


SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
12455 Harvest Dr	Mira Loma	565,598	Walmart
10621 6th St	Rancho Cucamonga	344,840	Pixior
Oakmont Santa Anita	Rancho Cucamonga	329,000	O'Neill Logistics

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
Fourth St Distribution Ctr Rancho Cucamonga	\$191,000,000 Investment	\$136.43 4.76%	1,400,000 Class B	Bridge Development West Coast Liquidators
15895 Valley Blvd Fontana	\$58,044,140 Investment	\$154.00 -	376,910 Class A	Black Creek Group Seefried Industrial Prop
Oakmont Santa Anita Rancho Cucamonga	\$56,917,000 Investment	\$173.00 -	329,000 Class A	Black Creek Group Oakmont Industrial Grp

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
15895 Valley Blvd	Fontana	376,910	Seefried Ind Prop
14955 Limonite Ave	Mira Loma	88,500	Summit Dev Corp
16320 Slover Ave	Fontana	8,100	Slover & Oleander LLC

LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
10965 Banana Ave	Fontana	297,161	Q1 2021
10320 6th St	Rancho Cucamonga	117,575	July 2020
14128 The Merge St	Mira Loma	63,853	Q3 2020

TOTAL INDUSTRIAL MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q4 2019	1.30%	\$8.700	109,367	322,446,790	11,875,497
Q3 2019	1.19%	\$8.616	1,337,003	321,877,285	11,768,301
Q2 2019	1.16%	\$8.460	2,357,533	319,632,450	11,969,128
Q1 2019	1.37%	\$8.292	583,120	314,414,452	8,555,446
Q4 2018	1.45%	\$8.160	1,624,090	312,310,181	6,004,339


109,367 NET ABSORPTION
SF


1.30% VACANCY
4,185,974 SF


\$8.700 AVG. ASKING RATE
PSF GROSS


473,510 DELIVERIES
3 Buildings


11,875,497 UNDER
CONSTRUCTION
56 Buildings

ANGELICA GUZMAN, Dir. Mktg & Res

The Inland Empire West market had a positive net absorption for the quarter standing at $\pm 109,367$ square feet due to low vacancy, high rates, and higher renewals among tenants. The Inland Empire West led the way with a strong amount of gross activity this quarter at over ± 10.3 million square feet due to high demand for warehousing and distribution space and an overall ± 44.8 million square feet year-to-date.