



SIGNIFICANT LEASE DEALS

Address	Submarket/City	SF	Tenant
303-335 W. Artesia Blvd.	Compton	159,084	R&L Carriers
2910-2960 Pacific Commerce	Rancho Dominguez	150,000	KCC Transport
3600 E. Burnett	Long Beach	105,004	Hydra Facial

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
1315 Watson Center Rd Carson	\$17,000,000 Owner/User	\$188.00 -	90,000 Class B	DMF Lighting Studio Molding
14605 S. Main St Gardena	\$6,250,000 Owner/User	\$182.31 -	34,282 Class B	Head West Automotive Undercar Pts
20210 Normandie Ave torrance	\$16,650,000 Investment	\$211.24 -	78,820 Class B	Undisclosed Airport Plaza LLC

LARGEST DELIVERIES


Address	Submarket/City	SF	Developer
-	-	-	-
-	-	-	-
-	-	-	-

LARGEST UNDER CONSTRUCTION


Address	Submarket/City	SF	Delivery Date
21900 Wilmington	Carson	412,000	Jul 2019
15100 S. San Pedro St	Gardena	112,000	Aug 2019
-	-	-	-

TOTAL INDUSTRIAL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates	Net SF Absorption	SF Inventory	SF Under Construction
Q2 2019	1.5%	\$12.24	(122,652)	194,231,014	1,048,875
Q4 2018	1.3%	\$12.00	(248,925)	194,231,014	1,048,875
Q3 2018	1.5%	\$11.28	174,789	194,231,014	653,609
Q2 2018	1.2%	\$11.52	380,975	194,266,004	558,734
Q1 2018	1.2%	\$11.04	(205,124)	193,624,027	845,469

 **(122,652)** NET ABSORPTION SF

 **1.5%** VACANCY 2,843,447 SF

 **\$12.24** AVG. ASKING RATE PSF

 **0** DELIVERIES 0 Buildings

 **1,048,875** UNDER CONSTRUCTION 8 Buildings

DAVID BALES Principal

Vacancy has remained around 1% - 1.5% for almost three and a half years. There remains a lot of activity, however, there are very few places to land. Gross absorption in the Q1 slowed slightly to 3.4 Million SF., possibly demonstrating the predicted easing, however, overall South Bay Port volume was up slightly (0.22%) from last year's record breaking year. Distribution space in close proximity to the Ports continue to attract companies seeking value to expediate the speed to market in their supply chain. These rental values experienced a 2% increase just in the last quarter alone. With these increases, prices and rents in nearly every submarket continue to break records.