

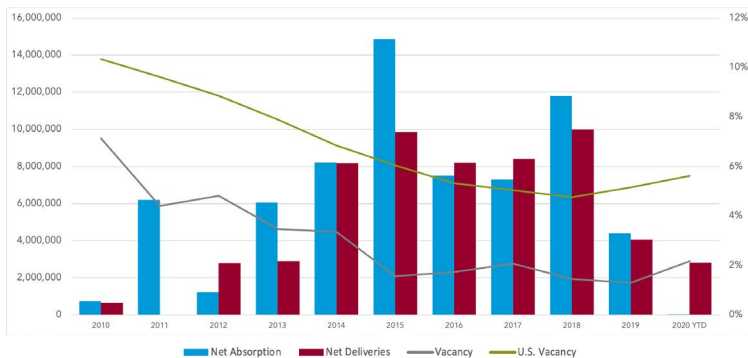
INDUSTRIAL MARKET OVERVIEW

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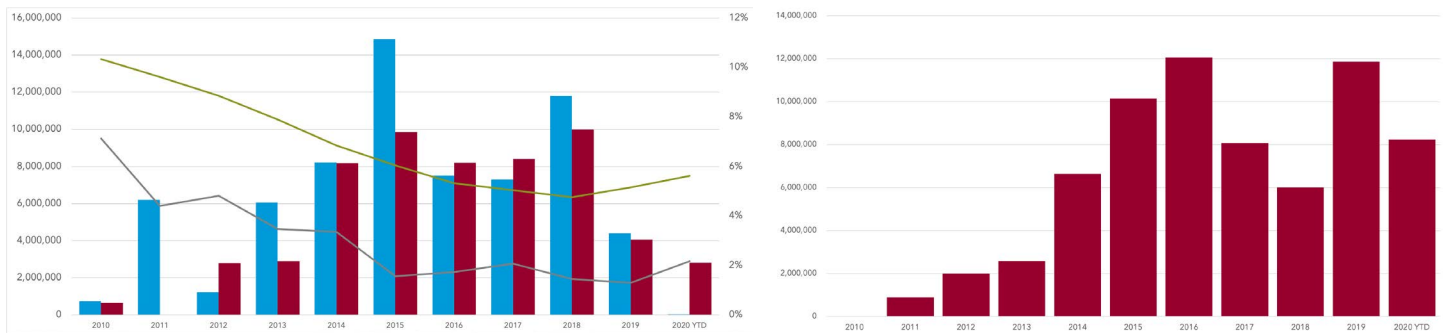
The Inland Empire Industrial Market will continue to grow through the 2nd half of 2020 due to continued online consumer shopping driving the real estate market. Even with the current pandemic, the IEW continues with positive net absorption for the quarter standing at ±37,848 square feet, a low absorption due to steady high asking rates and an increase in vacancy. Vacancy rates are projected to remain stable for the rest of 2020 but a projected increase in construction completion could be a driving force. The IEW led the way with a strong amount of gross activity this quarter at over ±10.9 million square feet.

MARKET INDICATORS	Q2 2020	Q1 2020	Q4 2019	Q3 2019	Q2 2019
▼ Net Absorption	37,848 SF	1,937,706 SF	109,367 SF	1,337,003 SF	2,357,533 SF
▲ Vacancy Rate	2.70%	1.31%	1.30%	1.19%	1.16%
▼ Avg NNN Asking Rate	\$8.220 PSF	\$8.556 PSF	\$8.700 PSF	\$8.616 PSF	\$8.460 PSF
▼ Under Construction	8,238,178 SF	10,783,084 SF	11,875,497 SF	11,768,301 SF	11,969,128 SF
▲ Inventory	323,801,350 SF	323,458,907 SF	322,446,790 SF	321,877,285 SF	319,632,450 SF

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
5600 Airport Dr Ontario, CA	1,613,290 SF	\$215,000,000 \$133.27 PSF	CenterPoint Property Winthrop Financial Associates	Class B
9520 Santa Anita Ave Rancho Cucamonga, CA	200,000 SF	\$30,504,000 \$152.52 PSF	Nuveen Real Estate ABH Holdings	Class B
1930 Rochester Ave Ontario, CA	144,606 SF	\$24,684,412 \$170.70 PSF	Blackstone Group Panattoni Development	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
11650 Venture Dr Jurupa Valley, CA	1,126,385 SF	Link Industrial	Home Depot	Retailers/Wholesalers
5750 Francis St Ontario, CA	800,526 SF	Alere Property Group	Samsung	Retailers/Wholesalers
11101 Etiwanda St Fontana, CA	611,968 SF	LaSalle Partners	Allied West Paper	Retailers/Wholesalers