



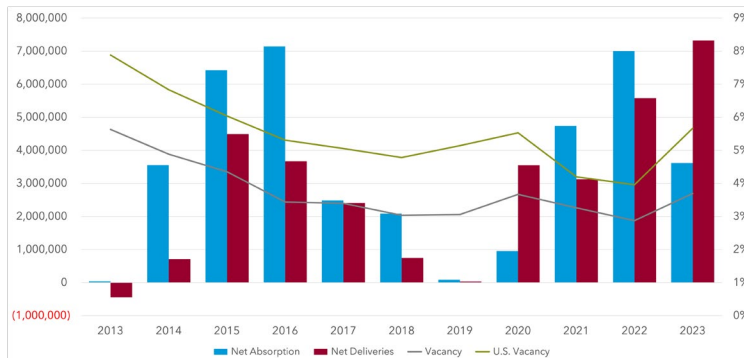
INDUSTRIAL MARKET OVERVIEW

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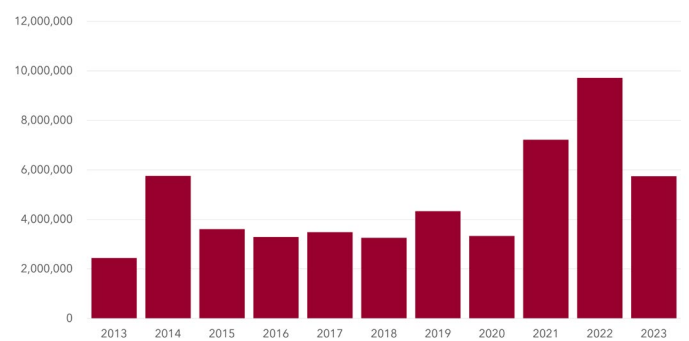
The Minneapolis industrial real estate sector is currently experiencing heightened demand, particularly in the realm of distribution centers and logistics facilities. Recent data suggests a tightening of vacancy rates, indicative of a robust leasing environment. There is a noticeable surge in transactions related to e-commerce, reflecting the ongoing evolution of the retail landscape. Rental rates have shown a consistent upward trajectory, suggesting sustained confidence among investors. The market's resilience is underscored by its ability to navigate economic fluctuations, attributed to strategic location advantages and a diverse tenant base. Overall, the Minneapolis industrial real estate market remains dynamic and responsive to evolving trends.

MARKET INDICATORS	Q4 2023	Q3 2023	Q2 2023	Q1 2023	Q4 2022
▼ 12 Mo. Net Absorption SF	3,615,180	3,678,457	5,856,935	8,280,019	7,003,218
▲ Vacancy Rate	3.7%	3.5%	3.1%	2.9%	2.9%
▲ Avg NNN Asking Rate PSF	\$8.55	\$8.25	\$8.13	\$8.00	\$7.83
▼ SF Under Construction	5,746,183	8,620,615	9,138,073	7,853,051	8,688,702
▲ Inventory SF	422,448,005	418,471,655	416,705,228	416,211,355	414,358,729

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
6870 21st Avenue S Lino Lakes, MN	402,522 SF	\$28,900,000 \$71.80 PSF	Onward Investors Artis REIT	Class A
1280 Disc Drive Shakopee, MN	397,477 SF	\$36,000,000 \$90.57 PSF	CIRE Equity Seagate Technology	Class A
905 Yankee Doodle Road Eagan, MN	358,532 SF	\$25,000,000 \$69.73 PSF	Schafer Richardson Murphy Logistics	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
7400 Hentges Shakopee, MN	365,552 SF	Private Owner	Sams Club	Retail Distribution
905 Yankee Doodle Road Eagan, MN	358,532 SF	Private Owner	Murphy Logistics	3PL
429 Prior Avenue N St. Paul, MN	250,493 SF	Capital Partners	SBS Transportation	3PL

