



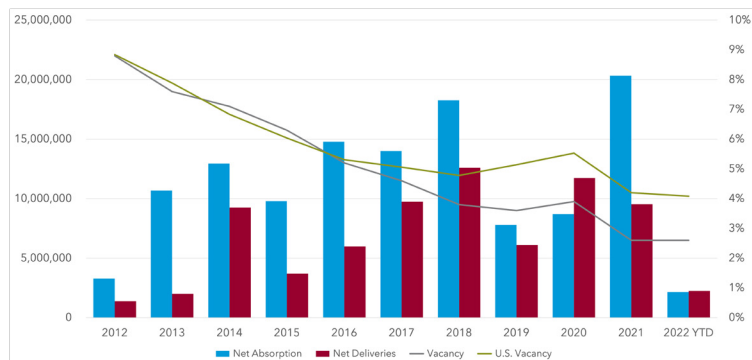
INDUSTRIAL MARKET OVERVIEW

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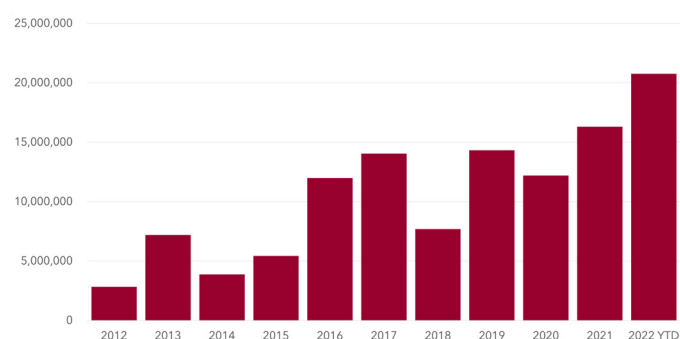
Q1 saw record rents at \$11.80 PSF NNN, the 12th consecutive quarter of growth, 5.7% QoQ and 17.4% YoY. Rent increases breaching 4%, even on class C space. 8.2MM SF was leased, averaging 4.8 months on the market. Owners are leasing space under construction closer to completion to attain higher rents. Net absorption clocked 2.2MM SF, 62% of the 5-year average. Vacancy and availability both finished at near historic lows of 2.6% and 5.7% respectively. Sales volume decreased 78% to \$790MM. Cap rates eased 70 bps to 5.8%, while pricing dropped 15% to \$160 PSF. A record high of 20.8MM SF is under construction and 36.6MM SF is approved for development, including several former office properties that will be converted.

MARKET INDICATORS	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
▼ Qtrly Net Absorption SF	2,159,267	5,660,918	6,962,008	5,825,241	1,878,690
◀▶ Vacancy Rate	2.6%	2.6%	2.8%	3.3%	3.8%
▲ Avg NNN Asking Rate PSF	\$11.80	\$11.16	\$10.91	\$10.32	\$10.05
▲ SF Under Construction	20,756,044	16,299,599	17,439,838	16,604,695	13,410,599
▲ Inventory SF	865,775,106	863,519,751	859,721,979	856,466,359	854,638,116

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
39 Strykers Road Phillipsburg, NJ	511,200 SF	\$110,000,000 \$215.18 PSF	Cabot Properties, Inc. PGIM, Inc.	Class A
100 Commons Way Rockaway, NJ	352,461 SF	\$39,000,000 \$110.65 PSF	J.P. Morgan Ivy Realty Services LLC BHN Associates	Class B
7001 Anpesil Drive North Bergen, NJ	210,000 SF	\$51,250,000 \$244.05 PSF	Sitex Group Pelvil Realty	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
24 Applegate Drive Robbinsville, NJ	499,898 SF	Matrix Development Group	Keurig	Manufacturing
600 Ridge Road Piscataway, NJ	469,600 SF	Duke Realty Corporation	Kiss Products, Inc	Retailer
1 Emerson Lane Secaucus, NJ	425,000 SF	Century 21 Department Store	ZT	Professional, Scientific, and Technical Services

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