



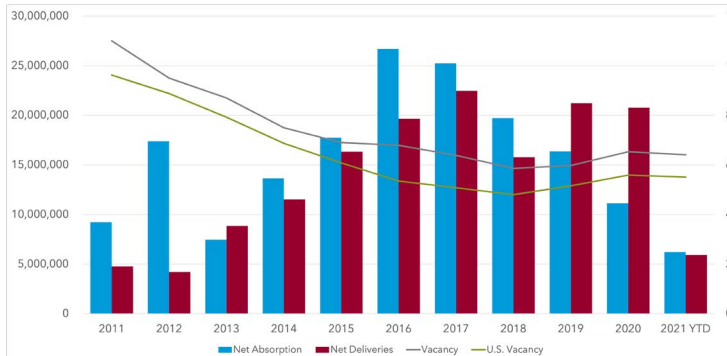
### INDUSTRIAL MARKET OVERVIEW

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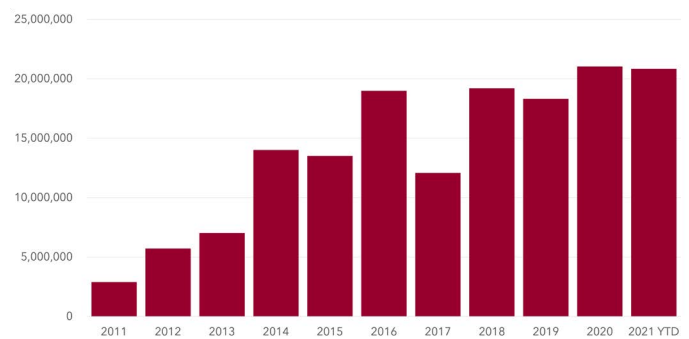
While the distribution of the COVID-19 vaccine continues to be delivered and the anticipation to go “back to normal” in 2021 increases, users continue to learn how to adjust to the pandemic and plan for the future to keep the industrial real estate steady and healthy. Industrial real estate professionals and users hope to continue seeing rises in tenant demand and development. Chicago’s industrial market continue to impress through the first quarter of 2021, recording 13.1 million square feet of new leases or lease expansions between January and March. This activity pushed the overall vacancy rate down to 6.41 percent, a 12 basis points decrease from the 6.53 percent recorded at the end of 2020.

MARKET INDICATORS	Q1 2021	Q4 2020	Q3 2020	Q2 2020	Q1 2020
▼ Net Absorption SF	6,216,495	8,123,422	2,995,267	208,542	(186,163)
▼ Vacancy Rate	6.41%	6.53%	6.81%	6.65%	6.45%
▲ Avg NNN Asking Rate	\$7.01 PSF	\$6.90 PSF	\$6.89 PSF	\$6.65 PSF	\$6.11 PSF
▼ SF Under Construction	20,841,361	21,034,447	19,707,309	20,532,727	18,380,276
▲ Inventory SF	1,333,178,025	1,328,451,832	1,323,539,342	1,318,120,453	1,315,041,049

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
29900 S. Graaskamp Blvd. Wilmington, IL	2,017,849 SF	\$126,500,000 \$62.69 PSF	Silver Creek Development Ridge Property Trust	Class A
3000 51st Street Chicago, IL	1,500,000 SF	\$42,000,000 \$28.00 PSF	Amazon Central Steel & Wire Company	Class B
1151 E. Laraway Road Joliet, IL	736,780 SF	\$45,400,000 \$61.62 PSF	Exeter Property Group Clarion Partners	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1040 W. Renwick Road Romeoville, IL	1,200,420 SF	Duke Realty	Wayfair Furniture	Home Products
3501 Brandon Road Joliet, IL	1,128,145 SF	CenterPoint Properties	Walmart	Retail Corporation
18801 Oak Park Avenue Tinley Park, IL	915,643 SF	Link Logistics	Lippert Components	Vehicle Industry

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