



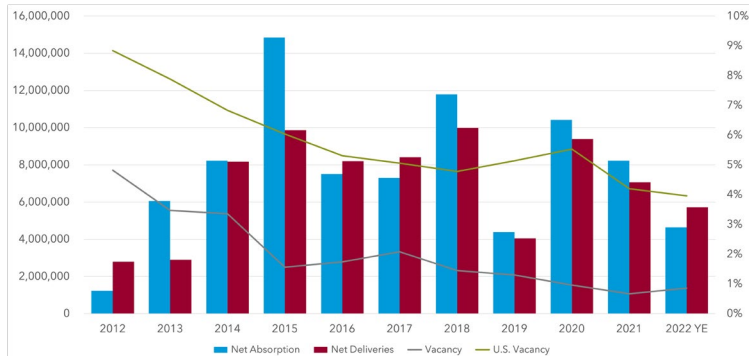
### INDUSTRIAL MARKET OVERVIEW

KARLY KAZANJIAN, *Director of Marketing & Research*

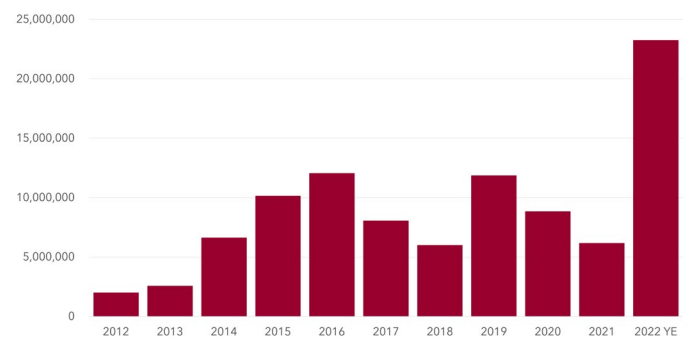
While minor fundamental adjustments have occurred, the industrial sector stays resilient despite economic concerns, and the Inland Empire West industrial market is no exception. Big box activity remains robust as the 3PL market continues to grow as companies find security in outsourcing distribution. Activity in the West has relaxed, however, the vacancy rate maintains record lows (under 1.0%) and lease rates continues to rise, with the Inland Empire leading the nation in rent growth. The sheer lack of available space to absorb in conjunction with less projects being delivered this quarter contributed to a negative net absorption. 73 buildings are currently under construction totaling over 23 million square feet.

MARKET INDICATORS	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021
▼ 12 Mo. Net Absorption SF	(781,096)	1,319,814	1,367,935	2,738,816	877,446
▲ Vacancy Rate	0.86%	0.48%	0.33%	0.25%	0.59%
▲ Avg NNN Asking Rate PSF	\$20.77	\$20.28	\$15.66	\$14.28	\$14.98
▲ SF Under Construction	23,259,548	20,254,257	18,663,661	12,490,629	6,174,633
▲ Inventory SF	356,133,149	352,235,614	350,261,015	342,836,362	336,768,473

### NET ABSORPTION, NET DELIVERIES, & VACANCY



### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3100 Milliken Avenue Eastvale, CA	760,829 SF	\$220,000,000 \$289.16 PSF	NFI Sares Regis Group	Class B
601 S. Rockefeller Avenue Ontario, CA	252,800 SF	\$74,888,000 \$296.23 PSF	Bridge Investment Group Truist Securities, Inc.	Class C
1925 S. Grove Avenue Ontario, CA	120,651 SF	\$55,000,000 \$455.86 PSF	EverWest Real Estate Investors EBS Realty Partners/Penwood REIM	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3450 Dulles Drive Jurupa Valley, CA	814,186 SF	BentallGreenOak	Nestle	Food & Beverage
11905 Landon Drive Jurupa Valley, CA	645,311 SF	AMB	Performance Team Freight Systems, Inc.	Logistics
15835 San Antonio Street Chino, CA	534,404 SF	John Hancock Life Insurance Company	Motivational Fulfillment & Logistics	Logistics

