



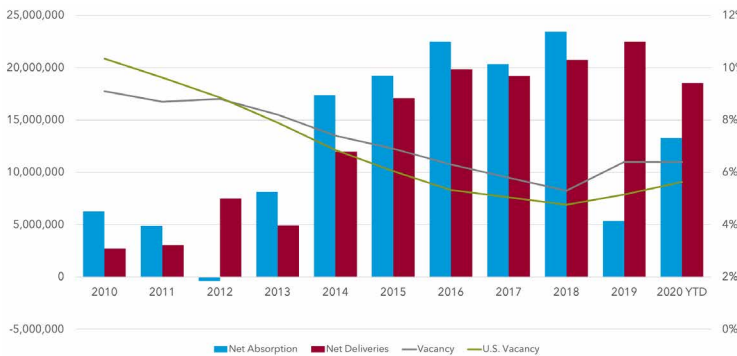
### INDUSTRIAL MARKET OVERVIEW

CONNOR SANBOWER, *Research Analyst*

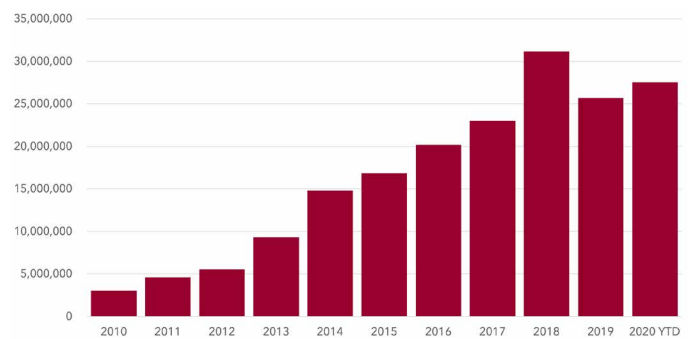
The Philadelphia Region experienced another extremely strong quarter with nearly 5.4 MSF of absorption and vacancy maintaining structural levels. Vacancy remained at the 6.30% mark on the back of 11.3 MSF of construction deliveries, with 54% being completed on a speculative basis. We saw a significant amount of deals involving large users, with 4 absorption events each over 1 MSF. Rolling construction weighed in at over 27 MSF in line with recent historical levels, and will likely be maintained for the foreseeable future as demand for new Class A space will continue. Demand was down slightly to just under 32 MSF across 84 requirements showing the appetite for the Region is still strong.

MARKET INDICATORS	Q3 2020	Q2 2020	Q1 2020	Q4 2019	Q3 2019
▲ Net Absorption	5,373,168 SF	2,949,072 SF	5,094,021 SF	1,730,503 SF	4,318,890 SF
◀▶ Vacancy Rate	6.3%	6.3%	6.4%	6.4%	5.7%
▲ Avg NNN Asking Rate	\$6.02 PSF	\$5.82 PSF	\$5.71 PSF	\$5.66 PSF	\$5.58 PSF
▲ Under Construction	28,049,979 SF	25,648,946 SF	25,728,747 SF	25,698,366 SF	33,201,980 SF
▲ Inventory	1,197,531,322 SF	1,191,463,010 SF	1,188,764,842 SF	1,183,737,472 SF	1,173,598,706 SF

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2750 Morris Rd. Lansdale, PA	667,000 SF	\$33,000,000 \$49.48 PSF	Velocity Venture Partners The Davis Companies	Class B
3100 N Mill Rd. Vineland, NJ	432,000 SF	\$23,200,000 \$53.70 PSF	High Street Vineland Construction	Class B
14400 McNulty Rd. Philadelphia, PA	412,921 SF	\$20,000,000 \$48.44 PSF	Ivy Realty Services Jerith Manufacturing	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
Archbald Logistics Center Archbald, PA	1,207,442 SF	NorthPoint	Chewy	E-Commerce
1386 Schoolhouse Rd Delaware City, DE	1,002,841 SF	NorthPoint	Dart Container	Materials
951 Willowbrook Rd. Northampton, PA	1,031,524 SF	Rockefeller Group	Geodis (Apple)	Logistics

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