



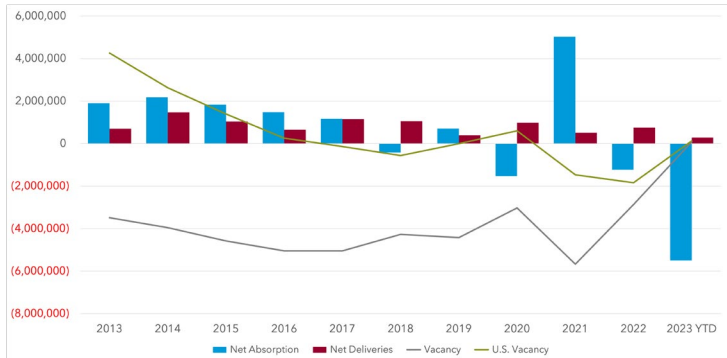
INDUSTRIAL MARKET OVERVIEW

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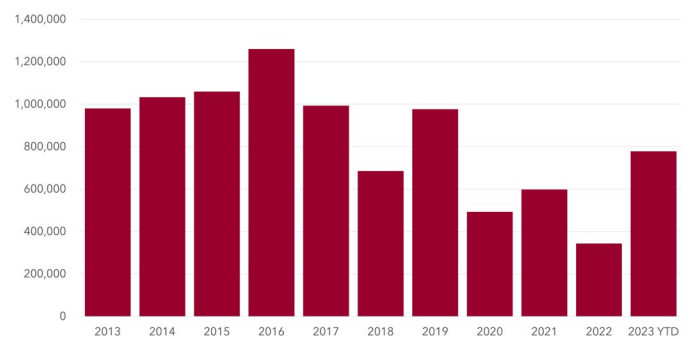
In the third quarter, Central Los Angeles saw a marked change in its market trends. The rate of vacancies climbed to 5%, a rise of 30 basis points from the prior quarter. As of now, development is underway for 778,050 square feet of industrial area. Additionally, there was a modest reduction in the triple net (NNN) lease rates, which ended the quarter at \$19.56 per square foot. This drop might be a reflection of market supply and demand dynamics. When zeroing in on areas of intense industrial activity, both the Vernon and Commerce regions are noteworthy. These regions are predominantly shaped by sectors like food production and apparel manufacturing, which dictate the commercial undertakings there.

MARKET INDICATORS	Q3 2023	Q2 2023	Q1 2023	Q4 2022	Q3 2022
▼ 12 Mo. Net Absorption SF	(5,523,987)	(4,374,000)	(4,301,288)	(1,608,436)	(1,232,124)
▲ Vacancy Rate	5.0%	4.7%	3.8%	3.2%	2.4%
▼ Avg NNN Asking Rate PSF	\$19.56	\$19.64	\$20.28	\$20.16	\$19.20
▲ SF Under Construction	778,050	563,673	343,494	303,284	460,770
▲ Inventory SF	246,548,330	236,457,474	246,259,923	246,259,923	246,019,504

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
4000 Union Pacific Commerce, CA	884,851 SF	\$190,000,000 \$214.73 PSF	Dart Warehouse 99 Cent Only Stores	Class B
5200 Sheila Street Commerce, CA	107,802 SF	\$60,600,000 \$562.14 PSF	5200 Sheila Street GPT Sheila Street	Class B
3628 E. Olympic Los Angeles, CA	96,004 SF	\$8,250,000 \$85.93 PSF	Brite Olympic 1303-1421 Mirasol	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
740 111th Los Angeles, CA	145,200 SF	Watts Labor Community	SoLA	Administrative
2187 Garfield Avenue Commerce, CA	123,138 SF	BainCapital	Rolled Steel Products	Manufacturing
2730-2750 E. 37th Street Vernon, CA	74,217 SF	West Soto Street Partners	Food Properties	Food

