



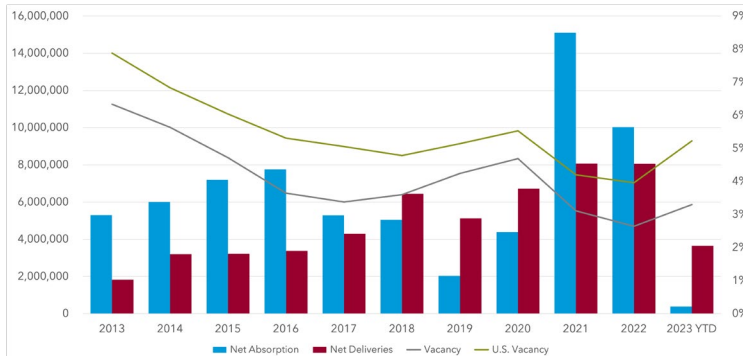
INDUSTRIAL MARKET OVERVIEW

CONNER MILFORD, *Vice President*

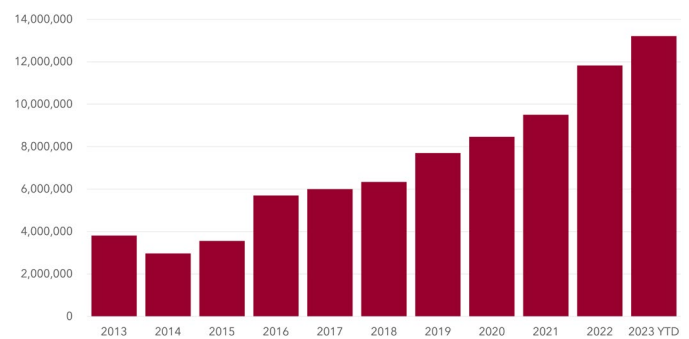
South Florida industrial rents continue to escalate even as absorption during the current year has slowed substantially. We are still seeing companies right-size their warehouse space which has resulted in more sublease and 2nd generation spaces hitting the market. This activity, along with the new inventory being delivered, has allowed the vacancy rate to rise above 3% again, yet still well below the national average. Tenants going out to market are finding they have more options than in previous years. However, landlords, led primarily by the institutions, are sticking with their asking rates. In order to entice tenants, landlords will look more towards offering concessions on almost any deal point other than rent.

MARKET INDICATORS	Q3 2023	Q2 2023	Q1 2023	Q4 2022	Q3 2022
▼ 12 Mo. Net Absorption SF	3,417,242	6,462,143	8,813,866	10,026,140	11,672,538
▲ Vacancy Rate	2.7%	2.4%	2.2%	2.3%	2.4%
▲ Avg NNN Asking Rate PSF	\$16.83	\$16.05	\$15.46	\$14.34	\$13.35
▲ SF Under Construction	13,210,270	13,129,337	13,064,277	11,825,330	11,182,487
▲ Inventory SF	480,676,748	480,073,171	478,466,327	477,032,006	475,148,989

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
20311 Sheridan Street Fort Lauderdale, FL	224,572 SF	\$39,844,000 \$177.42 PSF	Summit Real Estate Group Vital Pharmaceuticals, Inc.	Class A
720 S. Powerline Road Deerfield Beach, FL	158,086 SF	\$34,693,766 \$219.46 PSF	Link Logistics Real Estate PGIM Real Estate	Class B
740 S. Powerline Road Deerfield Beach, FL	152,613 SF	\$35,799,129 \$234.57 PSF	Link Logistics Real Estate PGIM Real Estate	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
20351 Sheridan Street Fort Lauderdale, FL	249,700 SF	EverWest Real Estate Investors LLC	Undisclosed	Undisclosed
12000 NW 39th Street Coral Springs, FL	216,317 SF	Foundry Commercial	CTS Engines	Aerospace
3400 NW 107th Avenue Doral, FL	132,000 SF	Bridge Development Partners LLC	Undisclosed	Undisclosed

