



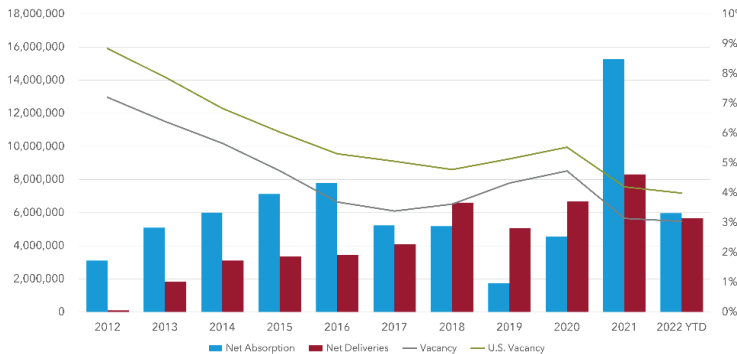
INDUSTRIAL MARKET OVERVIEW

CONNER MILFORD, *Vice President*

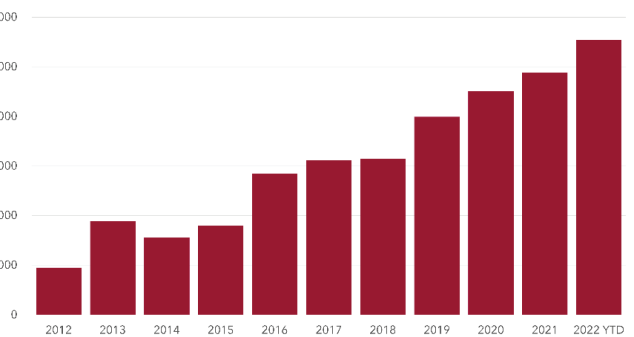
Institutions and private investors continue to allocate capital to the supply constrained South Florida Industrial market. Occupiers are now seeing benefits from the post-Covid supply chain shake-up and the efficiency of local ports have catalyzed the filling of their warehouses. However, hesitancy towards taking additional warehouse space is demonstrated by the third consecutive quarterly drop in net absorption. We attribute this hesitancy to the economic uncertainty from Russia's war in Ukraine and The Fed's aggressive interest rate hikes paired with sticker shock from Landlords' steady rent increases. Due to strong fundamentals, we expect vacancy rates to stay below the national average as net migration to Florida is expected to remain positive and E-commerce continues to grow.

MARKET INDICATORS	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021
▼ Mo. Net Absorption SF	11,269,474	12,431,507	13,618,698	14,732,984	13,444,837
▼ Vacancy Rate	2.5%	2.6%	2.9%	3.0%	3.5%
▲ Avg NNN Asking Rate PSF	\$13.12	\$12.56	\$11.97	\$11.54	\$10.95
▲ SF Under Construction	11,185,237	11,543,783	9,751,304	9,766,326	8,522,579
▲ Inventory SF	467,600,446	465,605,598	464,133,700	462,077,527	460,640,374

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
7600 NW 82nd Place Miami, FL	178,428 SF	\$54,000,000 \$302.64 PSF	Undisclosed Quirch Foods Co	Class A
8600 NW South River Drive Medley, FL	175,000 SF	\$32,950,000 \$188.29 PSF	WMG Winter Garden Owner LLC Megacenter Palmetto, LLC	Class B
1800-1890 NW 82nd Avenue Doral, FL	150,000 SF	\$25,889,390 \$172.60 PSF	Blackstone Inc. PS Business Parks, Inc.	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
333 SW 12th Avenue Deerfield Beach, FL	290,503 SF	Link Logistics Real Estate	Sun Sentinel	Newspaper Publisher
4121 W 91st Place Hialeah, FL	226,698 SF	USAA Real Estate Codina Partners	All Florida Paper, LLC	Transportation and Warehousing
4120 W 104th Street Hialeah, FL	213,907 SF	Flagler Real Estate Services, LLC	Undisclosed	Undisclosed