



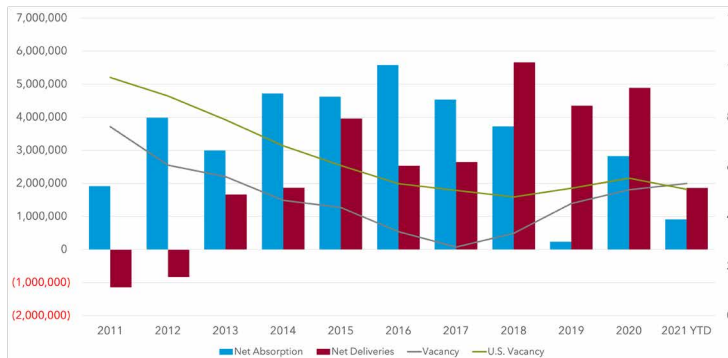
### INDUSTRIAL MARKET OVERVIEW

CHRIS PETERSON, SIOR, CCIM, *Principal*

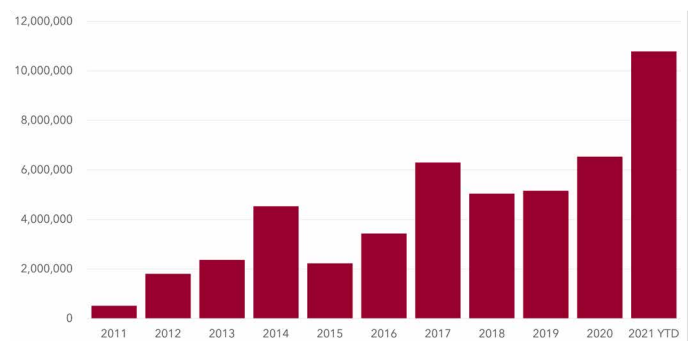
The mid-way point in 2021 has not provided relief from the now common exponential rent growth throughout the region. The institutional investors continue to push beyond historical price ceilings with pressure to find quality product in a market with little supply. Developers are pushing to deliver more product to take advantage of this market as it seems to be on track to hold through the balance of 2021, and potentially beyond. Tenants are starting to pursue early renewals, or early growth/expansion space, to avoid the forthcoming rent hikes which will be associated with the next wave of developments based on material prices increasing dramatically due to construction supply constraints.

MARKET INDICATORS	Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020
▲ 12 Mo. Net Absorption SF	2,367,047	2,353,295	2,823,122	980,063	1,225,437
▲ Vacancy Rate	5.3%	5.1%	5.1%	5.4%	4.6%
▲ Avg NNN Asking Rate PSF	\$11.54	\$11.32	\$11.22	\$11.11	\$11.07
▲ SF Under Construction	10,789,148	7,121,187	6,534,619	5,276,151	6,585,405
▲ Inventory SF	336,176,482	335,142,500	334,311,529	333,478,314	331,048,831

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
9205 Airport Road Everett, WA	459,800 SF	\$35,000,000 \$76.12 PSF	Bosa Development The Boeing Company	Class C
555-589 Monster Road SW Renton, WA	223,656 SF	\$47,500,000 \$212.38 PSF	Elion Partners Simvest Properties, LLC	Class B
3849-4143 1st Avenue S Seattle, WA	177,827 SF	\$53,453,000 \$300.59 PSF	Nicola Wealth Management Grousemont Foundation	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4175 Pioneer Avenue Dupont, WA	451,151 SF	UBS Realty Investors, Pierce Co Investors LLC	Costco Wholesale	Retailer
19804 Canyon Road Tacoma, WA	300,942 SF	EQT Exter	Undisclosed	Undisclosed
6546 20th Street E Fife, WA	251,100 SF	Blackstone REIT, Inc., LBA Realty	Curt Manufacturing	Manufacturing