



### SIGNIFICANT LEASE DEALS

Address	Submarket/City	SF	Tenant
DCT Blair Distribution Ctr	Port of Tacoma/Fife	340,000	Samsung
DCT Hudson	Auburn	287,832	Young's Market
Medline Building	Puyallup	228,256	East Bay Logistics

### SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
City	Type of Sale	Cap Rate	Class	Seller
Safeway Distribution Ctr	\$144,537,063	\$125.67	1,150,127	Deutsche Wlth Asset Mg
Auburn	Inv/Sale Lsebk	TBD	Class A	Safeway
Des Moines Creek Bus Prk	\$111,000,000	\$216.74	512,141	Duke Realty
Phase IV, SeaTac	Fully Lsd/Inst Inv	3.7%	Class A	Panattoni
Lakewood Tacoma Log Ctr	\$65,575,000	\$140.26	467,526	TA Realty
Lakewood	Fully Lsd/Inst Inv	4.25%	Class A	Panattoni

### LARGEST DELIVERIES


Property	Submarket/City	SF	Developer
Prologis Georgetown Crsg	Seattle/Georgetown	589,615	Prologis
DCT Blair Dist Ctr Bldg A	Port of Tacoma/Fife	542,750	DCT
IPT Sumner Distribution Ctr	Sumner	229,016	IPT


### LARGEST UNDER CONSTRUCTION


Address	Submarket/City	SF	Delivery Date
DuPont Corporate Center	Tacoma Industrial Mkt	1,000,000	Q2 2019
Northwest Logistics Ctr Ph II	Tacoma Industrial Mkt	628,640	Q3 2019
IAC Commercial Center	SeaTac/Burien	457,211	Q1 2019


### TOTAL INDUSTRIAL MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates	Net SF Absorption	SF Inventory	SF Under Construction
Q4 2018	3.6%	\$10.31	459,282	324,316,265	5,124,702
Q3 2018	3.2%	\$10.15	1,536,909	322,256,607	4,943,675
Q2 2018	3.3%	\$10.18	1,016,448	321,090,451	5,538,517
Q1 2018	2.8%	\$10.16	189,595	318,598,371	6,460,778
Q4 2017	2.8%	\$9.79	1,920,180	318,293,612	6,133,308

 **459,282** NET ABSORPTION SF

 **3.6%** VACANCY 11,756,049 SF

 **\$10.31** AVG. ASKING RATE PSF

 **2,059,658** DELIVERIES 7 Buildings

 **5,124,702** UNDER CONSTRUCTION 32 Buildings

**CHRISTIAN MATTSON**  
Principal

The industrial market finished the year strong. Vacancy did trend up slightly due to construction supply outpacing demand, but the additional space is quickly being absorbed. Construction activity remains strong with more than 5 million SF underway. Rent growth has slowed somewhat but still on the rise. A shortage of infill land has driven up prices in close-in Seattle and Kent Valley, causing our 50-yard line to push south. Areas once considered tertiary are becoming prime targets. For example Logistics Property Group purchased 210 acres in Frederickson and plans 2.5 million SF of distribution space.