



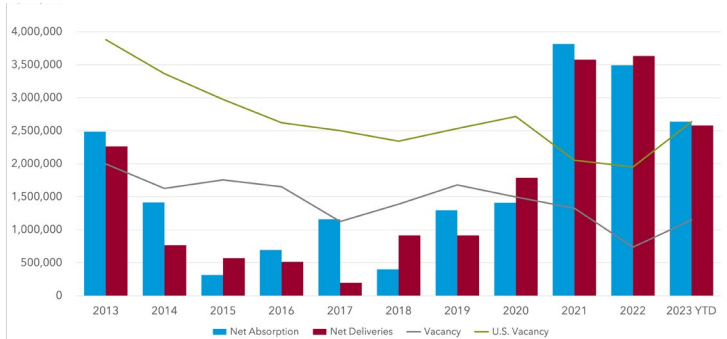
INDUSTRIAL MARKET OVERVIEW

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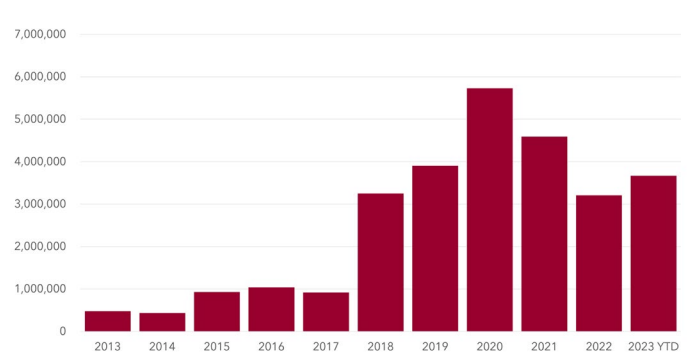
Vacancy in the Omaha industrial market during Q3 2023 was 2.3% and increased 0.5% over the past 12 months. During Q3 2023, there was a net absorption of 143,281 SF, a net delivery of 324,818 SF and over 3,668,875 SF under construction. Rents decreased 1.1% from last quarter and have increased a cumulative 19.4% in the past three years. The market cap rate for Lincoln was 8.5%, slightly above its trailing three-year average of 7.9%. Both employment and population have grown in the past year, the number of jobs has increased 1.3% in the past year, while the population has grown by 0.9%.

MARKET INDICATORS	Q3 2023	Q2 2023	Q1 2023	Q4 2022	Q3 2022
▼ 12 Mo. Net Absorption SF	2,003,987	2,951,192	4,436,020	3,492,601	5,557,042
▲ Vacancy Rate	2.3%	2.1%	2.1%	1.5%	1.8%
▲ Avg NNN Asking Rate PSF	\$7.77	\$7.72	\$7.63	\$7.50	\$7.38
▼ SF Under Construction	3,668,875	3,791,693	3,715,288	3,207,646	2,830,749
▲ Inventory SF	106,494,170	106,169,352	106,151,852	103,913,210	103,865,343

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
8376 N. 72nd Street Omaha, NE	141,816 SF	\$54,500,288 \$404.53 PSF	Stonepeak Partners LLC Stonemont Financial Group	Class A
13308 Chandler Street Omaha, NE	19,160 SF	\$3,200,000 \$167.01 PSF	Vernco Roofing David Macfarlane	Class B
10720 Sapp Brothers Drive Omaha, NE	15,304 SF	\$4,975,000 \$325.08 PSF	Rowdy Investments LLC Ironmark Properties LLC	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
9009 S. 135th Papillion, NE	148,229 SF	White Lotus Group	TryHard Logistics	Transportaion
7402 L Street Omaha, NE	56,600 SF	Ford Mercantile Warehouse Company	Bee Delivers LLC	Transportaion
14242 C Circle Omaha, NE	41,318 SF	Quality Glass & Mirror	Metropolitan Utilities District	Utilities

