



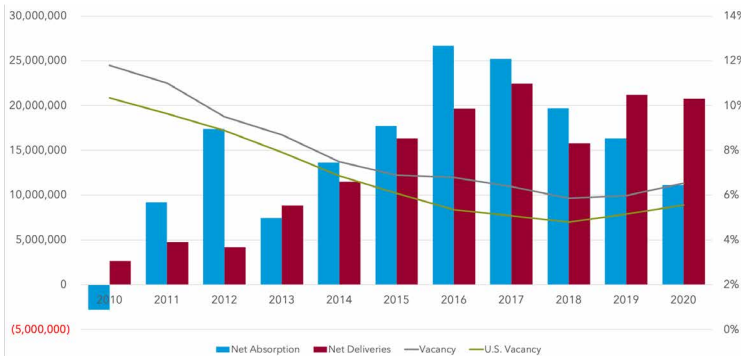
### INDUSTRIAL MARKET OVERVIEW

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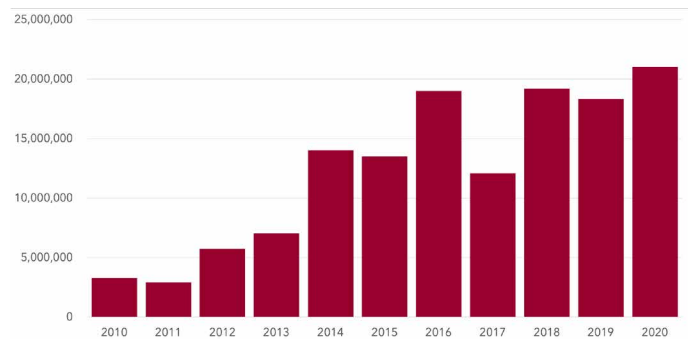
It has now been three full quarters since the start of the COVID-19 pandemic and the industrial sector remains the strongest asset class. Demand for industrial product in the Chicago market was positive during the Q4 2020. Net absorption totaled 8.1 million SF between October and December, bringing the year-end total to 11.1 million SF. While this is lower in comparison to the 16.3 million SF of net absorption recorded in 2019, it is still a positive figure. Developers set a record delivering 90 construction projects in Chicago's industrial market in 2020, adding 20.7 million SF of new product to the overall industrial inventory, more than any other year.

MARKET INDICATORS	Q4 2020	Q3 2020	Q2 2020	Q1 2020	Q4 2019
▲ Net Absorption	8,123,422 SF	2,995,267 SF	208,542 SF	(186,163) SF	385,829 SF
▼ Vacancy Rate	6.53%	6.81%	6.65%	6.45%	5.98%
▲ Avg NNN Asking Rate	\$6.90 PSF	\$6.89 PSF	\$6.65 PSF	\$6.11 PSF	\$6.11 PSF
▲ Under Construction	21,034,447 SF	19,707,309 SF	20,532,727 SF	18,380,276 SF	18,315,823 SF
▲ Inventory	1,328,451,832 SF	1,323,539,342 SF	1,318,120,453 SF	1,315,041,049 SF	1,308,599,038 SF

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



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
25101 S. Ridgeland Ave. Monee, IL	879,040 SF	\$50,300,000.00 \$57.22 PSF	Hillwood Investment Properties DeBartolo	Class A
11811 Oak Creek Pky. Huntley, IL	622,000 SF	\$39,523,000.00 \$63.54 PSF	W.P. Carey, Inc. Weber-Stephen Products	Class B
1323 Brewster Creek Blvd. Bartlett, IL	421,354 SF	\$47,000,000.00 \$111.55 PSF	CBRE Global Investors Greaco/DeRosa Investments	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
24231 S. Exchange Blvd. Channahon, IL	1,290,460 SF	Venture One / USAA	Scotts Miracle-Gro	Gardening
24101 S. Bradley St. Channahon, IL	1,000,110 SF	Venture One / USAA	DSC Logistics	Supply Chain
1450 Remington Blvd. Bolingbrook, IL	650,494 SF	Prologis	Scotts Miracle-Gro	Gardening

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