



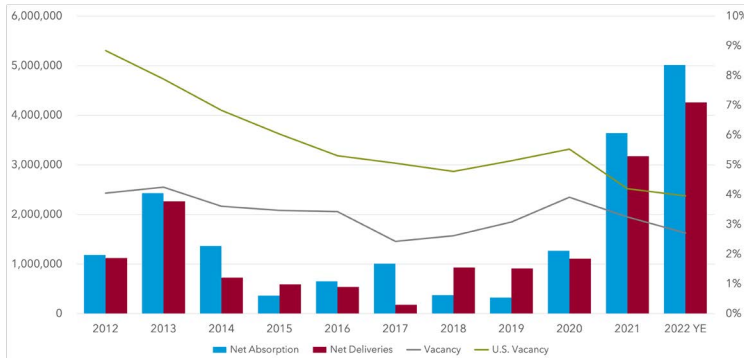
INDUSTRIAL MARKET OVERVIEW

AMMAR ABU-HAMDA, Associate

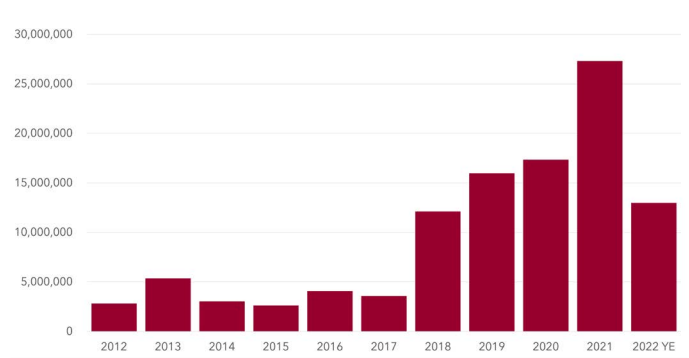
Industrial rents in the Omaha Market rose at a 6.5% annual rate during 2022, and have posted an average annual gain of 5.4% over the past three years. In addition to 8.9 million SF that has delivered over the past three years (a cumulative inventory expansion of 9.5%), there is 2.7 million SF currently under construction. Vacancies in the metro continued their downward trend and currently sit at 2.01% at the end of Q4 2022, Nonfarm payrolls increased at an annual rate of 3.2%, a gain of about 16,000 jobs

MARKET INDICATORS	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021
▼ 12 Mo. Net Absorption SF	341,666	1,116,953	48,887	560,189	2,374,366
▼ Vacancy Rate	2.01%	2.29%	3.09%	3.44%	3.20%
▲ Avg NNN Asking Rate PSF	\$7.28	\$7.21	\$7.10	\$6.96	\$6.81
▼ SF Under Construction	2,739,142	2,760,642	2,295,502	5,184,318	5,215,804
◀▶ Inventory SF	103,000,000	103,000,000	103,000,000	99,800,000	99,000,000

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
9202 F Street Omaha, NE	267,495 SF	\$22,500,000 \$84.00 PSF	Gordmans Distribution G & I IX Specialty	Class B
10711 Olive Street La Vista, NE	161,140 SF	\$10,839,000 \$67.00 PSF	Vertical Cold Storage United States Cold Storage	Class B
8376 N 72nd Omaha, NE	141,816 SF	\$57,368,723 \$405.00 PSF	Amazon Scannell Properties	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
9202 F Street Omaha, NE	186,405 SF	FFVI NE Omaha LLC	Airlite Plastics	Industrial
9009 S 135th Street Omaha, NE	165,052 SF	Arun Agarwal	UPS	Industrial
14910 Gold Coast Road Omaha, NE	150,280 SF	R & R Realty	Ford Storage & Logistics	Industrial

