



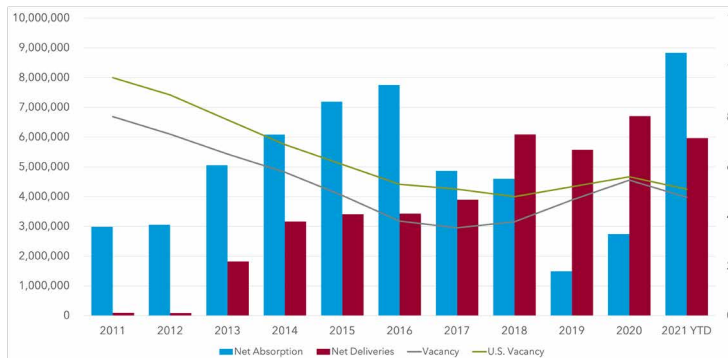
### INDUSTRIAL MARKET OVERVIEW

WILLIAM DOMSKY, *Principal*

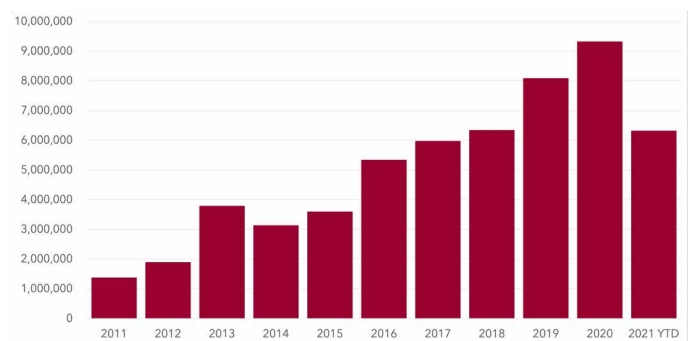
The South Florida Industrial market has been holding up well amid the coronavirus pandemic with rents significantly increasing among key submarkets. Rent growth had been declining for the past two years but even with increasing vacancies and speculative supply with the pandemic, growth continues with net absorption on the rise, keeping up with the increase of new construction deliveries in the marketplace. Sales volume remains elevated compared to the market's 10-year average, but the regional and national portfolio sales volumes have become less frequent.

MARKET INDICATORS	Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020
▼ 12 Mo. Net Absorption SF	4,064,544	4,597,508	2,564,569	376,148	(75,110)
▼ Vacancy Rate	4.6%	4.9%	5.2%	5.5%	5.2%
▲ Avg NNN Asking Rate PSF	\$10.67	\$10.46	\$10.20	\$10.22	\$10.26
▼ SF Under Construction	6,321,917	7,485,178	9,322,682	7,443,436	8,825,226
▲ Inventory SF	459,618,250	457,067,867	453,653,334	452,509,454	450,709,132

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
6950 NW 77th Court Miami, FL	228,140 SF	\$26,000,000 \$113.97 PSF	Ivy Equities The Apollo Group	Class A
6001 Powerline Road Fort Lauderdale, FL	155,509 SF	\$10,556,756 \$67.89 PSF	West Coast Shipping Urso Family Realty, Inc.	Class C
14001 NW 112th Avenue Hialeah Gardens, FL	154,479 SF	\$25,800,000 \$167.01 PSF	TA Realty TRX Investments	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4000 NW 126th Avenue Coral Springs, FL	215,486 SF	EQT Exeter	Amazon Delivery Station	Retailer
6901 N Hiatus Road Tamarac, FL	180,412 SF	Butters Realty & Management	Undisclosed	Undisclosed
11140 NW 122nd Street Medley, FL	147,748 SF	Prologis, Inc.	Agility Logistics	Transportation

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