



### SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
160 Southcreek Pkwy	I-55 Corr/Romeoville	648,960	Samsung
2805 Duke Pkwy	I-88 Corr/Aurora	549,588	Wholesale Interiors
Kenosha Corporate Park	SE Wisconsin/Kenosha	524,339	Silgan Containers

### SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
3 Bldg Portfolio I-55 Corridor/Bolingbrook	\$66,150,000 Investment	\$76.31 -	866,808 Class B	Prologis Sun Life Assurance Co.
2101 Dralle Rd I-57 Corridor/University Pk	\$23,000,000 Investment	\$35.38 -	650,000 Class B	Brennan Investment Grp BlueLinX Corporation
3601 N. Skokie Hwy Lake County/N. Chicago	\$16,650,000 User	\$32.47 -	512,713 Class B	EMCO Chemical Dist CenterPoint Properties

### LARGEST DELIVERIES


Address	Submarket/City	SF	Developer
3901 Brandon Rd	Ewood	826,755	CenterPoint Prop
21530-40 Frontage Rd	Shorewood	757,880	HSA/Clarion Ptnrs
5778 Baxter Rd	Cherry Valley	675,270	Venture One R.E.


### LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
3501 S. Pulaski Rd	Chicago	999,900	Q1 2020
25101 S. Ridgeland Ave	Monee	879,040	Q3 2019
12508 38th St.	Kenosha	800,000	Q3 2019

### TOTAL INDUSTRIAL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q2 2019	5.78%	\$6.10	5,164,359	1,298,546,937	18,098,059
Q1 2019	5.72%	\$6.07	4,291,980	1,301,352,095	18,323,465
Q4 2018	5.86%	\$5.98	3,154,364	1,298,817,068	19,198,878
Q3 2018	5.84%	\$5.80	4,898,667	1,295,224,449	15,370,601
Q2 2018	6.13%	\$5.40	6,084,959	1,294,226,395	8,946,709

 **5,164,359** NET ABSORPTION SF

 **5.78%** VACANCY  
75,062,268 SF

 **\$6.10** AVG. ASKING RATE PSF GROSS

 **6,173,268** DELIVERIES  
21 Buildings

 **18,098,059** UNDER CONSTRUCTION  
55 Buildings

**DIANA PEREZ**, Director of Research

The vacancy rate for Chicago's industrial market increased by 6 basis points during the second quarter of 2019 to 5.78 percent. Despite this increase, net absorption was positive for the 14th consecutive quarter, totaling 5.2 million square feet during the second quarter of 2019, bringing the year-to-date tally to 9.5 million square feet. Nearly 1.2 million square feet of build-to-suit construction projects were completed in the second quarter, contributing strongly to the positive net absorption recorded during the quarter.