


SIGNIFICANT LEASE DEALS

| Address | Submarket/City | Square Feet | Tenant |
|------------------|----------------------|-------------|----------------------------|
| 1200 Fulghum Rd | S. Dallas/Wilmer | 1,075,260 | Smuckers |
| 1753 Chaplin | NE Tarrant/Justin | 705,955 | Communications Test Design |
| 5180 N. Railhead | Meachem Fld/Ft Worth | 362,670 | Westrock, Texas |

SIGNIFICANT BUILDING SALES

| Address City | Sale Value Type of Sale | PPSF Cap Rate | SF Class | Buyer Seller |
|---|----------------------------|------------------|--------------------|-------------------------------------|
| 4025 E I-30 W. Lonestar | \$21,949,510 Investment | \$79.00 - | 296,615 Class A | Heitman Properties Stream Realty |
| 900 Wilmeth Allen-McKinney | \$17,491,500 User | \$86.25 - | 202,800 Class A | Lacor Rentals Hunt Southwest |
| 2710 N. Forum G. Southwest/Grand Prairie | \$23,000,000 Investment | \$79.08 - | 290,817 Class A | Cabot Scannell |

LARGEST DELIVERIES

| Address | Submarket/City | SF | Developer |
|------------------|----------------|-----------|--------------------|
| 2801 Market St | DFW Airport | 1,536,520 | Bandera |
| 3400 E. Airfield | Dallas | 562,640 | Lake Washington Pt |
| 2700 Market St | Dallas | 375,400 | Bandera |


LARGEST UNDER CONSTRUCTION

| Address | Submarket/City | SF | Delivery Date |
|--------------------|----------------|-----------|---------------|
| 9314 W. Jefferson | Grand Prairie | 1,500,000 | Jan. 2020 |
| 200 FM 156 | Fort Worth | 1,200,000 | Dec. 2019 |
| Hwy 80 & Forney Rd | Forney | 1,200,000 | Feb. 2020 |

TOTAL INDUSTRIAL MARKET STATISTICS


| | Vacancy Rate | Avg. SF Rental Rates GRS | Net SF Absorption | SF Inventory | SF Under Construction |
|---------|--------------|--------------------------|-------------------|--------------|-----------------------|
| Q2 2019 | 6.10% | \$6.55 | 25,043,000 | 929,000,000 | 32,000,000 |
| Q1 2019 | 6.10% | \$6.46 | 24,890,000 | 922,066,000 | 32,300,000 |
| Q4 2018 | 6.00% | \$6.34 | 21,302,000 | 914,900,000 | 28,600,000 |
| Q3 2018 | 6.10% | \$6.25 | 21,900,000 | 908,176,000 | 28,300,000 |
| Q2 2018 | 5.80% | \$6.19 | 21,700,000 | 900,000,000 | 28,800,000 |


25,043,000 NET ABSORPTION
SF


6.10% VACANCY
24,890,000 SF


\$6.55 AVG. ASKING RATE
PSF GROSS


7,085,000 DELIVERIES
25 Buildings


32,000,000 UNDER
CONSTRUCTION
111 Buildings

PHILLIP ROSENFELD, Director

DFW continued its march toward a 1 billion square foot market as we continued to deliver 7-8 million square feet of industrial product each quarter. That pace will continue until the market fails to absorb all of the new construction, which it hasn't yet. Current Industrial Inventory sits at 930 million square feet, and at our current pace, we will probably top 1 billion in 2021. Rental rates continue to increase, especially in the smaller spaces as those are not being built due to higher construction costs.