



SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
24101 S. Frontage Rd	I-80 Corr/Channahon	1,063,963	Amazon
3501 S. Pulaski Rd	Chicago South	999,900	Target
Pinnacle Bus Ctr XXIV	I-55 Corr/Romeoville	646,380	Crate & Barrel

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
2400 Dralle Rd I-57 Corridor	\$73,150,000 Investment	\$54.18 -	1,350,000 Class A	LBA Realty The Blackstone Group
5445 W 73rd St South Cook/Bedford Park	\$43,586,500 Investment	\$92.70 -	470,160 Class A	Nuveen Real Estate The Blackstone Group
6901 W. 65th St South Cook	\$18,384,000 Individual	\$50.71 -	362,507 Class B	Bay Grove Capital, LLC -

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
14667 135th Ave	Lockport	750,314	Prologis
2350 Frieder Ln	Aurora	501,696	Sterling Bay
2525 Enterprise Cir	West Chicago	303,601	Midwest Ind Funds


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
Steiner Rd & 143rd St	Plainfield	1,500,000	Q1 2020
3501 S. Pulaski Rd	Chicago	999,900	Q2 2020
SW Highway H & Braun Rd	Sturtevant, WI	993,460	Q1 2021


TOTAL INDUSTRIAL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q4 2019	5.98%	\$6.11	385,829	1,308,599,038	18,315,823
Q3 2019	5.80%	\$6.17	6,512,782	1,305,776,037	16,937,511
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

 **385,829** NET ABSORPTION SF

 **5.98%** VACANCY 78,197,248 SF

 **\$6.11** AVG. ASKING RATE PSF GROSS

 **3,348,452** DELIVERIES 15 Buildings

 **18,315,823** UNDER CONSTRUCTION 72 Buildings

DIANA PEREZ, Director of Research

A key indicator of the health of the metropolitan Chicago market is the notable increase in new construction. New deliveries totaled 21.2 million SF in 2019, a 35% increase from 2018's total. Seventy projects were completed in 2019 with speculative buildings accounting for 72% of the deliveries. Net absorption was positive again in 2019, totaling 15.2 million SF. Although positive, the total is well below the record 26.6 million SF posted in 2016. Over the past four years, net absorption has totaled an impressive 86.8 million SF.