



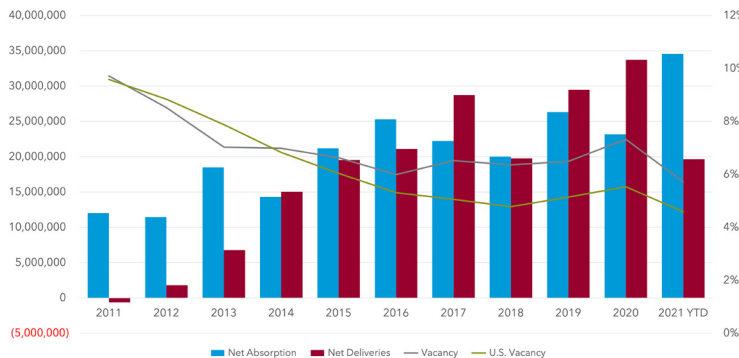
INDUSTRIAL MARKET OVERVIEW

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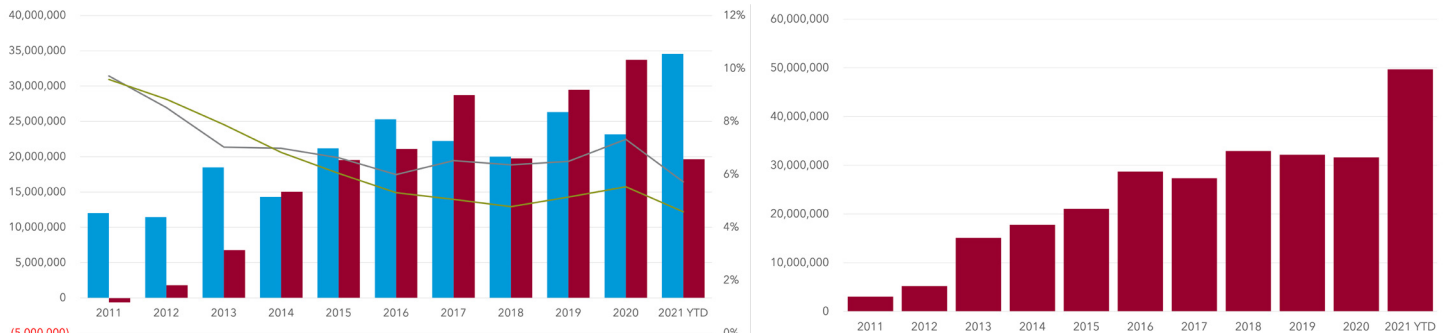
The Dallas-Fort Worth industrial market has continued to grow at a rapid pace, leading the nation in new development in Q3 2021. The region accounted for over 13.99% of the nation's new industrial construction with 15.68M SF of construction starts. The addition of these new development projects contributed to a total construction pipeline just over 49.7M SF for the quarter. Despite the addition of new supply, industrial rental rates rose to \$7.45 PSF, and strong leasing activity drove vacancies down for a fourth consecutive quarter to 5.7%. The Metroplex continues to be an ideal landing spot for larger corporate tenants, which is sustaining the ever-increasing investment into new bulk project development.

MARKET INDICATORS	Q3 2021	Q2 2021	Q1 2021	Q4 2020	Q3 2020
▲ 12 Mo. Net Absorption SF	38,597,487	32,814,989	26,299,288	23,177,932	27,985,111
▼ Vacancy Rate	5.7%	6.4%	6.9%	7.3%	7.0%
▲ Avg NNN Asking Rate PSF	\$7.45	\$7.22	\$7.06	\$6.94	\$6.84
▲ SF Under Construction	49,700,001	37,962,794	30,377,970	31,624,814	29,921,633
▲ Inventory SF	1,015,836,917	1,011,627,333	1,003,529,337	996,175,184	987,922,602

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1475 Akron Way Forney, TX	1,114,765 SF	Undisclosed	USAA Real Estate Petro-Hunt LLC	Class A
2600 Rental Car Dr (4 Property Sale) Irving, TX	1,106,315 SF	Undisclosed	Realty Income Corporation Trammel Crow Co/CBRE Global Inv	Class A
3001 Midpoint Drive Lancaster, TX	1,059,671 SF	Undisclosed	Undisclosed White Properties	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
11900 South Fwy Burleson, TX	861,840 SF	CLX Ventures / Copeland Commercial	Saddle Creek Logistics	Third Party Logistics
11501 North Fwy Fort Worth, TX	707,000 SF	TCRG Properties, LLC	Woods Distribution Solutions	Third Party Logistics
1901 Daniieldale Road Lancaster, TX	653,582 SF	Principal Real Estate Investors, LLC	NFI Industries, Inc.	Third Party Logistics

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