



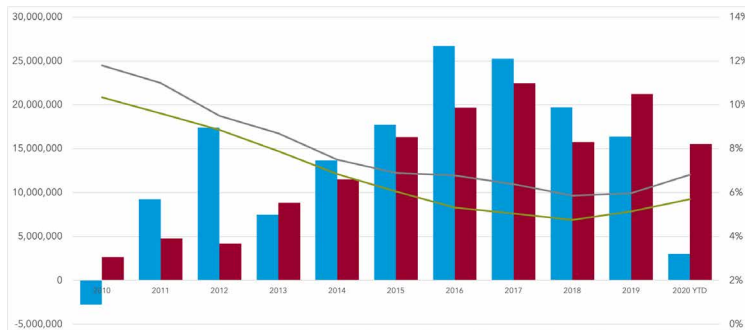
INDUSTRIAL MARKET OVERVIEW

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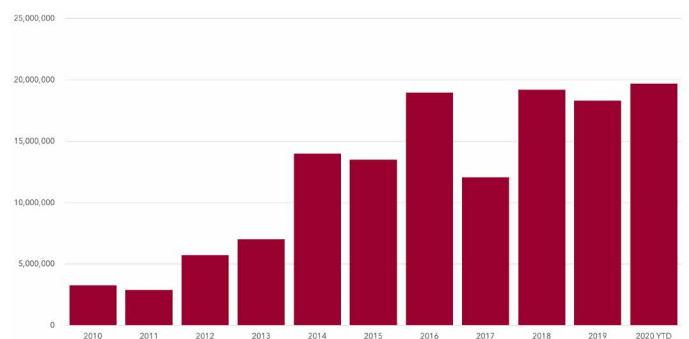
The Chicago industrial market is still seeing less severe pandemic impacts. During the third quarter the industrial vacancy rate experienced a modest jump of 16 basis points to 6.81 percent, the highest rate recorded since the second quarter of 2016. Chicago's industrial market recorded positive 2.9 million square feet of net absorption. Build-to-suit construction projects delivered 916,000 square feet during the third quarter, contributing strongly to the quarter's positive net absorption.

MARKET INDICATORS	Q3 2020	Q2 2020	Q1 2020	Q4 2019	Q3 2019
▲ Net Absorption	2,995,267 SF	208,542 SF	(186,163) SF	385,829 SF	6,512,782 SF
▲ Vacancy Rate	6.81%	6.65%	6.45%	5.98%	5.8%
▲ Avg NNN Asking Rate	\$6.89 PSF	\$6.65 PSF	\$6.11 PSF	\$6.11 PSF	\$6.17 PSF
▼ Under Construction	19,707,309 SF	20,532,727 SF	18,380,276 SF	18,315,823 SF	16,937,511 SF
▲ Inventory	1,323,539,342 SF	1,318,120,453 SF	1,315,041,049 SF	1,308,599,038 SF	1,305,776,037 SF

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
901 W. Bluff Rd. Romeoville, IL	684,320 SF	\$50,273,343.00 \$73.46 PSF	Prologis CT Realty Investors	Class A
100 W. Bluff Rd. Romeoville, IL	657,540 SF	\$47,728,267.00 \$72.59 PSF	Prologis CT Realty Investors	Class A
6800 Santa Fe Dr. Hodgkins, IL	546,431 SF	\$19,230,741.00 \$35.19 PSF	PGIM Real Estate International Airport Centers	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1023 Laraway Rd. Joliet, IL	1,026,000 SF	Core5 Industrial Properties	General Motors Company	Automobile
1125 Sycamore Rd. Manteno, IL	570,028 SF	Cardinal Industrial	McKesson Medical-Surgical Inc.	Healthcare
437-515 Tower Rd. Carol Stream, IL	515,497 SF	Property Reserve Inc.	Owen & Minor Distribution Inc.	Healthcare

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