



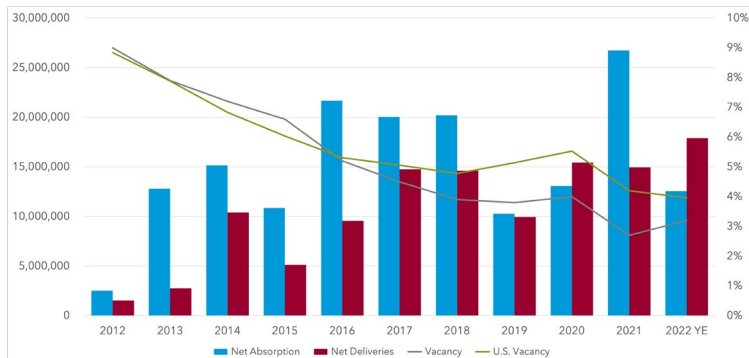
INDUSTRIAL MARKET OVERVIEW

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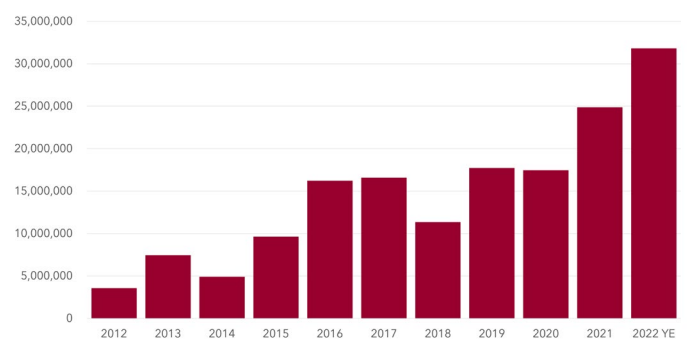
Q4 saw record rents at \$12.31 PSF NNN, the 32nd consecutive quarter of growth, 2% QoQ and 18.7% YoY. Some landlords are starting to breakup larger blocks of available space, especially in newly delivered product as well as taking shorter term leases. 6.4MM SF was leased, the lowest amount in almost 15 years, in 5.0 months on average. Net absorption clocked 2.6MM SF, the lowest in nine quarters. Vacancy and availability each up 50 bps QoQ, at 3.2% and 6.8% respectively. Sales volume grew to \$3B, the highest since Q4 2021, up 144% QoQ and more than double the 5-year average. Cap rates compressed 70 bps to 6.1%, while pricing grew 20% to \$212 PSF. A near high of 31.8MM SF is under construction. 55MM SF is approved for development.

MARKET INDICATORS	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021
▼ Qtrly Net Absorption SF	2,591,502	3,052,079	3,700,632	3,215,474	7,255,802
▲ Vacancy Rate	3.2%	2.7%	2.8%	2.8%	2.7%
▲ Avg NNN Asking Rate PSF	\$12.31	\$12.07	\$11.73	\$11.04	\$10.37
▼ SF Under Construction	31,821,480	36,457,507	33,154,316	29,483,111	24,880,108
▲ Inventory SF	1,010,207,556	1,002,674,901	1,000,032,770	996,175,378	992,305,244

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
221 Riverview Drive Perth Amboy, NJ	921,085 SF	\$101,728,932 \$110.44 PSF	Prologis, LP Duke Realty Corporation	Class A
980 High Street Perth Amboy, NJ	718,200 SF	\$79,321,365 \$110.44 PSF	Prologis, LP Duke Realty Corporation	Class A
429 Delancy Street Newark, NJ	661,741 SF	\$208,929,434 \$315.73 PSF	Prologis, LP Duke Realty Corporation	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
904 Cranbury South River Road Monroe, NJ	1,281,000 SF	Brookfield Property Partners	Home Depot	Materials
6 West Belt Parkway Wayne, NJ	507,727 SF	Driscoll Foods	Driscoll Foods	Grocery Stores
1365 Lambertson Road Hamilton, NJ	384,895 SF	Hilco Global	United Distribution Services	Logistics

