
SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
1494 S. Waterman Ave	San Bernardino	1,032,072	Amazon
4375 N. Perris Blvd	Perris	1,008,646	Amazon
2455 S. Riverside Ave	Rialto	525,110	GPR Logistics

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
11260 Cedar Ave Rialto	\$100,500,000 Investment	\$148.00 -	677,373 Class A	ASB Real Estate Inv Crow Holdings
7227 Central Ave Riverside	\$20,500,000 Investment	\$87.00 -	236,000 Class C	Greenlaw Partners Flexsteel Industries
5404 Industrial Pky San Bernardino	\$20,317,500 Investment	\$106.00 -	191,216 Class B	Nuveen Real Estate Blackstone Capital

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
24400 Krameria Ave	Moreno Valley	1,331,763	Prologis
3520 S. Cactus Ave	Rialto	1,264,102	Panattoni
1010 W. 4th St	Beaumont	1,074,628	USAA Real Estate


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
4375 N. Perris Blvd	Perris	1,008,646	Q1 2020
4501 Patterson Ave	Perris	800,218	Q3 2020
2677 Alessandro Blvd	Riverside	709,081	Q3 2020


TOTAL INDUSTRIAL MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates GRS	Gross SF Absorption	SF Inventory	SF Under Construction
Q4 2019	4.42%	\$8.69	4,148,594	240,391,168	9,828,695
Q3 2019	3.73%	\$8.68	3,972,991	238,631,361	16,732,914
Q2 2019	4.10%	\$8.88	9,228,383	235,015,746	16,362,419
Q1 2019	4.71%	\$8.43	3,869,865	234,034,555	18,750,669
Q4 2018	5.50%	\$8.81	8,363,013	229,308,545	15,205,970


4,148,594 GROSS
ABSORPTION SF


4.42% VACANCY
10,619,785 SF


\$8.69 AVG. ASKING RATE
PSF GROSS


8,627,228 DELIVERIES
16 Buildings


9,828,695 UNDER
CONSTRUCTION
53 Buildings

TOBY TEWELL, Vice President
CAROLINE PAYAN, Dir. Mktg & Research

Industrial activity was consistently strong in all size ranges throughout 2019. Despite numerous deliveries throughout the year, demand remained strong. Owner-users and investors continued to take advantage of record-low interest rates. Institutional investors continue to buy industrial product despite low cap rates, with the expectation that market values and lease rates will continue their upward trend. Demand for industrial continues to outpace supply as evidenced by vacancy rates remaining under the 5% mark.