



SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
5250 Holabird Ave	Baltimore	254,698	Undisclosed
8700 Robert Fulton Dr	Columbia	183,837	Westar Distribution
350 Old Bay Ln	Havre de Grace	175,200	Undisclosed

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
4608 Appliance Dr Belcamp	\$70,700,000 Investment	\$88.38 -	800,000 Class B	LBA Realty Blackstone Group
200 Rock Glenn Blvd Aberdeen	\$21,700,000 Investment	\$54.30 -	399,600 Class B	Exeter Property Group Medline Industries
300 Belvidere Rd Perryville	\$30,601,133 Investment	\$84.90 -	360,458 Class B	Americold Realty Trust MHW Group

LARGEST DELIVERIES


Address	Submarket/City	SF	Developer
81 Belvidere Rd	Baltimore	754,000	Lidl/Stewart Prop.
2895 Principio Pky E	Baltimore	420,000	Realty Income Corp
7951 Oceano Ave	Baltimore	175,200	MRP Industrial

Address	Submarket/City	SF	Delivery Date
7015 Tradepoint Aave	Baltimore	1,500,400	2020
1500 Woodley Rd	Aberdeen	1,200,000	2020
1225 S. Philadelphia Blvd	Baltimore	860,000	2020

TOTAL INDUSTRIAL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates NNN	Net SF Absorption	SF Inventory	SF Under Construction
Q4 2019	7.10%	\$5.73	576,556	208,268,065	8,308,494
Q3 2019	7.00%	\$4.83	398,622	207,368,709	8,311,094
Q2 2019	7.20%	\$4.75	1,303,162	207,437,862	8,311,094
Q1 2019	7.10%	\$4.80	1,578,689	205,766,857	7,377,875
Q4 2018	7.70%	\$4.69	(88,893)	205,309,464	4,600,845

 **576,556** NET ABSORPTION SF

 **7.10%** VACANCY
14,866,654 SF

 **\$5.73** AVG. ASKING RATE PSF GROSS

 **929,200** DELIVERIES
2 Buildings

 **8,308,494** UNDER CONSTRUCTION
16 Buildings

TOM WHELAN, Principal

Baltimore's industrial market continues to excel. Spurred by the growth of e-commerce and the subsequent supply chain reconfiguration that is taking place, as well as by impressive activity taking place at the Port of Baltimore, demand has soared. More industrial supply is underway in Baltimore than ever before. A significant portion of that-both speculative and build-to-suit construction- has been coming out of the ground or is planned for east and northeast sections of the Baltimore metro.