


**SIGNIFICANT LEASE DEALS**

Address	Submarket/City	Square Feet	Tenant
8901 Forney Rd	Mesquite	419,626	Amazon
4030-4040 Forest Ln	Garland	555,321	At Home Stores LLC
N. Beach St	Tarrant County	425,000	Stanley Black & Decker

**SIGNIFICANT BUILDING SALES**

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
2701 W. Bethel Rd Coppell	\$121,433,879 Investment	\$115.00 -	1,053,000 Class A	Blackstone Global Logistics Prop.
777 Freeport Pky Coppell	\$91,380,320 Investment	\$115.00 -	792,394 Class A	Blackstone Global Logistics Prop.
14601 Sovereign Rd Fort Worth	\$39,289,269 Investment	\$79.00 -	494,518 Class A	Blackstone Global Logistics Prop.

**LARGEST DELIVERIES**


Address	Submarket/City	SF	Developer
4000 E. Scyene Rd	Mesquite	877,230	Ashley Furniture
3201 Capital Blvd	Rockwall	650,000	Karat Packaging Inc
4000 E. Sam Lee Ln	Fort Worth	225,472	Hillwood


**LARGEST UNDER CONSTRUCTION**

Address	Submarket/City	SF	Delivery Date
1301 Chalk Hill Rd	Dallas	2,300,000	May 2020
Westport 11	Fort Worth	1,200,536	Feb 2020
Hwy 80 & Forney Rd	Dallas	1,200,000	Feb 2020


**TOTAL INDUSTRIAL MARKET STATISTICS**


	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q4 2019	6.70%	\$6.59	2,197,453	951,030,291	30,900,995
Q3 2019	6.10%	\$6.84	3,326,802	934,358,395	38,029,101
Q2 2019	6.10%	\$6.60	6,892,273	931,698,974	32,005,218
Q1 2019	6.20%	\$6.59	5,791,604	924,518,686	32,117,275
Q4 2018	6.00%	\$6.44	7,343,201	917,059,314	29,232,756

 **2,197,453** NET ABSORPTION SF

 **6.70%** VACANCY 56,551,740 SF

 **\$6.59** AVG. ASKING RATE PSF GROSS

 **3,662,264** DELIVERIES 56 Buildings

 **30,900,995** UNDER CONSTRUCTION 87 Buildings

**TAYLOR STELL**, Associate

All signs are still strong for the DFW market. There are still hundreds of people moving to the DFW market every day which is helping to boost the economy. Also, low interest rates are bringing more buyers to the marketplace which in turn is pushing prices on buildings up.