



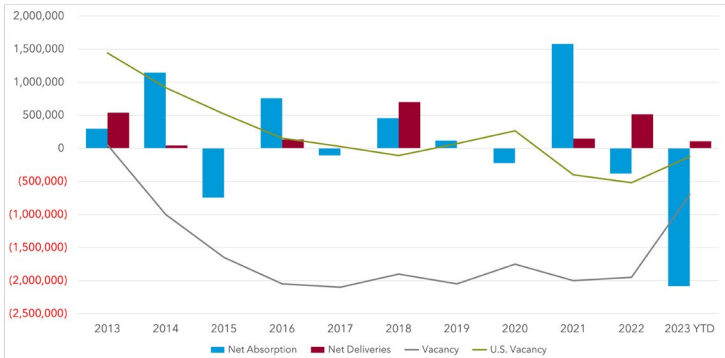
INDUSTRIAL MARKET OVERVIEW

BRANDON CARRILLO, *Principal*

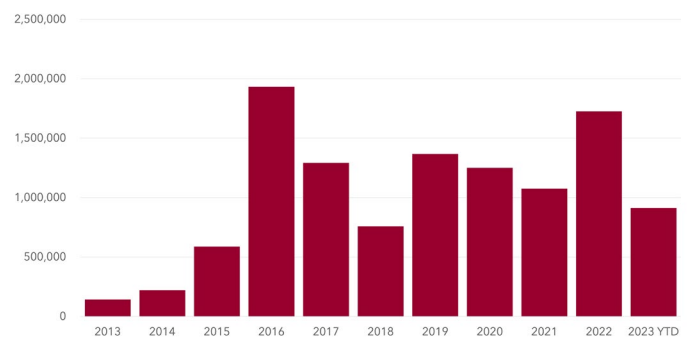
Demand for industrial properties is waning along with declining port traffic, which is down 22% from a year ago. Other factors influencing property availability are led by the recently tightening capital markets. In addition, until a tentative labor agreement was announced in June, there was rising concern about supply-chain disruptions due to a dockworkers strike. The outlook produced a vacancy rate of 3.7% compared to 2.2% a year ago. Class A buildings have been in highest demand among tenants and investors. The most notable sale in Q2 was a Class B 101,175 square foot building on East 208th Street in Carson for \$316 per square foot.

MARKET INDICATORS	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022
▼ 12 Mo. Net Absorption SF	(2,084,123)	(1,976,404)	(129,305)	453,760	(381,585)
▲ Vacancy Rate	3.7%	2.6%	1.4%	1.3%	1.1%
▲ Avg NNN Asking Rate PSF	\$1.97	\$1.59	\$1.84	\$1.80	\$1.59
▲ SF Under Construction	912,921	1,020,654	1,827,018	1,621,583	1,726,207
▲ Inventory SF	202,421,138	202,313,405	201,379,111	201,379,111	201,100,276

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
550 Spring Street Long Beach, CA	266,587 SF	\$25,200,000 \$94.53 PSF	Long Beach Memorial Medical Ctr GRG LLC	Land
2824 E. 208th Street Carson, CA	101,175 SF	\$32,000,000 \$316.28 PSF	EverWest Real Estate Investors LLC Black Equities Group	Class B
1525 Rosecrans Avenue Gardena, CA	78,914 SF	\$1,900,000 \$24.08 PSF	Jose Lopez Susan J. Edelstein	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
909 E. Colon Street Wilmington, CA	223,865 SF	Morgan Stanley	West Logistics	Logistic Services
2500 S. Edison Way Compton, CA	120,578 SF	PGIM Real Estate	Aeronet Worldwide LLC	Freight Services
255 W. Manville Street Compton, CA	108,387 SF	Heitman	Punch Studios	Stationery

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