


SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
801 Centerville Rd	Central PA	1,138,000	Smuckers
112 Bordnersville Rd	Central PA	738,720	Ferrero Chocolate
4200 Braden Blvd	Lehigh Valley	475,800	Radial

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
555 Nestle Way Lehigh Valley	\$87,929,394 Investment	\$84.00 -	1,042,655 Class B	Korea Inv. & Sec. Co VEREIT, Inc.
50 Cabot Blvd Suburban Philadelphia	\$14,100,000 Investment	\$60.00 -	235,000 Class C	Metals USA, Inc. Chatillon Realty Corp
2601 River Rd Central PA	\$70,000,000 Investment	\$175.00 -	400,000 Class B	Turkey Hill W.P. Carey, Inc.

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
801 Centerville Rd	Newville	1,138,000	Exeter
TradePort 164 - Building B	Wilkes Barre	611,000	North Point
323 Logistics Dr	Shoemakersville	600,238	Keil Group


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
Tradeport 164 - Building 1	Wilkes Barre	1,391,424	Q3 2019
200 Logistics Dr	Hamburg	1,240,000	Q4 2019
3419 Ritner Hwy	Newville	1,215,240	Q4 2019

TOTAL INDUSTRIAL MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q2 2019	5.6%	\$5.53	(1,282,173)	1,248,523,095	33,531,852
Q1 2019	5.3%	\$5.62	669,352	1,146,275,077	32,084,816
Q4 2018	5.0%	\$5.34	7,147,771	1,142,008,086	32,712,213
Q3 2018	5.1%	\$5.36	8,297,115	1,134,646,690	27,623,363
Q2 2018	5.4%	\$5.26	8,066,572	1,129,795,849	24,675,892

 **(1,282,173)** NET ABSORPTION SF

 **5.6%** VACANCY
64,440,292 SF

 **\$5.53** AVG. ASKING RATE PSF GROSS

 **2,503,880** DELIVERIES
6 Buildings

 **33,531,852** UNDER CONSTRUCTION
87 Buildings

CONNER SANBOWER, Research Analyst

The Philadelphia region's dynamic market continues to be dominated by the I-81, Lehigh Valley, and Central PA sub-market clusters. Year to date figures for the entire region reflect inventory of 1,148,523,094 sf, which includes 2,503,880 sf delivered in the second quarter. There remains 33,531,852 sf currently under construction, and for the period ending Q2 we are tracking a decrease in absorption, 1,282,173 sf, and active demand of 25,427,520 sf (which reflects requirements that are active in multiple sub-markets).