



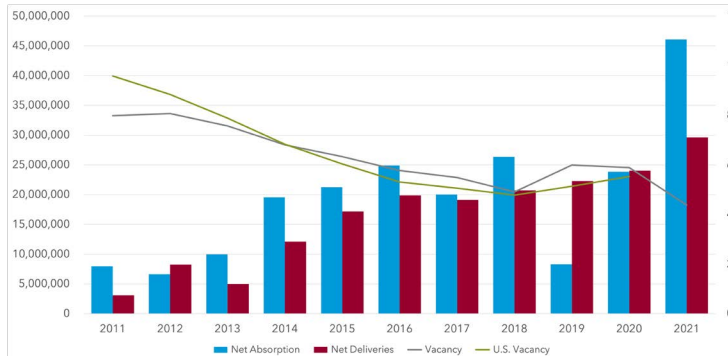
### INDUSTRIAL MARKET OVERVIEW

LEE FITTIPALDI, *Principal*

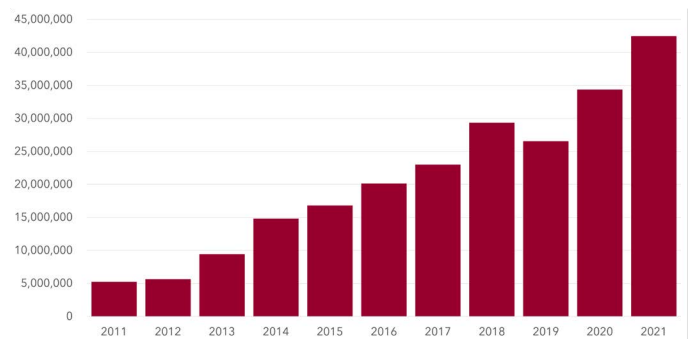
The Philadelphia Region Industrial Market vacancy rate declined 30 bps to a record low of 4.38% for Q4 2021 as a result of strong demand and absorption throughout the year including 9.1 MSF of absorption for the quarter. The limiting factor for continued absorption rates moving forward into 2022 will be lack of supply to meet demand. Despite record high active industrial construction, many projects have been slowed due to supply chain constraints, further restraining available supply. In 2022, expect strong preleasing, increasing rental rates, and a continuation of limited supply.

MARKET INDICATORS	Q4 2021	Q3 2021	Q2 2021	Q1 2021	Q4 2020
▲ 12 Mo. Net Absorption SF	46,069,945	45,479,261	30,450,087	24,443,459	23,860,011
▼ Vacancy Rate	4.38%	4.68%	5.49%	5.93%	5.88%
▲ Avg NNN Asking Rate PSF	\$7.31	\$7.06	\$6.83	\$6.48	\$6.19
▼ SF Under Construction	42,462,231	43,330,987	45,830,102	41,654,107	34,373,309
▲ Inventory SF	1,244,834,402	1,238,118,416	1,227,366,235	1,221,942,936	1,215,202,331

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



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
7352 Industrial Blvd, Bldg. A & B Allentown, PA	1,541,280 SF	Undisclosed	KKR GLP Capital Partners	Class A
601-651 Memory Lane York, PA	1,525,000 SF	\$90,960,000 \$59.65 PSF	Endurance Real Estate Group Equity Industrial Partners	Class B
300 Creekview Avenue Logan Township, NJ	1,105,000 SF	\$265,000,000 \$239.82 PSF	Torchlight Investors Greek Development	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
150 Cesanek Road Northampton, PA	601,836 SF	Jaindl Watson	Kenco Logistics	3PL
2460 Brodhead Road Bethlehem, PA	526,260 SF	Prologis	Blue Triton	Food & Beverage
7248 Industrial Boulevard Allentown, PA	497,000 SF	Prologis	Hain Celestial	Food & Beverage

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