



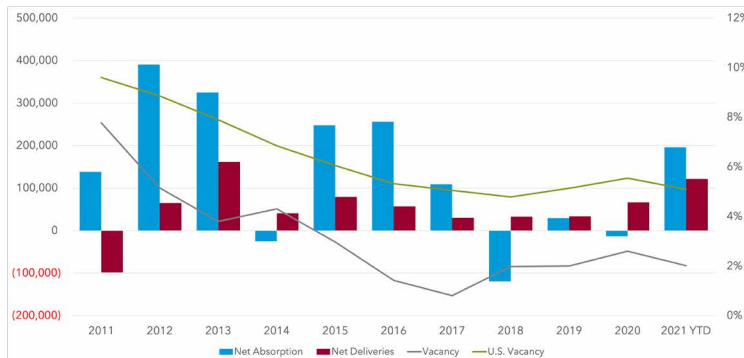
INDUSTRIAL MARKET OVERVIEW

CLAIRE SEARLS, *Director of Research*

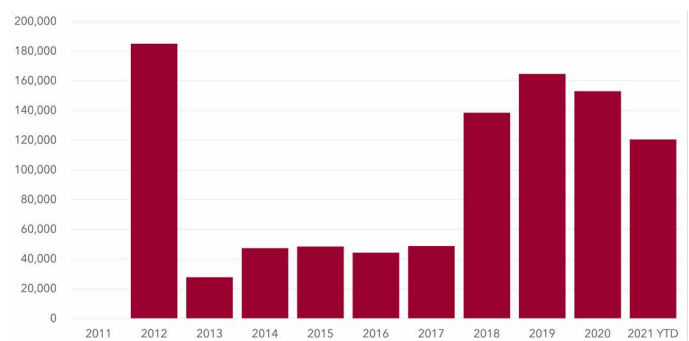
The Naples industrial market ended mid-year with the highest recorded total absorption in the past five years, with more than 157,000 square feet (sf) of space absorbed. Tenant move-ins in the East Naples area propelled most of the activity, occupying nearly 86% of the total market or more than 135,000 sf of positive absorption. Total leasing activity in the Naples trade area increased 6.5% year-over-year (YOY). Asking rental rates averaged approximately \$13.62 psf at the end of second quarter. Market rent in Naples recorded at a historic high, the highest it has been for a quarter in the past 15 years. Total employment increased YOY for all industrial-related jobs.

MARKET INDICATORS	Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020
▲ 12 Mo. Net Absorption SF	157,441	27,357	14,393	(7,895)	37,989
▼ Vacancy Rate	1.8%	2.3%	2.4%	2.5%	2.4%
▲ Avg NNN Asking Rate PSF	\$13.62	\$12.09	\$11.88	\$11.56	\$11.50
▼ SF Under Construction	120,453	184,353	153,035	121,672	121,485
▲ Inventory SF	13,231,178	13,126,318	13,109,506	13,109,506	13,102,506

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1030,1035, & 1040 Collier Ctr Way Naples, FL	74,500 SF	\$13,055,000.00 \$175.00 PSF	Forefront Properties, LLC Collier Center Way Development	Class B
800 Industrial Boulevard Naples, FL	25,346 SF	\$4,750,000.00 \$187.00 PSF	Graybar Electric Company, Inc. Tilzer Associates, LP	Class B
1224-1240 Industrial Boulevard Naples, FL	23,058 SF	\$3,650,000.00 \$158.00 PSF	PPG5R, LLC FLER Group, LLP	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2410 Trade Center Way Naples, FL	18,000 SF	Ronald Bruhm	Undisclosed	Undisclosed
3558 Plover Avenue Naples, FL	9,225 SF	ZED Holdings II, LLC	Lovie Pennington, LLC	Cake Shop
4175 Mercantile Naples, FL	9,040 SF	4175 Mer, LLC	Undisclosed	Undisclosed

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information.

The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc., The Economist, U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics, Congressional Budget Office, European Central Bank, GlobeSt.com, CoStar Property, and Lee & Associates Proprietary Data. ©

© Copyright 2021 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com