




 **742,860** NET ABSORPTION  
SF

 **3.45%** VACANCY  
10,384,500 SF

 **\$13.44** AVG. ASKING RATE  
PSF GROSS

 **100,276** DELIVERIES  
1 Building

 **1,173,000** UNDER  
CONSTRUCTION  
17 Buildings

**JACK HALEY**, Principal

The Orange County industrial market vacancy edged up slightly to 3.45% this quarter. Lease rates are holding firm due to consistent tenant demand. Amazon leased over 700,000 SF in Central and South Orange County recently and they are actively looking for additional "last mile" space. With the Fed keeping interest rates low into the near future this has allowed Buyers to continue to acquire industrial assets at record price levels.

### SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
6800 Valley View St	Buena Park	1,075,347	UNIS
515 E. Dyer Rd	Santa Ana	414,309	Amazon
25725 Jeronimo Rd	Mission Viejo	322,076	Amazon

### SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
6400-6500 Katella Ave Cypress	\$57,000,000 Investment	\$158.00 -	361,200 Class A	Greenlaw Partners Mitsubishi Motors
3201 S. Susan St Santa Ana	\$37,195,000 Investment	\$184.00 -	202,522 Class B	CenterPoint The Dixie Group
12752-12822 Monarch St Garden Grove	\$34,000,000 Investment	\$123.00 -	276,585 Class B	Rexford Industrial Realty Western Realco

### LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
1585 MacArthur Blvd	Santa Ana	100,276	Segerstrom
-	-	-	-
-	-	-	-

### LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
705 Alton Ave	Santa Ana	166,722	Q2 2020
718-719 Lakeview Loop	Placentia	93,382	Q2 2020
2906 Tech Center	Santa Ana	79,128	Q2 2020

### TOTAL INDUSTRIAL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q4 2019	3.45%	\$13.44	742,860	301,000,000	1,173,000
Q3 2019	3.30%	\$13.00	77,000	301,000,000	1,180,373
Q2 2019	3.50%	\$13.08	(519,000)	301,000,000	811,943
Q1 2019	3.15%	\$13.08	(1,500,000)	300,550,000	100,276
Q4 2018	3.00%	\$12.88	3,387	299,688,049	1,557,384