



SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
6703 NW 7th St	Miami	176,348	Unavailable
6717 Belvadere Rd	West Palm Beach	161,725	Unavailable
2290-2398 NW 119th St	Miami	157,385	Unavailable

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
6301 E 10th/5801 E 10th Hialeah	\$177,500,000 Portfolio Inv.	\$109.00 -	1,624,308 Class A	RREEF America Prudential R.E. Investors
15701 SW 29th St Miramar	\$47,500,000 Investment	\$180.00 -	264,074 Class B	Stockbridge IDI Logistics
3200 NW 67th Ave Miami	\$36,099,000 Investment	\$186.00 -	177,300 Class A	JP Morgan Asset Mgmt Fortress

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
3850-3870 W. 108th St	Hialeah	493,187	Flagler Global Logist
2301 NW 107th/10660 NW 25th	Doral	318,043	Foundry Commercial
3200 NW 67th Ave	Miami	190,850	Flagler Global Logist


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
4310-4350 NW 215th St	Miami Gardens	1,108,566	Q4 2019
3880-3980 W 104th/3805 W 108th	Hialeah	597,761	Q4 2019
304-306 Haverhill Rd	West Palm Beach	566,670	Q1 2020


TOTAL INDUSTRIAL MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q3 2019	4.20%	\$10.66	460,697	443,698,769	8,332,977
Q2 2019	4.10%	\$10.58	290,660	442,626,044	8,400,676
Q1 2019	3.80%	\$10.38	349,750	441,124,687	7,796,593
Q4 2018	3.50%	\$10.44	1,382,871	439,565,902	6,123,084
Q3 2018	3,30%	\$10.41	1,698,260	437,194,544	7,722,636

 **460,697** NET ABSORPTION SF

 **4.2%** VACANCY 17,759,218 SF

 **\$10.66** AVG. ASKING RATE PSF GROSS

 **1,432,725** DELIVERIES 12 Buildings

 **8,332,977** UNDER CONSTRUCTION 75 Buildings

MATTHEW ROTOLANTE, SIOR,
CCIM President

The South Florida Industrial Market continues to perform well, particularly among institutional players. Net absorption totaled 460,697 SF with total average rental rates for South Florida increasing to \$10.66/sf up from \$10.58/SF last quarter. During Q3, 12 industrial buildings totaling 1,432,725 SF were reported delivered with construction climbing to about 8,332,977 SF still under construction. Sales volume so far year to date comes in at over \$2 Billion, up 21% year over year with over \$1 Billion trading in Q3 alone. The average price per square foot remains steady at about \$130/SF, and cap rates are still averaging at 6% over the last four quarters.