,144	678,833	682,855	5.8%	67,864	159,244	0	\$7.61
Columbus GA	281	3,967,105	92,349	92,349	2.3%	19,871	0	0	\$6.08
Corpus Christi	61	1,078,631	66,919	66,919	6.2%	40,285	0	0	\$8.99
Dallas/Ft Worth	6,953	131,965,095	9,113,181	9,210,619	7.0%	1,221,687	182,780	2,429,274	\$9.61
Davenport/Moline	37	632,106	37,620	37,620	6.0%	24,899	30,000	0	\$6.90
Dayton	202	3,952,764	414,867	414,867	10.5%	158,300	60,000	0	\$10.18
Deltona/Daytona Beach	118	1,635,064	168,336	168,336	10.3%	58,766	0	0	\$9.56
Denver	1,755	49,819,308	4,466,571	4,609,527	9.3%	483,201	254,867	551,884	\$10.53
Des Moines	223	8,857,841	268,535	268,535	3.0%	145,826	62,500	878,496	\$7.61
Detroit	1,353	51,568,306	3,804,790	3,841,726	7.4%	1,016,568	10,493	174,525	\$9.13
Duluth	25	379,133	3,600	3,600	0.9%	4,600	0	0	\$12.69
East Bay/Oakland	1,521	54,576,399	3,531,922	3,743,448	6.9%	1,545,763	50,000	0	\$15.09
El Paso	350	6,171,492	262,426	265,926	4.3%	114,869	0	0	\$9.31
Erie	14	435,885	3,342	3,342	0.8%	431	0	0	\$7.03
Evansville	82	4,069,435	91,399	91,399	2.2%	148,686	112,000	0	\$6.72
Fayetteville	108	1,122,766	57,925	57,925	5.2%	64,795	18,000	18,000	\$12.16
Fayetteville/Sp. B.	161	2,245,395	20,440	20,440	0.9%	48,560	0	0	\$7.68
Fort Smith	18	201,212	45,450	45,450	22.6%	24,140	0	0	\$7.77
Fort Wayne	164	4,006,397	283,645	283,645	7.1%	64,301	0	0	\$7.12
Fresno	118	1,951,313	126,401	126,401	6.5%	106,743	0	0	\$9.19

Source: CoStar Property®



National Industrial Market

Figures at a Glance

Flex Market Statistics

Year-End 2016

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Green Bay	314	8,820,088	237,492	237,492	2.7%	103,618	0	11,700	\$6.14
Greensboro/Wir.	447	8,061,646	511,553	511,553	6.3%	438,815	0	0	\$7.56
Greenville/Spar.	701	9,390,008	540,121	540,121	5.8%	316,537	185,500	0	\$7.75
Hampton Roads	850	14,951,839	1,646,310	1,690,133	11.3%	(120,595)	5,500	74,600	\$9.87
Hartford	1,187	25,591,622	1,645,216	1,737,157	6.8%	484,736	58,650	10,000	\$7.66
Hawaii	82	1,754,179	67,428	67,428	3.8%	(2,298)	0	30,000	\$18.50
Houston	2,017	51,139,265	3,414,145	3,633,152	7.1%	65,265	462,847	284,439	\$9.87
Huntington/Ash.	125	1,331,985	70,840	70,840	5.3%	21,254	0	0	\$8.50
Huntsville	165	6,587,356	741,848	741,848	11.3%	39,069	15,500	0	\$9.67
Indianapolis	1,026	23,916,163	1,452,304	1,495,380	6.3%	353,197	18,500	15,000	\$8.90
Inland Empire (I.)	897	15,321,459	867,983	880,663	5.7%	182,478	0	13,023	\$12.01
Jackson	124	2,211,619	87,458	87,458	4.0%	72,876	0	0	\$9.48
Jacksonville (F.)	305	7,517,893	561,064	561,064	7.5%	170,209	0	0	\$9.68
Kansas City	549	13,609,257	773,785	788,455	5.8%	171,893	24,000	9,000	\$9.22
Killeen/Temple/	13	124,642	2,358	2,358	1.9%	10,017	4,875	0	\$8.09
Kingsport/Brist.	32	1,027,516	31,660	31,660	3.1%	700	0	0	\$7.66
Knoxville	978	12,279,644	146,262	186,667	1.5%	94,411	10,000	0	\$8.48
Lafayette	24	516,763	49,103	49,103	9.5%	(5,458)	0	0	\$8.26
Las Vegas	953	21,417,005	1,337,945	1,346,506	6.3%	175,007	0	295,000	\$9.87
Lexington/Fayet	177	3,443,798	365,197	367,997	10.7%	(139,438)	0	0	\$7.84
Lincoln	181	2,390,061	52,645	52,645	2.2%	4,313	0	0	\$7.70
Little Rock/N.L.	575	8,927,320	391,536	391,536	4.4%	91,350	0	0	\$6.33
Long Island (Ne.)	612	26,273,579	1,341,551	1,362,657	5.2%	(96,054)	19,325	24,975	\$17.92
Los Angeles	2,856	62,468,194	2,277,203	2,557,288	4.1%	40,676	35,945	500,253	\$18.83
Louisville	468	11,035,926	421,143	421,143	3.8%	(5,758)	0	0	\$8.08
Lubbock	24	1,068,853	19,268	19,268	1.8%	16,860	0	0	\$6.09
Madison	279	8,532,470	658,069	658,069	7.7%	(252,716)	12,000	69,000	\$7.44
McAllen/Edinbu.	19	438,731	89,201	89,201	20.3%	(1,717)	0	0	\$13.42
Memphis	508	9,286,293	1,137,051	1,144,051	12.3%	139,864	2,700	0	\$6.85
Miami-Dade Coun	603	16,916,428	725,798	725,798	4.3%	256,051	3,500	0	\$17.73
Milwaukee	1,329	45,395,530	1,855,937	1,864,737	4.1%	504,721	137,860	175,840	\$7.78
Minneapolis	1,825	76,711,637	4,813,973	5,028,772	6.6%	1,181,619	250,800	0	\$8.46
Mobile	247	2,487,356	194,723	194,723	7.8%	(31,425)	0	0	\$7.86
Montgomery	208	3,089,784	212,661	212,661	6.9%	44,027	0	0	\$7.93
Myrtle Beach/Co.	208	2,212,822	20,334	20,334	0.9%	39,381	25,000	4,756	\$7.81
Nashville	524	16,036,705	555,733	565,733	3.5%	112,197	26,264	27,500	\$10.81
New Orleans/Met.	255	3,413,764	171,680	171,680	5.0%	66,579	22,882	0	\$8.76
North Bay/Santa	644	14,101,644	933,266	935,834	6.6%	169,757	0	0	\$15.30
Northern New Jo.	1,578	62,818,420	5,445,380	6,004,117	9.6%	1,336,340	65,900	127,650	\$11.48
Ocala	48	597,564	101,964	101,964	17.1%	6,575	0	0	\$9.89
Oklahoma City	549	10,010,902	947,883	947,883	9.5%	(7,202)	30,000	0	\$6.94
Olympia	36	519,065	9,535	9,535	1.8%	0	0	4,200	\$7.20
Omaha/CouncilB	353	7,914,124	467,255	467,255	5.9%	280,965	10,000	0	\$6.82
Orange County (C)	3,266	69,493,385	1,931,746	2,034,237	2.9%	327,886	43,920	0	\$14.34
Orlando	1,383	28,734,236	2,431,237	2,482,070	8.6%	896,051	144,269	71,340	\$9.60
Palm Beach Coun	599	11,181,707	296,904	309,372	2.8%	231,586	0	0	\$12.42
Pensacola	149	1,737,594	35,060	35,060	2.0%	41,766	0	0	\$10.19

Source: CoStar Property®

National Industrial Market



Figures at a Glance

Flex Market Statistics

Year-End 2016

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Peoria	90	1,182,354	22,823	22,823	1.9%	(5,559)	0	0	\$6.60
Philadelphia	3,429	87,188,679	5,956,495	6,040,592	6.9%	1,538,076	360,825	147,200	\$9.05
Phoenix	1,142	32,894,053	4,043,354	4,251,767	12.9%	278,995	457,539	326,571	\$12.67
Pittsburgh	717	22,355,821	2,024,687	2,043,249	9.1%	343,904	157,501	91,132	\$11.48
Port St Lucie/F.	163	2,616,549	206,434	206,434	7.9%	(5,580)	0	0	\$8.55
Portland	821	21,262,844	1,618,424	1,664,084	7.8%	402,950	112,400	0	\$12.88
Portland/South	169	3,817,986	154,355	206,735	5.4%	90,994	8,720	0	\$8.62
Providence	185	4,966,725	350,653	350,653	7.1%	205,410	0	0	\$9.42
Raleigh/Durham	1,601	32,619,539	2,749,129	2,792,329	8.6%	(226,259)	210,367	72,364	\$13.07
Reno/Sparks	370	8,778,963	472,521	472,521	5.4%	30,368	9,000	0	\$9.12
Richmond VA	542	11,565,866	986,812	1,007,589	8.7%	407,417	37,600	0	\$8.78
Roanoke	164	2,194,734	193,992	193,992	8.8%	(31,245)	0	0	\$6.89
Rochester	202	13,720,995	1,549,756	1,560,756	11.4%	80,723	0	0	\$7.59
Sacramento	981	20,470,667	2,777,076	2,812,538	13.7%	589,615	0	35,800	\$9.71
Salinas	44	893,275	26,786	26,786	3.0%	22,542	0	20,600	\$15.32
Salt Lake City	1,262	26,135,730	1,186,707	1,196,707	4.6%	294,468	74,990	174,465	\$8.56
San Antonio	791	13,568,746	1,075,272	1,084,279	8.0%	(55,672)	38,400	97,783	\$10.42
San Diego	1,855	46,130,602	3,314,098	3,739,808	8.1%	1,208,269	825,312	745,343	\$17.65
San Francisco	802	24,213,774	895,619	1,076,269	4.4%	(166,879)	155,847	663,053	\$33.63
San Luis Obispo	36	711,428	96,586	96,586	13.6%	1,509	0	0	\$17.94
Santa Barbara/S	168	4,045,234	78,188	106,203	2.6%	(38,794)	0	0	\$14.03
Santa Cruz/Wat	91	2,328,268	58,977	67,477	2.9%	9,185	0	0	\$13.70
Savannah	150	1,666,170	99,451	99,451	6.0%	79,201	44,800	0	\$8.92
Seattle/Puget S	1,023	30,659,232	1,503,370	1,596,212	5.2%	701,768	0	0	\$15.92
Shreveport/Boss	249	2,530,198	114,781	114,781	4.5%	50,525	0	0	\$8.59
South Bay/San J	2,446	104,920,489	8,832,566	9,532,144	9.1%	(282,798)	128,752	550,512	\$22.52
South Bend/Mis	83	2,634,298	95,905	95,905	3.6%	32,735	0	0	\$11.79
Southwest Flori	389	6,351,232	334,149	361,931	5.7%	183,095	12,600	0	\$8.39
Spokane	266	4,201,206	265,646	268,046	6.4%	25,240	0	0	\$7.79
Springfield	62	893,999	2,400	2,400	0.3%	18,230	0	0	\$5.75
St. Louis	568	16,099,294	1,294,986	1,523,986	9.5%	(76,763)	140,000	590,000	\$9.07
Stockton/Modes	107	4,254,321	142,635	142,635	3.4%	41,439	0	0	\$9.90
Syracuse	704	9,395,429	176,225	204,225	2.2%	31,972	0	67,000	\$7.48
Tallahassee	122	2,805,163	128,342	141,842	5.1%	123,319	48,030	0	\$6.55
Tampa/St Peters	1,451	29,458,153	2,453,897	2,521,499	8.6%	795,578	155,080	245,000	\$8.69
Toledo	393	6,913,590	479,657	479,657	6.9%	51,336	0	0	\$7.81
Tucson	471	9,598,973	690,249	690,249	7.2%	233,431	0	0	\$8.77
Tulsa	317	7,115,138	343,891	343,891	4.8%	(69,331)	0	0	\$7.38
Utica/Rome	168	2,367,686	22,568	22,568	1.0%	(7,228)	0	0	\$7.18
Visalia/Porterv	60	330,443	11,483	11,483	3.5%	9,000	0	0	\$3.36
Washington	1,618	70,806,381	6,648,444	6,856,564	9.7%	1,180,658	776,360	1,155,304	\$13.18
West Michigan	341	12,465,253	364,117	364,117	2.9%	478,227	328,844	0	\$8.11
Westchester/So	814	28,396,660	2,402,014	2,408,814	8.5%	202,011	9,600	0	\$13.12
Wichita	63	1,504,650	145,637	145,637	9.7%	39,215	6,000	0	\$9.06
Wilmington	500	7,069,717	104,840	104,840	1.5%	113,652	53,000	30,000	\$8.22
Yakima	64	471,155	0	0	0.0%	8,020	0	0	\$19.48
Youngstown/War	47	882,365	76,235	76,235	8.6%	(18,935)	0	12,700	\$4.72
Totals	91,807	2,318,019,975	158,194,697	164,141,295	7.1%	27,863,883	8,186,014	14,290,931	\$11.84

Source: CoStar Property®



National Industrial Market

Figures at a Glance

Warehouse Market Statistics

Year-End 2016

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Albany/Schenec	2,408	92,845,439	5,734,702	5,734,702	6.2%	638,006	1,050,800	633,996	\$4.59
Albuquerque	2,430	47,408,621	1,589,211	1,589,211	3.4%	446,174	52,510	0	\$6.07
Anchorage	725	14,024,505	305,493	315,993	2.3%	14,912	0	0	\$12.27
Asheville	558	24,017,664	501,217	501,217	2.1%	498,501	143,000	658,000	\$5.04
Atlanta	12,155	621,536,083	44,738,097	46,755,960	7.5%	13,085,497	19,916,554	12,548,649	\$3.88
Augusta/Richmon	700	37,195,896	3,602,157	3,602,157	9.7%	(903,833)	609,636	157,600	\$3.16
Austin	3,393	75,595,235	2,753,464	2,895,973	3.8%	1,984,289	1,589,207	1,213,030	\$7.79
Bakersfield	1,394	23,768,241	1,076,029	1,100,521	4.6%	(99,243)	341,389	68,446	\$7.78
Baltimore	3,400	190,444,613	16,728,142	17,227,991	9.0%	2,461,001	1,430,200	4,573,080	\$5.00
Baton Rouge	1,457	25,539,201	1,166,739	1,193,389	4.7%	1,047,504	295,406	1,267,000	\$5.82
Beaumont/Port A	582	11,024,747	803,859	803,859	7.3%	240,522	183,050	4,950	\$5.96
Birmingham	3,425	124,968,478	5,789,659	5,789,659	4.6%	1,982,120	427,500	1,923,000	\$3.22
Boise City/Namp	1,710	37,845,756	1,127,918	1,263,430	3.3%	755,293	227,461	168,000	\$5.62
Boston	10,050	387,236,054	20,068,336	21,009,747	5.4%	4,311,604	2,646,834	2,191,913	\$5.83
Bremerton/Silve	195	2,182,888	20,326	20,326	0.9%	58,726	0	0	\$9.90
Broward County	5,185	108,812,605	4,143,282	4,243,970	3.9%	2,619,172	491,011	975,961	\$8.98
Brownsville/Har	289	10,375,667	588,283	588,283	5.7%	784,443	0	0	\$3.77
Buffalo/Niagara	1,469	69,746,006	5,382,611	5,382,611	7.7%	748,860	438,034	1,275,713	\$4.27
Charleston WV	391	14,308,988	557,743	587,057	4.1%	(115,655)	3,000	35,000	\$5.72
Charleston/N Ch	2,236	65,194,787	4,565,784	4,590,784	7.0%	2,473,209	2,033,117	3,629,000	\$4.98
Charlotte	6,765	295,126,330	15,606,188	16,095,303	5.5%	6,548,917	2,766,083	2,059,902	\$3.91
Chattanooga	743	39,665,933	3,267,019	3,267,019	8.2%	1,231,665	608,055	159,813	\$3.04
Chicago	20,732	1,112,001,769	68,637,896	71,370,100	6.4%	18,790,638	18,233,219	18,088,757	\$5.35
Cincinnati	6,459	300,485,552	15,791,916	16,393,788	5.5%	3,884,283	4,561,447	2,969,199	\$3.57
Cleveland	11,949	465,364,197	20,313,906	21,265,591	4.6%	1,535,689	1,529,456	1,306,778	\$3.67
Colorado Spring	1,611	27,201,077	2,155,525	2,155,525	7.9%	(172,506)	56,000	37,400	\$6.18
Columbia	1,354	54,278,930	4,381,453	4,538,717	8.4%	441,180	205,547	0	\$3.64
Columbus	4,704	253,296,409	13,215,981	13,760,647	5.4%	6,511,743	4,575,554	1,327,350	\$3.37
Columbus GA	757	40,560,239	4,226,924	4,241,974	10.5%	191,792	535,000	165,000	\$3.06
Corpus Christi	1,417	20,324,601	940,169	962,089	4.7%	(194,941)	70,976	1,612,600	\$6.63
Dallas/Ft Worth	13,930	713,641,174	41,223,839	42,612,056	6.0%	22,229,542	19,614,013	21,748,951	\$4.70
Davenport/Molin	392	13,822,431	492,613	492,613	3.6%	175,666	9,000	0	\$3.76
Dayton	3,422	114,316,208	10,759,499	10,995,739	9.6%	1,217,849	29,400	741,975	\$3.21
Deltona/Daytona	1,324	19,006,010	506,707	506,707	2.7%	493,092	0	10,000	\$5.25
Denver	8,587	244,810,597	8,634,967	9,553,347	3.9%	2,752,980	5,019,409	2,675,880	\$7.27
Des Moines	1,493	56,486,089	1,517,374	1,540,685	2.7%	2,034,597	1,703,041	365,600	\$4.81
Detroit	15,573	516,389,626	17,557,953	17,667,886	3.4%	5,111,361	1,864,446	3,154,424	\$4.77
Duluth	464	10,718,804	391,564	391,564	3.7%	(56,428)	0	0	\$5.50
East Bay/Oaklan	6,547	209,044,906	6,305,218	6,829,184	3.3%	3,669,962	2,517,477	1,987,442	\$8.40
El Paso	1,745	56,494,222	5,716,050	5,820,833	10.3%	204,287	50,720	0	\$3.57
Erie	482	19,463,626	707,423	737,883	3.8%	368,289	0	0	\$3.51
Evansville	688	29,074,693	2,752,959	2,934,459	10.1%	612,619	9,000	56,000	\$2.93
Fayetteville	376	12,285,882	1,800,596	1,913,208	15.6%	(294,639)	40,400	0	\$3.51
Fayetteville/Sp	771	26,336,960	1,127,780	1,127,780	4.3%	716,557	0	228,078	\$3.88
Fort Smith	463	21,322,329	2,381,803	2,381,803	11.2%	778,433	31,500	0	\$2.96
Fort Wayne	1,169	53,257,500	2,285,396	2,298,196	4.3%	(104,585)	76,440	1,183,000	\$3.39
Fresno	3,427	89,376,647	4,140,476	4,169,158	4.7%	1,385,913	373,312	64,516	\$4.25

Source: CoStar Property®

National Industrial Market



Figures at a Glance

Warehouse Market Statistics

Year-End 2016

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Green Bay	1,590	59,153,769	1,428,763	1,431,523	2.4%	813,831	307,265	405,600	\$3.65
Greensboro/Wir.	5,947	262,936,725	12,184,973	12,590,652	4.8%	2,925,935	1,350,609	1,090,000	\$3.26
Greenville/Spar.	4,135	198,247,685	13,489,803	13,492,803	6.8%	7,742,393	8,487,893	621,338	\$3.48
Hampton Roads	2,913	97,663,501	5,824,520	6,179,243	6.3%	126,820	120,500	898,625	\$5.36
Hartford	5,273	202,402,321	13,751,410	13,927,615	6.9%	1,016,322	728,609	1,208,700	\$4.20
Hawaii	2,583	51,160,439	776,420	807,229	1.6%	91,319	46,547	118,111	\$13.39
Houston	16,722	526,401,621	27,460,151	28,858,447	5.5%	8,529,959	13,838,422	4,939,311	\$6.39
Huntington/Ash.	519	21,796,656	916,680	916,680	4.2%	88,756	0	0	\$3.17
Huntsville	621	24,211,660	2,006,931	2,006,931	8.3%	582,236	109,375	805,000	\$4.77
Indianapolis	5,674	300,214,887	16,591,618	16,865,876	5.6%	9,043,201	4,403,264	2,426,981	\$3.76
Inland Empire (	12,014	561,588,707	24,224,118	25,744,639	4.6%	22,475,297	20,210,085	20,487,182	\$6.12
Jackson	573	20,819,135	1,177,734	1,177,734	5.7%	309,424	4,000	0	\$4.10
Jacksonville (F.	3,684	119,049,057	5,720,149	5,825,935	4.9%	2,362,152	825,228	219,451	\$3.92
Kansas City	6,268	273,887,122	16,425,798	16,748,947	6.1%	5,654,353	9,688,581	6,831,078	\$4.27
Killeen/Temple/	190	5,022,415	289,852	289,852	5.8%	70,951	0	0	\$4.48
Kingsport/Brist.	394	20,441,590	1,363,481	1,367,369	6.7%	279,169	0	0	\$3.16
Knoxville	1,848	62,238,995	1,817,179	1,817,179	2.9%	1,521,079	110,197	414,009	\$3.79
Lafayette	442	8,112,426	616,937	628,937	7.8%	955,685	23,000	18,000	\$5.83
Las Vegas	3,188	101,979,414	6,805,352	6,976,671	6.8%	2,136,433	3,414,493	4,192,893	\$6.84
Lexington/Fayet	1,268	47,582,258	1,578,001	1,652,151	3.5%	(78,696)	492,673	26,161	\$4.77
Lincoln	888	25,336,871	833,121	833,121	3.3%	359,050	143,775	49,020	\$4.65
Little Rock/N L.	1,969	59,119,477	4,379,992	4,379,992	7.4%	610,958	364,455	0	\$3.02
Long Island (Ne.	14,816	325,892,219	10,201,700	10,684,383	3.3%	(140,366)	243,437	559,963	\$15.06
Los Angeles	34,340	926,361,947	18,629,663	19,914,264	2.1%	1,959,232	3,459,970	5,556,890	\$8.85
Louisville	4,306	194,845,496	9,887,087	9,945,627	5.1%	2,566,298	3,218,491	5,164,972	\$3.71
Lubbock	2,041	32,880,829	1,050,201	1,081,701	3.3%	(298,083)	0	0	\$3.32
Madison	2,026	86,131,250	2,921,480	2,924,222	3.4%	2,224,455	925,957	1,854,280	\$4.16
McAllen/Edinbu.	420	17,514,609	1,891,576	1,891,576	10.8%	592,152	220,054	0	\$5.38
Memphis	3,375	239,433,276	14,109,241	15,852,196	6.6%	5,215,329	1,886,013	2,868,756	\$3.10
Miami-Dade Coun	8,287	218,856,902	7,880,533	8,080,626	3.7%	2,582,053	1,709,324	3,386,807	\$9.19
Milwaukee	6,486	275,509,179	13,757,063	13,804,214	5.0%	2,308,666	1,034,269	1,738,899	\$4.14
Minneapolis	8,027	305,781,043	11,122,532	11,728,187	3.8%	4,375,890	2,946,878	439,527	\$5.96
Mobile	1,095	26,491,303	2,513,634	2,513,634	9.5%	358,064	8,000	0	\$4.12
Montgomery	532	25,938,049	2,677,181	2,677,181	10.3%	165,017	172,382	0	\$2.93
Myrtle Beach/Co.	230	3,775,503	307,475	307,475	8.1%	10,938	32,016	0	\$4.95
Nashville	3,798	191,015,780	6,640,914	6,796,377	3.6%	5,479,655	2,481,340	5,720,083	\$4.35
New Orleans/Met.	3,559	63,755,668	2,165,437	2,172,013	3.4%	1,229,133	92,331	45,000	\$5.99
North Bay/Santa	3,099	86,049,837	3,599,740	3,644,841	4.2%	2,033,770	1,387,209	1,664,471	\$7.91
Northern New Jo.	16,099	747,692,710	39,277,835	41,132,108	5.5%	10,505,250	4,287,638	12,262,920	\$6.51
Ocala	574	15,182,351	688,474	688,474	4.5%	56,764	0	0	\$4.01
Oklahoma City	5,585	108,126,689	3,453,177	3,588,077	3.3%	3,600,965	3,348,157	319,351	\$5.14
Olympia	353	11,464,156	338,269	338,269	3.0%	393,836	75,064	1,400,000	\$5.28
Omaha/Council B	2,749	78,882,412	1,760,063	1,760,063	2.2%	426,566	470,982	578,356	\$5.21
Orange County (	9,328	234,486,006	4,661,637	4,884,826	2.1%	1,427,012	770,655	274,187	\$9.11
Orlando	5,946	156,600,666	7,045,409	7,121,394	4.5%	3,727,864	1,033,712	1,964,561	\$5.67
Palm Beach Coun	2,640	49,126,158	1,992,713	1,992,713	4.1%	1,168,472	1,026,930	426,446	\$9.60
Pensacola	970	15,855,651	538,999	538,999	3.4%	389,533	42,779	0	\$4.72

Source: CoStar Property®



National Industrial Market

Figures at a Glance

Warehouse Market Statistics

Year-End 2016

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Peoria	353	16,163,350	1,104,314	1,104,314	6.8%	(102,639)	0	0	\$3.71
Philadelphia	17,818	988,063,089	60,412,903	61,935,827	6.3%	20,075,130	17,221,862	17,111,940	\$4.41
Phoenix	8,910	283,828,354	25,127,894	26,265,639	9.3%	5,182,161	4,860,718	3,977,908	\$6.06
Pittsburgh	4,376	158,495,867	8,573,367	8,610,822	5.4%	1,668,281	936,198	269,899	\$5.16
Port St Lucie/F.	1,079	18,261,987	562,763	599,413	3.3%	409,204	10,599	19,940	\$6.91
Portland	5,267	182,849,333	5,921,538	6,370,395	3.5%	3,318,759	2,343,955	1,937,538	\$6.54
Portland/South	925	26,679,180	433,916	437,916	1.6%	811,642	33,485	20,670	\$5.12
Providence	2,640	77,657,433	3,425,407	3,425,407	4.4%	889,248	299,337	70,288	\$4.71
Raleigh/Durham	2,358	92,166,137	3,695,691	4,038,791	4.4%	1,622,848	1,081,102	1,149,224	\$4.23
Reno/Sparks	1,621	86,864,230	6,744,945	9,043,647	10.4%	4,738,873	4,978,852	5,865,740	\$4.10
Richmond VA	2,704	111,719,385	6,971,392	7,329,829	6.6%	1,012,493	328,351	732,470	\$3.83
Roanoke	711	30,880,960	1,859,403	1,888,828	6.1%	273,418	0	250,000	\$3.54
Rochester	1,996	85,930,864	4,836,501	5,621,392	6.5%	634,532	245,700	0	\$4.62
Sacramento	5,561	159,173,543	11,561,819	11,759,309	7.4%	3,115,075	110,434	1,220,754	\$4.73
Salinas	779	19,771,519	825,525	833,925	4.2%	200,566	9,895	0	\$5.57
Salt Lake City	6,427	204,237,456	8,969,257	9,137,973	4.5%	1,712,474	3,370,496	4,055,174	\$5.06
San Antonio	3,884	109,338,493	6,081,766	6,225,719	5.7%	2,483,264	2,765,557	757,345	\$5.68
San Diego	6,640	143,730,154	5,781,405	6,019,807	4.2%	493,353	973,561	415,899	\$10.38
San Francisco	3,977	69,358,944	1,443,709	1,507,123	2.2%	414,577	0	0	\$15.40
San Luis Obispo	464	7,015,676	302,911	338,457	4.8%	(162,162)	40,151	15,756	\$9.58
Santa Barbara/S	1,050	12,010,167	227,562	227,562	1.9%	631,495	529,318	0	\$9.48
Santa Cruz/Wat	518	8,442,697	125,552	125,552	1.5%	41,954	194,151	0	\$11.16
Savannah	1,142	51,033,573	1,218,954	1,456,804	2.9%	1,492,532	1,479,125	3,459,965	\$4.27
Seattle/Puget S	7,299	283,695,034	8,464,613	8,733,539	3.1%	5,576,631	2,964,889	3,052,320	\$6.80
Shreveport/Boss	792	26,156,656	3,831,345	3,878,791	14.8%	(552,007)	15,500	0	\$2.98
South Bay/San J	3,653	92,460,034	1,784,246	1,855,392	2.0%	1,609,062	480,251	568,027	\$11.58
South Bend/Mis	782	30,313,079	1,286,579	1,286,579	4.2%	333,370	0	605,480	\$3.17
Southwest Flori	3,275	42,520,242	867,405	900,542	2.1%	1,188,562	386,963	28,371	\$6.81
Spokane	1,778	40,414,717	1,001,713	1,050,180	2.6%	259,414	31,010	67,500	\$5.62
Springfield	773	23,025,338	1,633,119	1,729,359	7.5%	(73,096)	151,000	0	\$4.01
St. Louis	5,596	250,503,701	14,064,354	14,346,805	5.7%	5,003,885	3,638,138	5,204,863	\$4.06
Stockton/Modes	3,073	150,410,268	4,884,337	5,114,363	3.4%	6,140,427	2,744,720	988,626	\$4.25
Syracuse	1,739	83,915,109	7,575,412	7,619,612	9.1%	(173,306)	316,499	877,800	\$3.78
Tallahassee	950	13,246,898	787,217	787,217	5.9%	204,285	0	45,029	\$4.75
Tampa/St Peters	10,874	254,777,609	12,908,077	13,092,565	5.1%	6,874,459	4,577,567	2,362,388	\$5.26
Toledo	2,846	140,251,210	6,105,663	6,450,743	4.6%	818,016	707,123	269,715	\$3.16
Tucson	2,060	32,208,284	2,547,123	2,583,335	8.0%	1,047,296	863,488	159,971	\$6.17
Tulsa	3,829	94,859,082	3,870,338	3,872,038	4.1%	632,152	806,782	675,639	\$4.30
Utica/Rome	410	24,014,186	3,067,859	3,067,859	12.8%	156,111	13,170	0	\$3.12
Visalia/Porterv	1,016	30,738,268	911,803	911,803	3.0%	(126,010)	12,401	64,500	\$5.43
Washington	4,527	151,118,106	10,379,203	10,642,989	7.0%	3,655,321	3,312,039	987,726	\$8.63
West Michigan	8,507	312,195,272	8,816,507	9,113,507	2.9%	3,209,868	1,298,136	1,616,135	\$3.63
Westchester/So	6,509	185,106,241	12,807,239	12,952,077	7.0%	2,560,733	696,482	714,220	\$7.89
Wichita	1,839	49,144,208	1,587,434	1,596,314	3.2%	510,572	370,500	142,000	\$4.00
Wilmington	543	14,714,909	2,390,234	2,390,234	16.2%	(39,971)	10,086	38,600	\$3.14
Yakima	471	13,486,833	256,971	256,971	1.9%	(31,272)	0	62,000	\$5.24
Youngstown/War	1,508	57,811,178	6,442,702	6,442,702	11.1%	50,680	0	12,000	\$2.87
Totals	546,729	19,625,999,488	991,337,249	1,026,783,627	5.2%	322,862,409	257,110,354	242,116,352	\$5.33

Source: CoStar Property®

National Industrial Market



Figures at a Glance

Total Industrial Market Statistics

Year-End 2016

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Albany/Schenec	2,734	101,854,288	6,162,418	6,162,418	6.1%	773,590	1,080,800	633,996	\$4.96
Albuquerque	2,578	50,957,181	1,812,058	1,819,330	3.6%	536,527	52,510	150,000	\$6.39
Anchorage	866	16,737,305	375,016	385,516	2.3%	6,639	0	0	\$12.64
Asheville	815	28,006,583	573,674	573,674	2.0%	648,647	193,000	668,500	\$5.36
Atlanta	16,312	689,997,434	50,289,664	52,432,343	7.6%	13,686,346	19,926,554	13,554,910	\$4.43
Augusta/Richmon	1,122	40,612,273	3,954,751	3,954,751	9.7%	(977,918)	636,453	157,600	\$3.40
Austin	4,003	97,948,697	4,485,946	4,708,604	4.8%	1,852,909	1,969,533	2,026,961	\$9.27
Bakersfield	1,609	26,080,155	1,190,422	1,237,769	4.7%	(83,707)	341,389	68,446	\$7.91
Baltimore	4,743	239,573,125	20,505,996	21,192,918	8.8%	3,040,004	1,502,078	4,800,620	\$6.01
Baton Rouge	1,664	28,098,941	1,260,183	1,286,833	4.6%	1,131,317	307,406	1,267,000	\$6.08
Beaumont/Port A	753	12,640,119	908,282	908,282	7.2%	255,921	183,050	4,950	\$6.45
Birmingham	4,248	136,216,550	6,337,105	6,337,105	4.7%	1,975,121	429,900	1,923,000	\$3.51
Boise City/Nam	1,964	42,255,620	1,282,048	1,430,985	3.4%	940,047	238,246	178,711	\$5.98
Boston	12,718	513,162,089	29,909,328	31,210,039	6.1%	5,522,520	2,853,246	2,426,113	\$6.77
Bremerton/Silve	266	2,749,078	42,168	42,168	1.5%	50,535	0	0	\$10.25
Broward County	6,248	128,332,062	5,000,514	5,185,233	4.0%	2,901,062	491,011	1,046,851	\$9.47
Brownsville/Har	297	10,530,606	592,189	592,189	5.6%	780,537	0	0	\$3.77
Buffalo/Niagara	1,610	75,704,389	5,659,487	5,659,487	7.5%	811,052	438,034	1,281,713	\$4.75
Charleston WV	447	14,830,332	622,476	651,790	4.4%	(94,655)	3,000	35,000	\$5.71
Charleston/N Ch	2,777	71,915,945	4,897,447	4,922,447	6.8%	2,437,265	2,067,852	3,711,502	\$5.37
Charlotte	7,938	325,335,396	17,088,335	17,598,534	5.4%	7,849,039	3,224,183	2,110,902	\$4.31
Chattanooga	999	43,747,681	3,386,939	3,386,939	7.7%	1,283,272	608,055	159,813	\$3.24
Chicago	22,941	1,183,079,762	74,619,942	77,475,464	6.5%	19,480,500	18,365,719	18,365,392	\$5.72
Cincinnati	6,773	310,105,924	16,853,071	17,483,433	5.6%	3,841,325	4,561,447	3,469,199	\$3.72
Cleveland	12,800	490,780,320	21,633,504	22,604,649	4.6%	1,891,292	1,572,349	1,332,257	\$4.02
Colorado Spring	1,877	33,455,909	3,166,176	3,236,066	9.7%	(109,122)	56,000	37,400	\$6.44
Columbia	2,085	60,786,814	4,782,922	4,946,336	8.1%	620,612	215,527	0	\$3.93
Columbus	5,152	265,119,553	13,894,814	14,443,502	5.4%	6,579,607	4,734,798	1,327,350	\$3.56
Columbus GA	1,038	44,527,344	4,319,273	4,334,323	9.7%	211,663	535,000	165,000	\$3.15
Corpus Christi	1,478	21,403,232	1,007,088	1,029,008	4.8%	(154,656)	70,976	1,612,600	\$6.79
Dallas/Ft Worth	20,883	845,606,269	50,337,020	51,822,675	6.1%	23,451,229	19,796,793	24,178,225	\$5.61
Davenport/Molin	429	14,454,537	530,233	530,233	3.7%	200,565	39,000	0	\$3.98
Dayton	3,624	118,268,972	11,174,366	11,410,606	9.6%	1,376,149	89,400	741,975	\$3.47
Deltona/Daytona	1,442	20,641,074	675,043	675,043	3.3%	551,858	0	10,000	\$5.69
Denver	10,342	294,629,905	13,101,538	14,162,874	4.8%	3,236,181	5,274,276	3,227,764	\$8.31
Des Moines	1,716	65,343,930	1,785,909	1,809,220	2.8%	2,180,423	1,765,541	1,244,096	\$5.08
Detroit	16,926	567,957,932	21,362,743	21,509,612	3.8%	6,127,929	1,874,939	3,328,949	\$5.29
Duluth	489	11,097,937	395,164	395,164	3.6%	(51,828)	0	0	\$5.83
East Bay/Oaklar	8,068	263,621,305	9,837,140	10,572,632	4.0%	5,215,725	2,567,477	1,987,442	\$10.48
El Paso	2,095	62,665,714	5,978,476	6,086,759	9.7%	319,156	50,720	0	\$3.81
Erie	496	19,899,511	710,765	741,225	3.7%	368,720	0	0	\$3.57
Evansville	770	33,144,128	2,844,358	3,025,858	9.1%	761,305	121,000	56,000	\$3.07
Fayetteville	484	13,408,648	1,858,521	1,971,133	14.7%	(229,844)	58,400	18,000	\$4.01
Fayetteville/Sp.	932	28,582,355	1,148,220	1,148,220	4.0%	765,117	0	228,078	\$4.09
Fort Smith	481	21,523,541	2,427,253	2,427,253	11.3%	802,573	31,500	0	\$2.98
Fort Wayne	1,333	57,263,897	2,569,041	2,581,841	4.5%	(40,284)	76,440	1,183,000	\$3.52
Fresno	3,545	91,327,960	4,266,877	4,295,559	4.7%	1,492,656	373,312	64,516	\$4.42

Source: CoStar Property®



National Industrial Market

Figures at a Glance

Total Industrial Market Statistics

Year-End 2016

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Green Bay	1,904	67,973,857	1,666,255	1,669,015	2.5%	917,449	307,265	417,300	\$3.82
Greensboro/Wir.	6,394	270,998,371	12,696,526	13,102,205	4.8%	3,364,750	1,350,609	1,090,000	\$3.41
Greenville/Spar.	4,836	207,637,693	14,029,924	14,032,924	6.8%	8,058,930	8,673,393	621,338	\$3.65
Hampton Roads	3,763	112,615,340	7,470,830	7,869,376	7.0%	6,225	126,000	973,225	\$6.26
Hartford	6,460	227,993,943	15,396,626	15,664,772	6.9%	1,501,058	787,259	1,218,700	\$4.50
Hawaii	2,665	52,914,618	843,848	874,657	1.7%	89,021	46,547	148,111	\$13.74
Houston	18,739	577,540,886	30,874,296	32,491,599	5.6%	8,595,224	14,301,269	5,223,750	\$6.72
Huntington/Ash.	644	23,128,641	987,520	987,520	4.3%	110,010	0	0	\$3.56
Huntsville	786	30,799,016	2,748,779	2,748,779	8.9%	621,305	124,875	805,000	\$5.91
Indianapolis	6,700	324,131,050	18,043,922	18,361,256	5.7%	9,396,398	4,421,764	2,441,981	\$4.10
Inland Empire (	12,911	576,910,166	25,092,101	26,625,302	4.6%	22,657,775	20,210,085	20,500,205	\$6.32
Jackson	697	23,030,754	1,265,192	1,265,192	5.5%	382,300	4,000	0	\$4.41
Jacksonville (F.	3,989	126,566,950	6,281,213	6,386,999	5.0%	2,532,361	825,228	219,451	\$4.26
Kansas City	6,817	287,496,379	17,199,583	17,537,402	6.1%	5,826,246	9,712,581	6,840,078	\$4.48
Killeen/Temple/	203	5,147,057	292,210	292,210	5.7%	80,968	4,875	0	\$4.53
Kingsport/Brist.	426	21,469,106	1,395,141	1,399,029	6.5%	279,869	0	0	\$3.25
Knoxville	2,826	74,518,639	1,963,441	2,003,846	2.7%	1,615,490	120,197	414,009	\$4.05
Lafayette	466	8,629,189	666,040	678,040	7.9%	950,227	23,000	18,000	\$5.88
Las Vegas	4,141	123,396,419	8,143,297	8,323,177	6.7%	2,311,440	3,414,493	4,487,893	\$7.26
Lexington/Fayet	1,445	51,026,056	1,943,198	2,020,148	4.0%	(218,134)	492,673	26,161	\$5.06
Lincoln	1,069	27,726,932	885,766	885,766	3.2%	363,363	143,775	49,020	\$4.85
Little Rock/N L.	2,544	68,046,797	4,771,528	4,771,528	7.0%	702,308	364,455	0	\$3.25
Long Island (Ne.	15,428	352,165,798	11,543,251	12,047,040	3.4%	(236,420)	262,762	584,938	\$15.22
Los Angeles	37,196	988,830,141	20,906,866	22,471,552	2.3%	1,999,908	3,495,915	6,057,143	\$9.55
Louisville	4,774	205,881,422	10,308,230	10,366,770	5.0%	2,560,540	3,218,491	5,164,972	\$3.83
Lubbock	2,065	33,949,682	1,069,469	1,100,969	3.2%	(281,223)	0	0	\$3.53
Madison	2,305	94,663,720	3,579,549	3,582,291	3.8%	1,971,739	937,957	1,923,280	\$4.42
McAllen/Edinbu.	439	17,953,340	1,980,777	1,980,777	11.0%	590,435	220,054	0	\$5.55
Memphis	3,883	248,719,569	15,246,292	16,996,247	6.8%	5,355,193	1,888,713	2,868,756	\$3.28
Miami-Dade Coun	8,890	235,773,330	8,606,331	8,806,424	3.7%	2,838,104	1,712,824	3,386,807	\$9.56
Milwaukee	7,815	320,904,709	15,613,000	15,668,951	4.9%	2,813,387	1,172,129	1,914,739	\$4.43
Minneapolis	9,852	382,492,680	15,936,505	16,756,959	4.4%	5,557,509	3,197,678	439,527	\$6.54
Mobile	1,342	28,978,659	2,708,357	2,708,357	9.3%	326,639	8,000	0	\$4.29
Montgomery	740	29,027,833	2,889,842	2,889,842	10.0%	209,044	172,382	0	\$3.37
Myrtle Beach/Co.	438	5,988,325	327,809	327,809	5.5%	50,319	57,016	4,756	\$5.27
Nashville	4,322	207,052,485	7,196,647	7,362,110	3.6%	5,591,852	2,507,604	5,747,583	\$4.83
New Orleans/Met.	3,814	67,169,432	2,337,117	2,343,693	3.5%	1,295,712	115,213	45,000	\$6.13
North Bay/Santa	3,743	100,151,481	4,533,006	4,580,675	4.6%	2,203,527	1,387,209	1,664,471	\$9.11
Northern New Je.	17,677	810,511,130	44,723,215	47,136,225	5.8%	11,841,590	4,353,538	12,390,570	\$6.85
Ocala	622	15,779,915	790,438	790,438	5.0%	63,339	0	0	\$4.31
Oklahoma City	6,134	118,137,591	4,401,060	4,535,960	3.8%	3,593,763	3,378,157	319,351	\$5.38
Olympia	389	11,983,221	347,804	347,804	2.9%	393,836	75,064	1,404,200	\$5.32
Omaha/Council B	3,102	86,796,536	2,227,318	2,227,318	2.6%	707,531	480,982	578,356	\$5.46
Orange County (	12,594	303,979,391	6,593,383	6,919,063	2.3%	1,754,898	814,575	274,187	\$10.38
Orlando	7,329	185,334,902	9,476,646	9,603,464	5.2%	4,623,915	1,177,981	2,035,901	\$6.33
Palm Beach Coun	3,239	60,307,865	2,289,617	2,302,085	3.8%	1,400,058	1,026,930	426,446	\$10.00
Pensacola	1,119	17,593,245	574,059	574,059	3.3%	431,299	42,779	0	\$4.88

Source: CoStar Property®

National Industrial Market



Figures at a Glance

Total Industrial Market Statistics

Year-End 2016

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Peoria	443	17,345,704	1,127,137	1,127,137	6.5%	(108,198)	0	0	\$3.97
Philadelphia	21,247	1,075,251,768	66,369,398	67,976,419	6.3%	21,613,206	17,582,687	17,259,140	\$4.84
Phoenix	10,052	316,722,407	29,171,248	30,517,406	9.6%	5,461,156	5,318,257	4,304,479	\$6.88
Pittsburgh	5,093	180,851,688	10,598,054	10,654,071	5.9%	2,012,185	1,093,699	361,031	\$5.83
Port St Lucie/F.	1,242	20,878,536	769,197	805,847	3.9%	403,624	10,599	19,940	\$7.13
Portland	6,088	204,112,177	7,539,962	8,034,479	3.9%	3,721,709	2,456,355	1,937,538	\$7.62
Portland/South	1,094	30,497,166	588,271	644,651	2.1%	902,636	42,205	20,670	\$5.51
Providence	2,825	82,624,158	3,776,060	3,776,060	4.6%	1,094,658	299,337	70,288	\$4.91
Raleigh/Durham	3,959	124,785,676	6,444,820	6,831,120	5.5%	1,396,589	1,291,469	1,221,588	\$6.83
Reno/Sparks	1,991	95,643,193	7,217,466	9,516,168	9.9%	4,769,241	4,987,852	5,865,740	\$4.29
Richmond VA	3,246	123,285,251	7,958,204	8,337,418	6.8%	1,419,910	365,951	732,470	\$4.41
Roanoke	875	33,075,694	2,053,395	2,082,820	6.3%	242,173	0	250,000	\$3.76
Rochester	2,198	99,651,859	6,386,257	7,182,148	7.2%	715,255	245,700	0	\$4.85
Sacramento	6,542	179,644,210	14,338,895	14,571,847	8.1%	3,704,690	110,434	1,256,554	\$5.50
Salinas	823	20,664,794	852,311	860,711	4.2%	223,108	9,895	20,600	\$5.77
Salt Lake City	7,689	230,373,186	10,155,964	10,334,680	4.5%	2,006,942	3,445,486	4,229,639	\$5.39
San Antonio	4,675	122,907,239	7,157,038	7,309,998	5.9%	2,427,592	2,803,957	855,128	\$6.19
San Diego	8,495	189,860,756	9,095,503	9,759,615	5.1%	1,701,622	1,798,873	1,161,242	\$12.35
San Francisco	4,779	93,572,718	2,339,328	2,583,392	2.8%	247,698	155,847	663,053	\$21.02
San Luis Obispo	500	7,727,104	399,497	435,043	5.6%	(160,653)	40,151	15,756	\$11.26
Santa Barbara/S	1,218	16,055,401	305,750	333,765	2.1%	592,701	529,318	0	\$11.08
Santa Cruz/Wat.	609	10,770,965	184,529	193,029	1.8%	51,139	194,151	0	\$11.87
Savannah	1,292	52,699,743	1,318,405	1,556,255	3.0%	1,571,733	1,523,925	3,459,965	\$4.36
Seattle/Puget S.	8,322	314,354,266	9,967,983	10,329,751	3.3%	6,278,399	2,964,889	3,052,320	\$8.01
Shreveport/Boss.	1,041	28,686,854	3,946,126	3,993,572	13.9%	(501,482)	15,500	0	\$3.04
South Bay/San J	6,099	197,380,523	10,616,812	11,387,536	5.8%	1,326,264	609,003	1,118,539	\$19.56
South Bend/Mis.	865	32,947,377	1,382,484	1,382,484	4.2%	366,105	0	605,480	\$3.90
Southwest Flori.	3,664	48,871,474	1,201,554	1,262,473	2.6%	1,371,657	399,563	28,371	\$7.15
Spokane	2,044	44,615,923	1,267,359	1,318,226	3.0%	284,654	31,010	67,500	\$5.87
Springfield	835	23,919,337	1,635,519	1,731,759	7.2%	(54,866)	151,000	0	\$4.04
St. Louis	6,164	266,602,995	15,359,340	15,870,791	6.0%	4,927,122	3,778,138	5,794,863	\$4.34
Stockton/Modes.	3,180	154,664,589	5,026,972	5,256,998	3.4%	6,181,866	2,744,720	988,626	\$4.29
Syracuse	2,443	93,310,538	7,751,637	7,823,837	8.4%	(141,334)	316,499	944,800	\$3.94
Tallahassee	1,072	16,052,061	915,559	929,059	5.8%	327,604	48,030	45,029	\$4.82
Tampa/St Peters.	12,325	284,235,762	15,361,974	15,614,064	5.5%	7,670,037	4,732,647	2,607,388	\$5.65
Toledo	3,239	147,164,800	6,585,320	6,930,400	4.7%	869,352	707,123	269,715	\$3.36
Tucson	2,531	41,807,257	3,237,372	3,273,584	7.8%	1,280,727	863,488	159,971	\$6.83
Tulsa	4,146	101,974,220	4,214,229	4,215,929	4.1%	562,821	806,782	675,639	\$4.54
Utica/Rome	578	26,381,872	3,090,427	3,090,427	11.7%	148,883	13,170	0	\$3.26
Visalia/Porterv.	1,076	31,068,711	923,286	923,286	3.0%	(117,010)	12,401	64,500	\$5.41
Washington	6,145	221,924,487	17,027,647	17,499,553	7.9%	4,835,979	4,088,399	2,143,030	\$10.12
West Michigan	8,848	324,660,525	9,180,624	9,477,624	2.9%	3,688,095	1,626,980	1,616,135	\$3.92
Westchester/So	7,323	213,502,901	15,209,253	15,360,891	7.2%	2,762,744	706,082	714,220	\$8.56
Wichita	1,902	50,648,858	1,733,071	1,741,951	3.4%	549,787	376,500	142,000	\$4.15
Wilmington	1,043	21,784,626	2,495,074	2,495,074	11.5%	73,681	63,086	68,600	\$3.71
Yakima	535	13,957,988	256,971	256,971	1.8%	(23,252)	0	62,000	\$6.03
Youngstown/War	1,555	58,693,543	6,518,937	6,518,937	11.1%	31,745	0	24,700	\$2.93
Totals	638,536	21,944,019,463	1,149,531,946	1,190,924,922	5.4%	350,726,292	265,296,368	256,407,283	\$6.05

Source: CoStar Property®



National Industrial Market

Figures at a Glance

Flex Market Statistics*

Year-End 2016

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2016 4q	61,790	1,686,343,715	121,722,856	126,875,644	7.5%	4,139,994	52	1,906,114	135	12,057,078	\$12.76
2016 3q	61,742	1,684,746,367	124,482,166	129,418,290	7.7%	5,545,893	28	1,159,624	169	11,839,526	\$12.64
2016 2q	61,723	1,684,207,375	129,904,390	134,423,366	8.0%	5,269,872	24	1,346,179	161	11,133,448	\$12.50
2016 1q	61,710	1,683,680,558	134,809,663	139,166,421	8.3%	4,655,345	50	1,831,929	133	9,709,050	\$12.36
2015 4q	61,677	1,682,473,629	137,905,778	142,614,837	8.5%	11,062,063	42	2,613,411	154	9,586,125	\$12.27
2015 3q	61,657	1,680,553,242	147,201,774	151,756,513	9.0%	5,608,523	24	1,089,925	153	9,238,735	\$12.20
2015 2q	61,656	1,680,483,784	152,550,664	157,295,578	9.4%	5,831,487	15	919,749	120	7,708,196	\$12.04
2015 1q	61,680	1,680,563,798	158,493,817	163,207,079	9.7%	2,674,612	29	987,904	88	5,461,571	\$11.85
2014	61,677	1,680,507,162	160,807,698	165,825,055	9.9%	24,271,226	95	5,328,757	67	3,579,832	\$11.70
2013	61,685	1,682,770,739	186,877,229	192,359,858	11.4%	18,172,420	97	4,783,621	66	3,364,454	\$11.05
2012	61,623	1,679,424,566	201,025,056	207,186,105	12.3%	11,680,872	78	3,403,993	77	3,718,486	\$10.50
2011	61,578	1,677,731,323	210,195,910	217,173,734	12.9%	11,661,308	76	3,836,939	66	3,127,369	\$10.30
2010	61,547	1,676,441,599	218,560,435	227,545,318	13.6%	639,238	131	3,947,854	61	3,725,639	\$10.33
2009	61,436	1,673,247,717	212,868,207	224,990,674	13.4%	(19,147,916)	319	11,030,142	104	3,507,451	\$10.88
2008	61,142	1,663,764,912	185,435,779	196,359,953	11.8%	4,797,958	717	19,815,626	263	9,885,018	\$12.30
2007	60,444	1,645,326,553	173,318,550	182,719,552	11.1%	19,801,276	812	20,038,508	525	15,098,696	\$11.86

Source: CoStar Property® * Select markets included in this historical chart - see Methodology page.

Warehouse Market Statistics*

Year-End 2016

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2016 4q	363,940	13,591,185,229	684,344,683	710,940,698	5.2%	54,555,057	274	47,753,360	973	182,523,075	\$5.76
2016 3q	363,711	13,545,827,583	693,652,571	720,095,609	5.3%	85,366,532	286	59,929,696	1,051	183,644,621	\$5.68
2016 2q	363,498	13,490,002,186	724,854,422	749,636,882	5.6%	47,589,936	256	41,871,239	1,006	188,088,899	\$5.59
2016 1q	363,326	13,454,699,681	738,387,591	761,860,311	5.7%	47,043,981	312	43,947,855	901	169,522,463	\$5.49
2015 4q	363,106	13,417,083,530	749,385,642	771,292,013	5.7%	69,456,584	318	46,408,741	912	167,635,357	\$5.39
2015 3q	362,888	13,376,090,452	776,502,212	799,755,781	6.0%	57,483,564	269	42,779,446	903	160,684,776	\$5.32
2015 2q	362,730	13,340,165,582	798,312,459	821,314,175	6.2%	49,410,946	236	41,818,652	833	143,608,821	\$5.25
2015 1q	362,640	13,307,697,265	815,680,232	838,256,004	6.3%	41,657,481	263	32,598,080	775	134,493,898	\$5.18
2014	362,477	13,285,712,555	836,761,829	857,929,115	6.5%	209,560,692	838	140,695,968	778	136,754,348	\$5.11
2013	362,100	13,186,846,558	946,667,597	968,473,710	7.3%	167,606,603	588	83,261,278	606	113,856,492	\$5.01
2012	361,874	13,142,767,241	1,061,847,755	1,092,005,603	8.3%	115,373,832	527	52,696,179	370	60,122,054	\$4.86
2011	361,670	13,118,750,497	1,148,323,161	1,183,362,591	9.0%	113,128,272	437	33,617,769	341	37,123,295	\$4.78
2010	361,451	13,103,807,803	1,237,174,205	1,281,543,366	9.8%	23,603,601	525	32,733,105	330	28,594,867	\$4.82
2009	361,131	13,092,282,505	1,242,665,566	1,293,606,519	9.9%	(131,818,806)	1,302	94,523,259	403	27,763,429	\$5.06
2008	360,058	13,011,026,799	1,036,259,747	1,080,541,220	8.3%	72,035,342	2,845	204,574,542	1,046	86,622,579	\$5.43
2007	357,469	12,827,402,015	935,207,742	968,958,181	7.6%	186,526,416	3,429	204,229,420	2,106	168,032,596	\$5.34

Source: CoStar Property® * Select markets included in this historical chart - see Methodology page.

Total Industrial Market Statistics*

Year-End 2016

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2016 4q	425,730	15,277,528,944	806,067,539	837,816,342	5.5%	58,695,051	326	49,659,474	1,108	194,580,153	\$6.62
2016 3q	425,453	15,230,573,950	818,134,737	849,513,899	5.6%	90,912,425	314	61,089,320	1,220	195,484,147	\$6.54
2016 2q	425,221	15,174,209,561	854,758,812	884,060,248	5.8%	52,859,808	280	43,217,418	1,167	199,222,347	\$6.45
2016 1q	425,036	15,138,380,239	873,197,254	901,026,732	6.0%	51,699,326	362	45,779,784	1,034	179,231,513	\$6.35
2015 4q	424,783	15,099,557,159	887,291,420	913,906,850	6.1%	80,518,647	360	49,022,152	1,066	177,221,482	\$6.25
2015 3q	424,545	15,056,643,694	923,703,986	951,512,294	6.3%	63,092,087	293	43,869,371	1,056	169,923,511	\$6.18
2015 2q	424,386	15,020,649,366	950,863,123	978,609,753	6.5%	55,242,433	251	42,738,401	953	151,317,017	\$6.11
2015 1q	424,320	14,988,261,063	974,174,049	1,001,463,083	6.7%	44,332,093	292	33,585,984	863	139,955,469	\$6.02
2014	424,154	14,966,219,717	997,569,527	1,023,754,170	6.8%	233,831,918	933	146,024,725	845	140,334,180	\$5.93
2013	423,785	14,869,617,297	1,133,544,826	1,160,833,568	7.8%	185,779,023	685	88,044,899	672	117,220,946	\$5.76
2012	423,497	14,822,191,807	1,262,872,811	1,299,191,708	8.8%	127,054,704	605	56,100,172	447	63,840,540	\$5.52
2011	423,248	14,796,481,820	1,358,519,071	1,400,536,325	9.5%	124,789,580	513	37,454,708	407	40,250,664	\$5.42
2010	422,998	14,780,249,402	1,455,734,640	1,509,088,684	10.2%	24,242,839	656	36,680,959	391	32,320,506	\$5.47
2009	422,567	14,765,530,222	1,455,533,773	1,518,597,193	10.3%	(150,966,722)	1,621	105,553,401	507	31,270,880	\$5.76
2008	421,200	14,674,791,711	1,221,695,526	1,276,901,173	8.7%	76,833,300	3,562	224,390,168	1,309	96,507,597	\$6.30
2007	417,913	14,472,728,568	1,108,526,292	1,151,677,733	8.0%	206,327,692	4,241	224,267,928	2,631	183,131,292	\$6.22

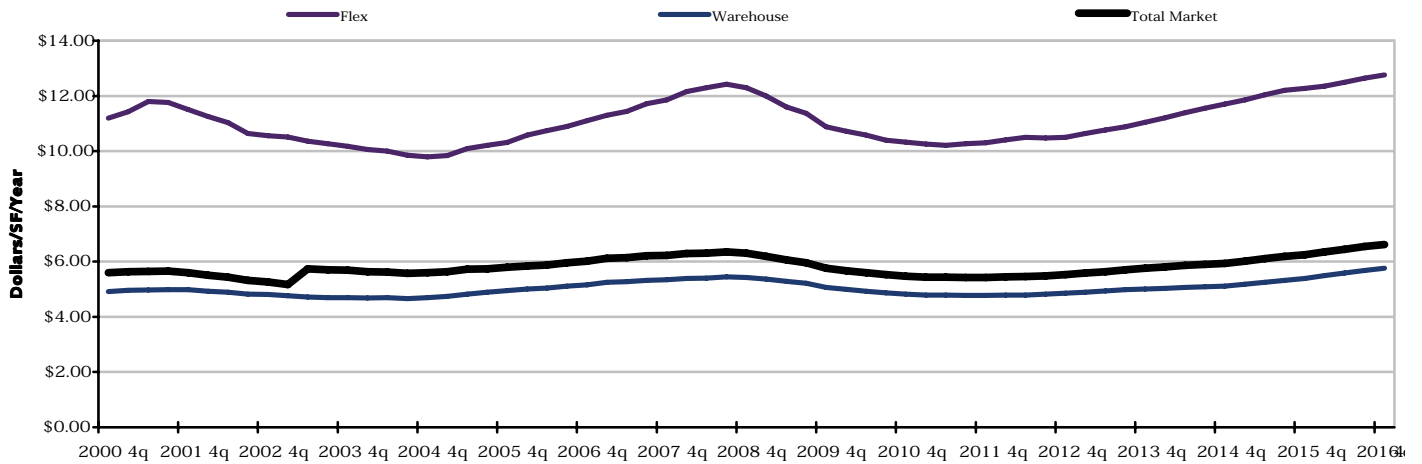
Source: CoStar Property® * Select markets included in this historical chart - see Methodology page.

National Industrial Market



Leasing Activity

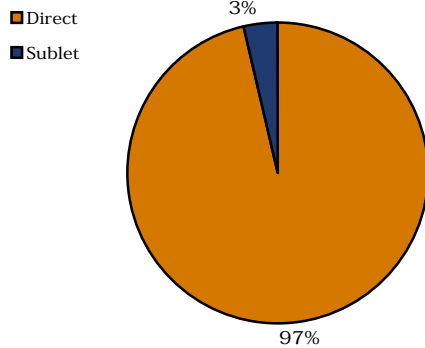
Historical Rental Rates*



Source: CoStar Property® * Select markets included in this historical chart - see Methodology page.

Vacancy by Available Space Type

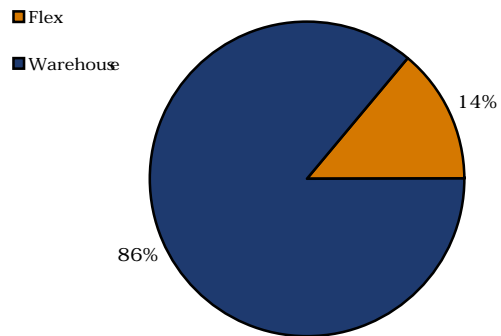
Percent of All Vacant Space in Direct vs. Sublet



Source: CoStar Property®

Vacancy by Building Type

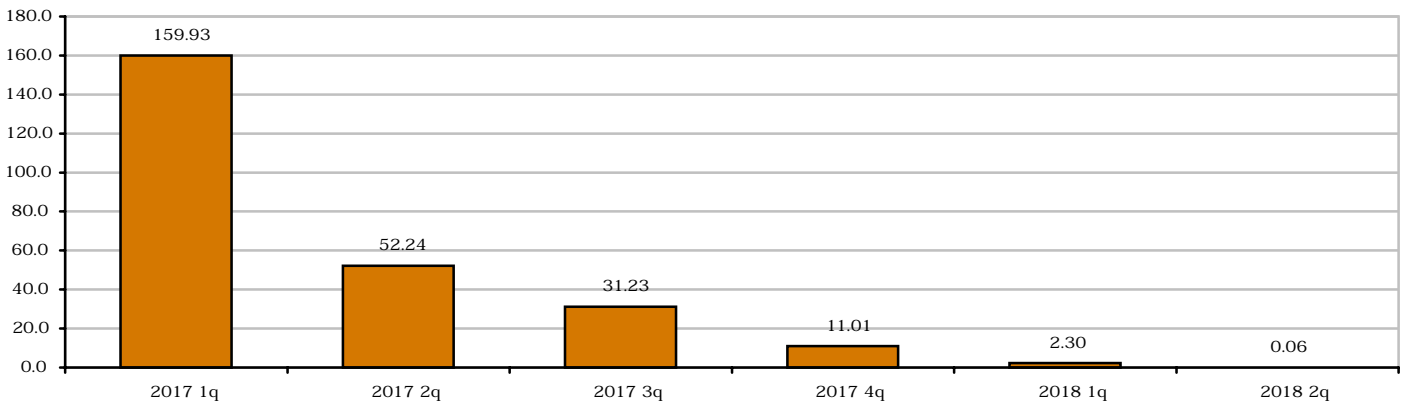
Percent of All Vacant Space by Building Type



Source: CoStar Property®

Future Space Available

Space Scheduled to be Available for Occupancy in the Future*



* includes Under Construction Spaces Source: CoStar Property®



National Industrial Market

Leasing Activity

Select Top Industrial Leases Based on Leased Square Footage For Deals Signed in 2016

Building	Market	SF	Qtr	Tenant Name	Tenant Rep Company	Landlord Rep Company
1 300 Penry Rd	Greensboro/Winston-Salem	1,546,815	1st	NFI Industries, Inc.	CBRE | Triad	Colliers International
2 Lego Systems	Dallas/Ft Worth	1,440,000	3rd	Lego Systems	N/A	N/A
3 Morgan Business Center 400	Savannah	1,435,750	4th	Floor & Decor	CBRE	Duke Realty Corporation
4 60 Herring Rd	Atlanta	1,400,000	2nd	Variety Wholesalers	N/A	Cushman & Wakefield of Georgia, Inc
5 Duke Perris Logistics Center - Bldg 1	Inland Empire (California)	1,244,874	2nd	Wayfair, Inc.	JLL	Duke Realty; Colliers International
6 Cranbury Station Park - Bldg 1&2	Northern New Jersey	1,240,967	2nd	Wayfair, Inc.	Transwestern RBJ	Cushman & Wakefield
7 Liberty Business Center II - Lot 5	Philadelphia	1,200,000	3rd	Ryder Systems	CBRE	Liberty Property Trust
8 Southfield Park 35, Building 1	Dallas/Ft Worth	1,128,227	3rd	NFI	CBRE	JLL
9 24101 Iris Ave	Inland Empire (California)	1,103,003	3rd	Floor & Decor	CBRE	Cushman & Wakefield
10 Alliance California Gateway S - Bldg 3	Inland Empire (California)	1,102,639	1st	Amazon	N/A	Colliers International
11 525 Northport Pky	Savannah	1,100,000	1st	JLA Homes	N/A	N/A
12 Logistics Center I	Dallas/Ft Worth	1,052,380	3rd	Amazon	N/A	Perot Development
13 Trammell Crow at 35 Eagle - Building B	Dallas/Ft Worth	1,041,879	2nd	Amazon	N/A	CBRE
14 Goodman Commerce Ctr Eastvale	Inland Empire (California)	1,033,192	2nd	Amazon	Cushman & Wakefield	JLL
15 33 Logistics Park 1610	Philadelphia	1,016,000	3rd	Amazon	N/A	Duke Realty Corporation; CBRE
16 25451 S Schulte Rd	Stockton/Modesto	1,001,380	2nd	Amazon	N/A	Colliers International
17 23534 S Central	Chicago	1,000,560	3rd	Georgia Pacific	Colliers International	Venture One Real Estate, LLC
18 1 Duke Pky	Chicago	954,720	4th	Amazon	Cushman & Wakefield	CBRE
19 Landmark West Bldg B	Salt Lake City	901,138	3rd	POST Consumer Brands	N/A	Freeport West
20 Majestic Spectrum South - Bldg 5	Inland Empire (California)	885,000	1st	Port Logistics	N/A	Majestic Realty Co.
21 6521 W Monee	Chicago	856,605	3rd	Amazon	Cushman & Wakefield	Cushman & Wakefield
22 Speaker Rd	Kansas City	855,000	3rd	Amazon	Cushman & Wakefield	Cushman & Wakefield
23 130 Distribution Dr	Atlanta	846,496	2nd	Wayfair, Inc.	N/A	CBRE
24 100 Kindelberger Rd	Kansas City	840,000	4th	General Motors	N/A	NorthPoint Development
25 Inland Port XIV	Kansas City	822,104	1st	Amazon	Cushman & Wakefield	JLL
26 1701 W Normantown Rd*	Chicago	814,848	3rd	Sears Logistics, Svc.	Colliers International	Colliers International
27 380 Middlesex Ave	Northern New Jersey	809,762	1st	Amazon	Cushman & Wakefield	N/A
28 Olive Branch Distribution Center #1	Memphis	800,000	1st	Sears Distribution	Colliers International	Exeter Property Group LLC
29 Majestic Airport Center DFW - Building 5	Dallas/Ft Worth	799,460	1st	Bed Bath & Beyond	N/A	Majestic Realty Co.
30 Summit II*	Memphis	789,291	3rd	Technicolor	N/A	Cushman Wakefield | Commercial Advi
31 Wilson Commerce Center Building C/D	Nashville	786,000	2nd	Nissan	N/A	ProVenture
32 1115 W Alameda Dr	Phoenix	780,320	4th	Safeway, Inc.	N/A	Direct Deal
33 Crossroads Logistics Center - Bldg A1	Inland Empire (California)	780,000	3rd	Wolverine	N/A	CBRE
34 Lakeview Commerce Center IV	St. Louis	769,500	2nd	Amazon	N/A	JLL
35 1125 Remington Blvd	Chicago	767,161	2nd	Amazon	Cushman & Wakefield	NAI Hiffman
36 Alliance Gateway 60	Dallas/Ft Worth	756,000	4th	American Tire Distributors, Inc.	Jackson Cooksey, Inc.	Hillwood Properties
37 28301 Schoolcraft Rd	Detroit	754,744	2nd	Ford Motor Company	N/A	Newmark Grubb Knight Frank
38 375 King Mill Rd	Atlanta	752,590	3rd	Tory Burch	N/A	JLL
39 Berks Park 78 - Building 3	Philadelphia	750,000	1st	Samsung	CBRE, Inc	Cushman & Wakefield
40 11800 Harlan Rd	Stockton/Modesto	749,100	2nd	UPS	N/A	Colliers International

Source: CoStar Property®

* Renewal

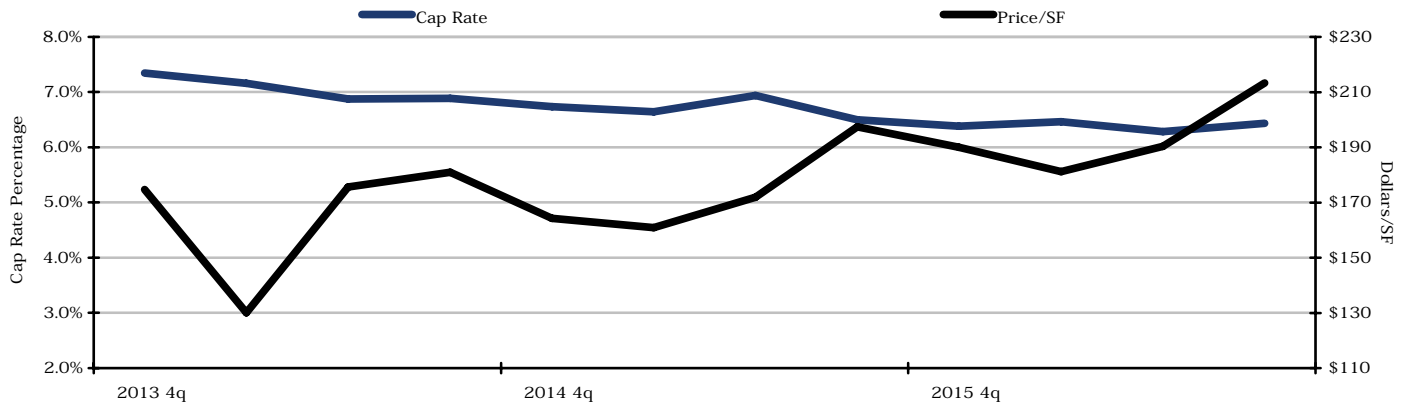
National Industrial Market



Sales Activity

The Optimist Sales Index

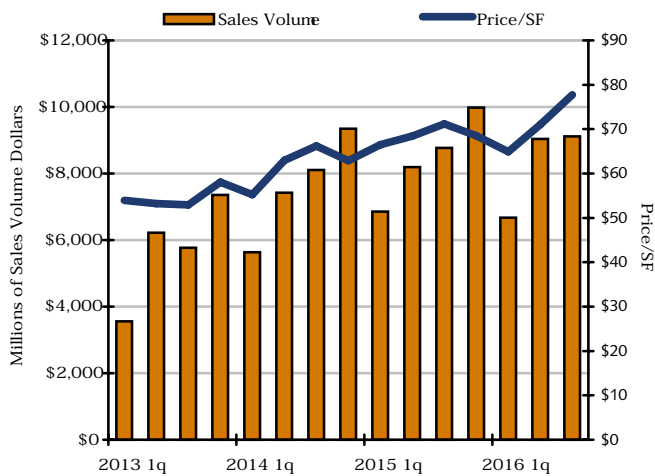
Average of Two Highest Price/SF's and Two Lowest Cap Rates From Each Region



Source: CoStar COMPS®

Sales Volume & Price

Based on Industrial Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

Sales Analysis by Building Size

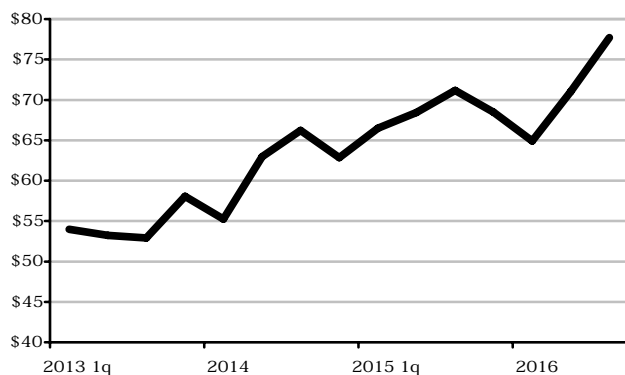
Based on Industrial Bldg Sales From Oct. 2015 - Sept. 2016

Bldg Size	#	RBA	\$ Volume	Price/SF	Cap Rate
< 25,000 SF	6,315	72,054,709	\$8,833,398,232	\$122.59	7.44%
25K-99K SF	3,049	147,976,607	\$11,270,317,477	\$76.16	7.18%
100K-249K SF	869	129,506,133	\$8,465,756,954	\$65.37	6.12%
>250K SF	368	178,065,403	\$11,371,578,552	\$63.86	4.73%

Source: CoStar COMPS®

Historical Price/SF Average

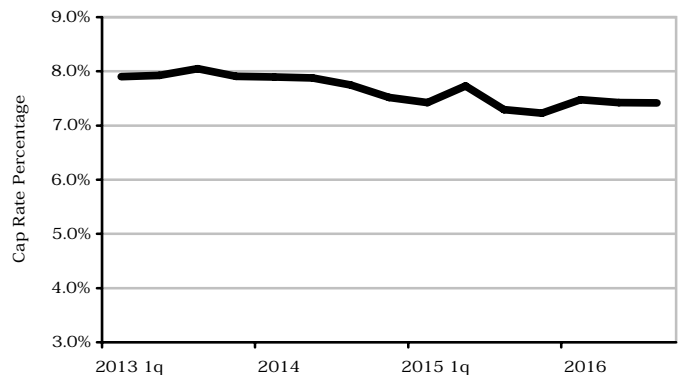
Based on Industrial Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

Historical Cap Rate Average

Based on Industrial Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

Select Top Sales

Based on Sales from October 2015 Through December 2016

1. Torrey Ridge Science Ctr. Portfolio



San Diego

Price: **\$182,500,000**
 Price/SF: **\$537.64**
 Cap Rate: **6.8%**
 RBA: **339,445**
 Date: **10/3/2016**
 Year Built: **N/A**
 Buyer: **Alexandria Real Estate Equities, Inc.**
 Seller: **Walton Street Capital, LLC.**

2. 20414-20416 72nd Ave S



Seattle/Puget Sound

Price: **\$132,699,999**
 Price/SF: **\$135.82**
 Cap Rate: **N/A**
 RBA: **977,048**
 Date: **12/21/2016**
 Year Built: **1987**
 Buyer: **Clarion Partners**
 Seller: **Cornerstone Real Estate Advisers**

3. 11801-11901 National Rd SW|ProLogis



Columbus

Price: **\$88,900,000**
 Price/SF: **\$103.95**
 Cap Rate: **6.27%**
 RBA: **855,211**
 Date: **11/18/2016**
 Year Built: **2016**
 Buyer: **Griffin Capital Essential Asset REIT II, Inc.**
 Seller: **Prologis**

4. 450 Medinah Rd



Chicago

Price: **\$72,800,000**
 Price/SF: **\$70.61**
 Cap Rate: **6.6%**
 RBA: **1,031,055**
 Date: **10/5/2016**
 Year Built: **1986**
 Buyer: **AEW Capital Management**
 Seller: **TA Realty**

5. San Bernardino Logistics Center



Inland Empire

Price: **\$68,538,500**
 Price/SF: **\$85.00**
 Cap Rate: **N/A**
 RBA: **806,322**
 Date: **10/4/2016**
 Year Built: **2015**
 Buyer: **Waterstone Retail**
 Seller: **TIAA**

6. Sunrise Technology Park



Washington

Price: **\$60,000,000**
 Price/SF: **\$190.44**
 Cap Rate: **N/A**
 RBA: **315,068**
 Date: **11/10/2016**
 Year Built: **1985**
 Buyer: **CoreSite Realty Corporation**
 Seller: **Brookfield Office Properties, Inc.**

7. 750 Union Ave



Northern New Jersey

Price: **\$46,500,000**
 Price/SF: **\$176.53**
 Cap Rate: **4.48%**
 RBA: **263,415**
 Date: **10/28/2016**
 Year Built: **2016**
 Buyer: **I&G Direct Real Estate**
 Seller: **Bridge Development Irving**

8. McDonough Commerce Center



Atlanta

Price: **\$43,500,000**
 Price/SF: **\$60.88**
 Cap Rate: **N/A**
 RBA: **714,560**
 Date: **12/6/2016**
 Year Built: **2016**
 Buyer: **CTPF Avalon McDonough Corporation**
 Seller: **Clarion Partners**

9. Nike Distribution Center



Portland

Price: **\$43,100,000**
 Price/SF: **\$84.80**
 Cap Rate: **5.9%**
 RBA: **508,277**
 Date: **10/4/2016**
 Year Built: **1987**
 Buyer: **Lexington Realty Trust**
 Seller: **CBRE Global Investors Ltd.**