



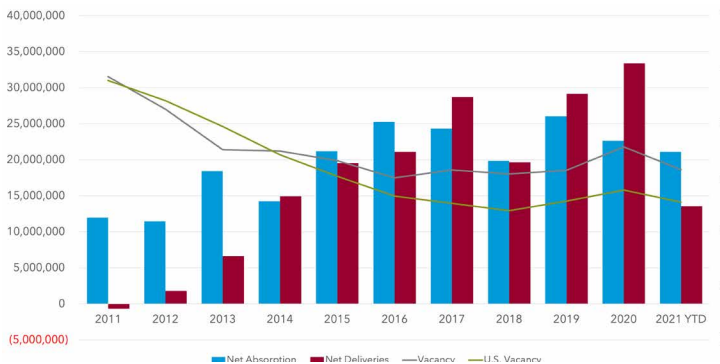
INDUSTRIAL MARKET OVERVIEW

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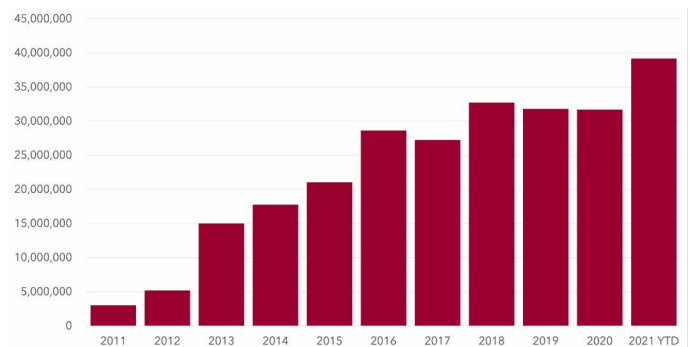
The Dallas-Fort-Worth Industrial Market has continued to build upon the positive momentum of 2020. Developers in the region have done an excellent job attempting to keep up with this unprecedented demand by creating, on average, more than 20 million SF of net new space annually, since 2015. Over the past year alone, developers have produced over 27.6 million SF of inventory to keep up with the demand within this booming market. The region continues to be an ideal landing spot for larger corporate tenants, and with nearly 40 million SF under construction within the Metroplex, there don't seem to be any signs of that national trend slowing soon.

MARKET INDICATORS	Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020
▲ 12 Mo. Net Absorption SF	29,691,487	25,691,112	22,618,982	27,472,938	26,719,067
▼ Vacancy Rate	6.3%	6.7%	7.1%	6.8%	6.7%
▲ Avg NNN Asking Rate PSF	\$7.17	\$7.01	\$6.92	\$6.83	\$6.76
▲ SF Under Construction	37,306,438	29,759,045	31,699,320	29,726,335	28,874,616
▲ Inventory SF	1,007,352,030	1,001,091,759	993,796,812	985,535,430	979,046,356

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1851 NE Loop 820 Fort Worth, TX	1,023,488 SF	Undisclosed	Realty Income Corporation Hunt Southwest Real Estate	Class A
300 Austin Blvd Red Oak, TX	852,500 SF	Undisclosed	Arlington Capital Partners Triumph Group	Class B
8600 S Central Expy Dallas, TX	305,000 SF	\$10,675,000 \$35.00 PSF	Undisclosed Undisclosed	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
300 Austin Blvd Red Oak, TX	852,500 SF	Arlington Capital Partners	Qarbon Aerospace	Manufacturing
3701 Litsey Road Fort Worth, TX	810,908 SF	AIL Investment, L.P.	Henry Schein Inc.	Wholesaler
7343 Grady Niblo Road Dallas, TX	630,000 SF	TA Realty	Niagara Bottling LLC	Wholesaler

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