



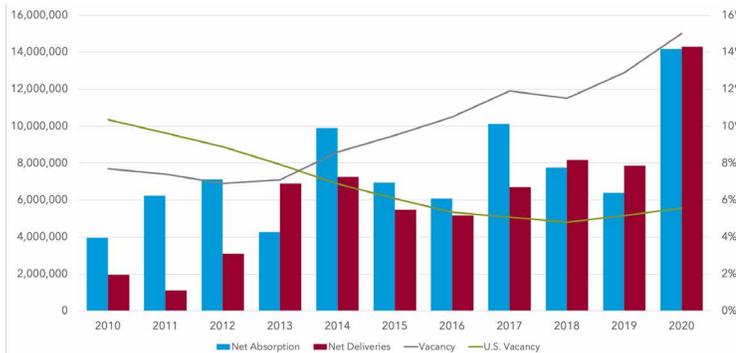
### INDUSTRIAL MARKET OVERVIEW

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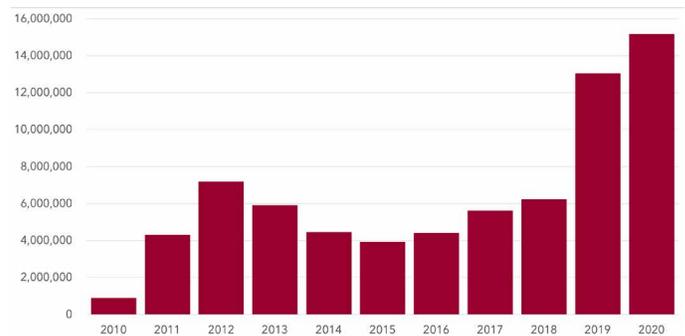
The Greater Phoenix Industrial market surged to an all time high recording over 14M square feet of positive net absorption in 2020. The ongoing COVID-19 pandemic and shift to e-commerce has contributed to the increase in demand for warehousing in the valley. The low cost of living and pro-business environment keep Phoenix as a top destination for companies looking to relocate. Even with uncertain times ahead the Phoenix market is expected to outpace the national average for the second year in a row.

MARKET INDICATORS	Q4 2020	Q3 2020	Q2 2020	Q1 2020	Q4 2019
▲ Net Absorption	7,272,539 SF	2,608,239 SF	2,004,953 SF	1,922,163 SF	1,431,647 SF
▼ Vacancy Rate	7.70%	8.30%	7.80%	7.60%	7.10%
▲ Avg NNN Asking Rate	\$7.80 PSF	\$7.68 PSF	\$7.56 PSF	\$7.56 PSF	\$7.68 PSF
▲ Under Construction	15,166,913 SF	11,319,973 SF	13,294,449 SF	15,504,621 SF	13,051,020 SF
▲ Inventory	333,373,181 SF	329,121,062 SF	325,552,533 SF	321,597,789 SF	317,880,835 SF

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



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
15 Property Portfolio Phoenix, AZ	1,332,769 SF	\$181,229,071 \$135.98 PSF	Starwood Capital EJM Development	Mixed
3405 S. McQueen Road Chandler, AZ	210,784 SF	\$87,725,000 \$434.75 PSF	Lexington Realty Ryan Companies	Class A
8046 E. Ray Road (2 Bldg) Mesa, AZ	604,000 SF	\$81,074,016 \$125.99 PSF	Cohen Assest Management Marwest Enterprises	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
563 S. 63rd Avenue Phoenix, AZ	593,600 SF	Prologis	The RealReal	Retailer
4570 W. Lower Buckeye Road Phoenix, AZ	301,954 SF	Exeter Property Grp.	Honeywell	Defense
9393 W. Buckeye Road Phoenix, AZ	189,174 SF	Marwest Enterprises	ThriftBooks	Online Retailer

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