



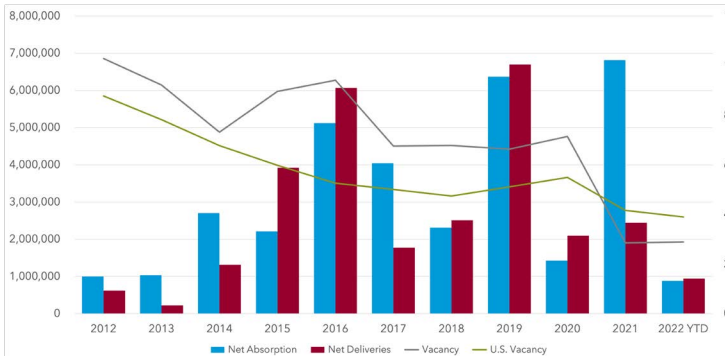
## INDUSTRIAL MARKET OVERVIEW

LYLE CHAMBERLAIN, *President*

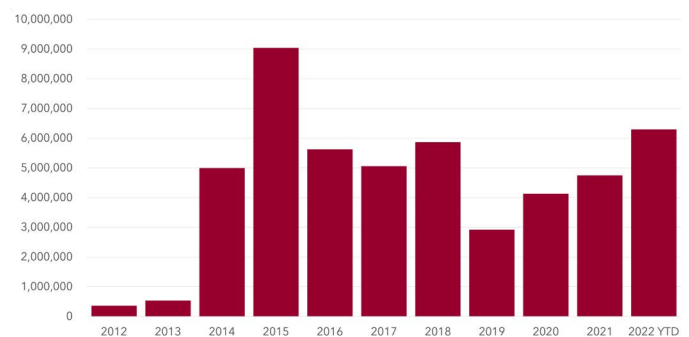
Vacancy virtually was unchanged while new construction increased by more than 1 million SF. About 80% of the 6.3 million SF underway is pre-leased. In addition to the existing low-supply, high-demand environment that is driving up rents, there is strong upward pressure on lease rates called for in pro-formas of new construction. Nevertheless, with rents below the national average and, more importantly, lower than in neighboring California, tenant growth and new construction should continue despite rising interest rates.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	4,017,752	4,211,777	6,815,336	4,472,555	4,402,140
▲ Vacancy Rate	2.5%	2.4%	2.9%	4.2%	4.8%
▲ Avg NNN Asking Rate PSF	\$8.39	\$8.24	\$7.99	\$7.79	\$7.64
▲ SF Under Construction	6,296,218	5,900,336	4,748,568	4,729,710	3,632,083
▲ Inventory SF	106,879,133	106,101,673	105,932,633	105,316,162	105,177,922

### NET ABSORPTION, NET DELIVERIES, & VACANCY



### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
8895 Double Diamond Reno, NV	84,000 SF	\$20,076,000 \$239.00 PSF	Vogel Properties East McKenzie Properties	Class B
85 Isidor Court Sparks, NV	19,200 SF	\$3,100,000 \$161.46 PSF	NV Land Company Inc. Franki Askew	Class B
265 Keystone Reno, NV	19,000 SF	\$4,000,000 \$210.53 PSF	265 Keystone LLC City of Reno	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1025 Waltham Way Sparks, NV	432,320 SF	WG Group LLC	Undisclosed	Distribution
1402 S McCarran Sparks, NV	374,400 SF	Kin Properties Inc	Solaris	Distribution
9455 N Virginia Reno, NV	269,843 SF	Majestic Liberty LLC	Undisclosed	Distribution

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