



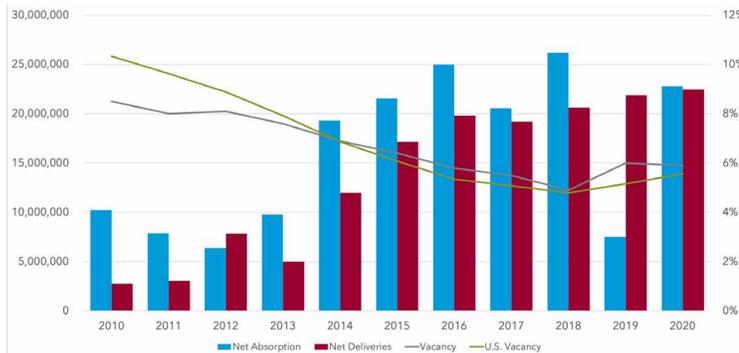
INDUSTRIAL MARKET OVERVIEW

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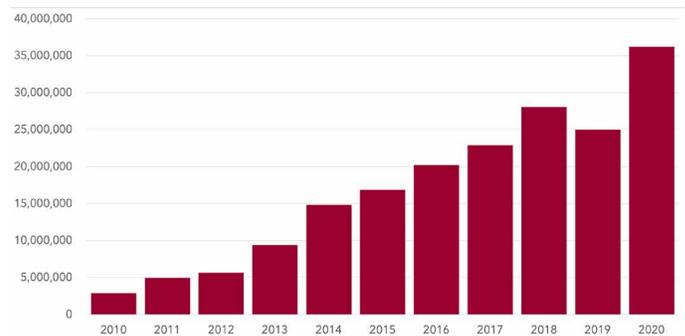
The Philadelphia Region experienced another extremely stout quarter with significant construction delivery and strong leasing activity. Net absorption totaled 8.2 MSF for the quarter and 22.8 MSF for the year, more than double the total net absorption for 2019. Vacancy decreased by 40 bps, ending Q4 at 5.90%. Rolling construction weighed in at over 36 MSF in line with recent historical levels, and will likely be maintained for the foreseeable future as the demand for new Class A space continues. Demand increased significantly from 32 MSF to 39 MSF for Q4 across 134 requirements, showing the appetite for industrial space in the region is ever increasing.

MARKET INDICATORS	Q4 2020	Q3 2020	Q2 2020	Q1 2020	Q4 2019
▲ Net Absorption	8,219,712 SF	5,840,515 SF	3,380,940 SF	5,367,469 SF	2,529,686 SF
▼ Vacancy Rate	5.90%	6.30%	6.30%	6.10%	6.00%
▲ Avg NNN Asking Rate	\$6.18 PSF	\$5.95 PSF	\$5.77 PSF	\$5.64 PSF	\$5.62 PSF
▲ Under Construction	36,210,997 SF	30,504,595 SF	26,283,034 SF	25,412,885 SF	24,977,596 SF
▲ Inventory	1,205,797,058 SF	1,202,424,008 SF	1,195,855,054 SF	1,189,771,268 SF	1,183,188,856 SF

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1900 River Road Burlington, NJ	1,050,266 SF	\$110,500,000 \$105.21 PSF	Clarion/MRP Realty STAG Industrial, Inc.	Class B
140 Industrial Drive Pittston, PA	1,078,200 SF	\$96,000,000 \$89.04 PSF	Ball Corporation Endurance Real Estate	Class A
53 Central Blvd. Myerstown, PA	832,000 SF	\$70,150,000 \$84.31 PSF	CBRE Global Investments Duke Realty	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
742 Courses Landing Road Carneys Point, NJ	1,250,000 SF	Panattoni	Amazon	E-Commerce
1 Walnut Bottom Road Shippensburg, PA	1,100,500 SF	Equus	Lowe's	Retail
1425 Nitterhouse Drive Chambersburg, PA	849,200 SF	Prologis	Technica, LLC	Transportation & Warehousing

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