



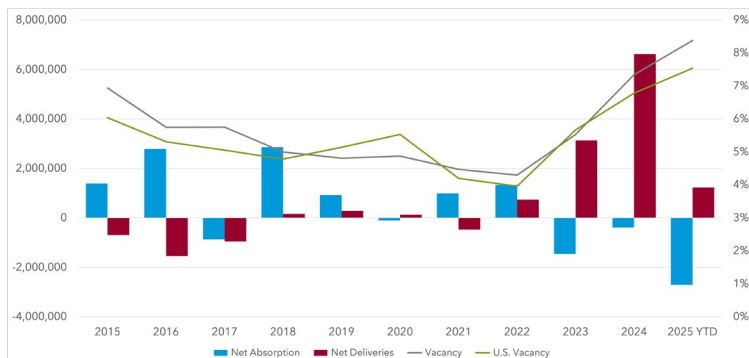
INDUSTRIAL MARKET OVERVIEW

TY JANNEY, *Managing Principal*; ROBERT ELMER, *Managing Principal*

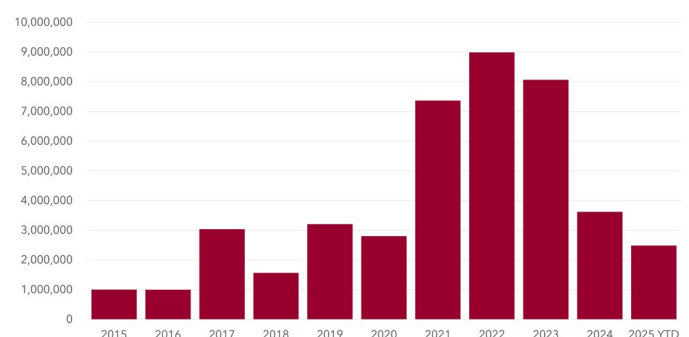
The Boston industrial market has softened following its largest construction surge in 25 years, pushing vacancy to 8.3%, the highest since 2014. Demand has weakened amid a national slowdown in housing-related goods and flex space tied to biotech. Net absorption over the past year stands at -3.2 million SF. Average rents are \$16.80/SF, up 2.6% year over year, with flex space averaging about \$19.80/SF. Rent growth has cooled from a 2022 peak of 9.5% but is expected to stabilize and rebound by 2026 as new supply declines. Construction starts are down more than 70%, suggesting vacancy will peak near 9%. Despite short-term softness, investor confidence remains firm, underpinned by Boston's long-term industrial fundamentals.

MARKET INDICATORS	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
▲ 12 Mo. Net Absorption SF	(3,049,828)	(3,760,944)	(1,497,584)	(390,900)	(1,143,514)
▲ Vacancy Rate	8.3%	8.0%	7.9%	7.3%	7.0%
▼ Avg NNN Asking Rate PSF	\$17.09	\$17.23	\$17.18	\$16.93	\$16.65
▼ Sale Price PSF	\$195.84	\$196.99	\$195.40	\$192.12	\$189.52
▲ Cap Rate	7.8%	5.4%	-	8.3%	7.6%
▼ Under Construction SF	2,488,844	2,653,923	2,965,453	3,622,445	3,900,347
▲ Inventory SF	368,909,363	368,885,352	368,361,956	367,679,892	367,027,453

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
440 Riverside Avenue Medford, MA	206,954 SF	\$53,750,000 \$259.72 PSF	MBTA Anheuser-Busch	Class B
117 Hospital Road Devens, MA	165,000 SF	\$74,000,000 \$448.48 PSF	Pivotal Manufacturing Partners King Street Properties	Class A
150 Salem Turnpike Saugus, MA	84,770 SF	\$58,500,000 \$690.10 PSF	Link Logistics Real Estate HRP Group	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
202 S. Washington Street Morton, MA	200,000 SF	STAG Industrial, Inc.	Green Garden Products	Wholesaler
523 Pleasant Street Attleboro, MA	130,572 SF	VMD Companies LLC	Massachusetts Design	Manufacturing
35 Otis Street Westborough, MA	121,700 SF	STAG Industrial, Inc.	WESCO International, Inc.	Utilities

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