



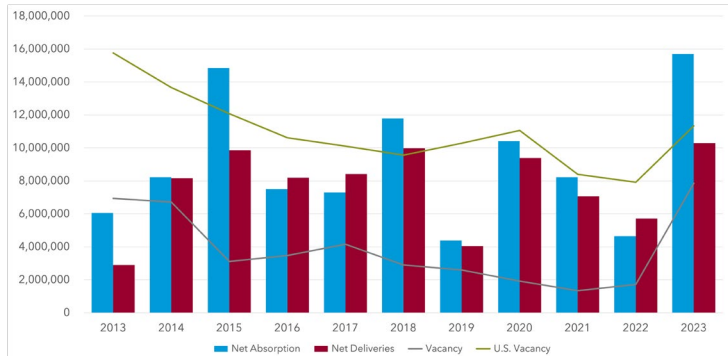
INDUSTRIAL MARKET OVERVIEW

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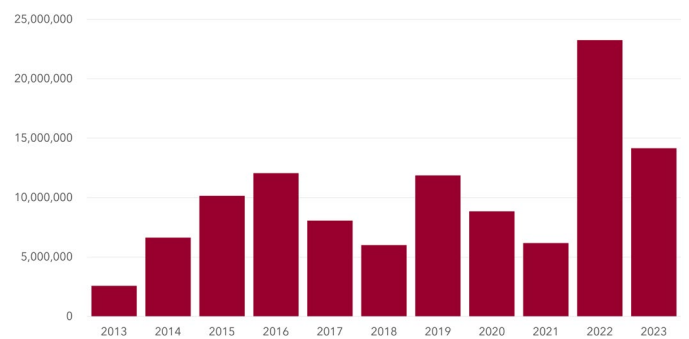
While 2023 posed a strong pause in many sectors, the Inland Empire industrial market remained stable all things considered. Certain fundamentals have reached levels not seen in over a decade due to the extreme spike in development of certain size ranges and cities: development spurred by the previous, extremely-low vacancy coupled with the heightened demand in 2020 and following quarters. Most of that heightened development is now delivering, as almost 15.7M square feet of industrial product will bear the label "Built in 2023." In Q4 alone, the Inland Empire West delivered the most industrial product in at least fifteen years, if not the most in the history of the sector.

MARKET INDICATORS	Q4 2023	Q3 2023	Q2 2023	Q1 2023	Q4 2022
▲ Qtrly Net Absorption SF	3,782,953	2,372,610	(1,327,177)	(341,964)	(781,096)
▲ Vacancy Rate	3.93%	3.50%	3.09%	1.33%	0.86%
▼ Avg NNN Asking Rate PSF	\$17.27	\$18.84	\$20.28	\$20.47	\$20.77
▼ SF Under Construction	14,152,366	18,587,253	20,988,000	25,562,676	23,259,548
▲ Inventory SF	363,615,462	361,829,546	359,917,966	359,568,117	356,133,149

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
13351 12th Street Chino, CA	67,315 SF	\$25,000,000 \$371.39 PSF	FR CA Property Holdings, LP Goodyear Tires	Class C
301 S. Rockefeller Avenue Ontario, CA	52,935 SF	\$14,898,000 \$281.44 PSF	Pure Development Domino's Pizza, Inc.	Class B
4071 Greystone Drive Ontario, CA	37,500 SF	\$12,250,000 \$326.67 PSF	Mike Reed, an individual 4071 Greystone LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
13521 Santa Ana Avenue Fontana, CA	423,388 SF	Link Logistics	Gigacloud Technology, Inc.	E-Commerce
10721 Jasmine Street Fontana, CA	410,006 SF	Prologis	Gigacloud Technology, Inc.	E-Commerce
11001 Etiwanda Avenue Fontana, CA	404,730 SF	Carson Companies	ACT Fulfillment, Inc.	Logistics

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