



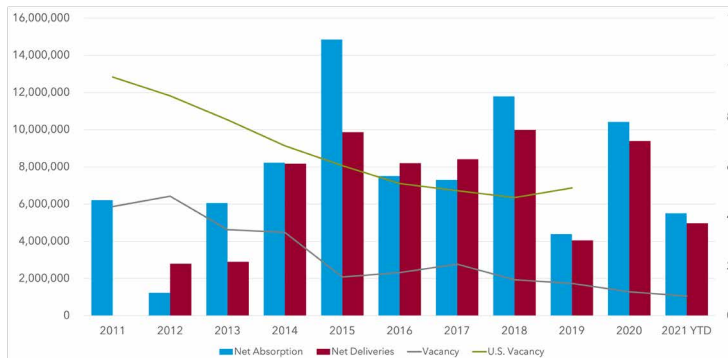
INDUSTRIAL MARKET OVERVIEW

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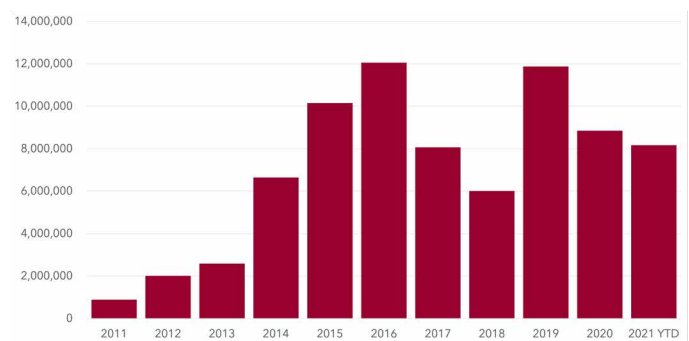
With limited availability and continued demand for warehouse and distribution facilities, pre-leasing activity has surged causing vacancy levels to remain at a record low level at 0.79%. The IEW continued the year with positive net absorption standing at ± 2 million square feet for the quarter. With a strong amount of activity, the IEW led the way with gross activity this quarter at over ± 16.2 million square feet. With demand outpacing supply, another 77 buildings totaling $\pm 8,168,618$ square feet are currently under construction.

MARKET INDICATORS	Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020
▼ Net Absorption SF	2,026,747	3,474,648	4,947,720	3,488,083	37,848
▲ Vacancy Rate	0.79%	0.69%	0.96%	2.10%	2.70%
▲ Avg NNN Asking Rate PSF	\$13.19	\$12.47	\$9.84	\$8.45	\$8.22
▼ SF Under Construction	8,168,618	8,534,952	8,849,513	6,891,988	8,238,178
▲ Inventory SF	334,105,449	332,040,445	329,887,722	325,354,362	323,801,350

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
5600-5656 Airport Drive Ontario, CA	1,631,743 SF	\$345,000,000 \$211.43 PSF	Costco Wholesale CenterPoint Properties	Class B
Horizon Business Park - Building 3 Jurupa Valley, CA	134,500 SF	\$32,500,580 \$241.64 PSF	Rexford Industrial Realty Investment Building Group	Class B
11246 Jersey Blvd Rancho Cucamonga, CA	102,086 SF	\$17,500,000 \$171.42 PSF	Excelsior Partners Irwindale Partners	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
Mission Distribution Center - Bldg 2 Ontario, CA	741,458 SF	Prologis	Noble House Home Furnishings	Retailer
Goodman Logistics Center - Bldg 1 Fontana, CA	639,473 SF	Goodman	Walmart	Retailer
DCT Slover Logistics Center II Fontana, CA	610,120 SF	DCT Industrial	Distribution Alternatives	Professional, Scientific, and Technical Services

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