



INDUSTRIAL MARKET OVERVIEW

CONNOR KROUSE, Associate

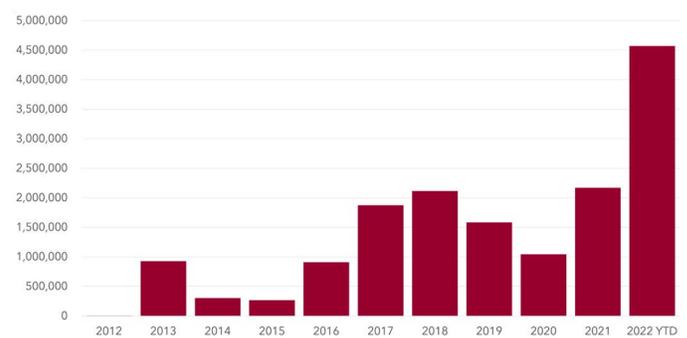
Cleveland's Industrial Market continued to be strong in the second quarter of 2022. Cleveland's Industrial vacancy rate has reached an all-time low at 4.2% while market rents continue to rise with an industry average of \$5.07/sf - the highest since 2001. Over the last six quarters, overall rates have steadily increased after taking a slight dip during the pandemic. In the quarter, there was notable sale of a 187,000 SF Data Center at 4150 W. 150 St. in Cleveland purchased by StratCap. A significant lease in the quarter was by RiverCap Ventures, LLC signing a lease to occupy 109,075 SF in Avon.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	743,000	917,000	536,016	474,134	814,000
▼ Vacancy Rate	4.20%	4.40%	5.00%	4.90%	4.90%
▲ Avg NNN Asking Rate PSF	\$5.07	\$4.95	\$4.80	\$4.44	\$4.45
▲ SF Under Construction	2,900,000	2,200,000	3,570,000	4,130,000	4,030,000
▲ Inventory SF	290,850,000	290,700,000	290,700,000	289,000,000	288,000,000

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
4150 W 150th Street Cleveland, OH	187,000 SF	\$16,050,000 \$85.83 PSF	STRATCAP Datasphere 4150 West 150th St LLC BFR Cleveland DC, LLC	Class B
19388 Progress Drive Strongsville, OH	28,000 SF	\$2,350,000 \$83.83 PSF	Rumaani Holdings LLC VF Partners Progress LLC	Class B
17831 Englewood Drive Middleburg Heights, OH	29,384 SF	\$2,070,636 \$70.47 PSF	Biynah Industrial Partners Realterm US, Inc.	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
7005 Cochran Road Solon, OH	289,645 SF	NK-Glenwillow Property LLC	Spectrum Diversified Design Solutions	Distribution
1350 Moore Road Avon, OH	109,075 SF	Plymouth Avon Industrial LLC	RiverCap Ventures	Manufacturing
18451 Euclid Avenue Cleveland, OH	73,936 SF	18451 E Euclid Properties LLC	Candor Logistics	Transportation

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 2022 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com