



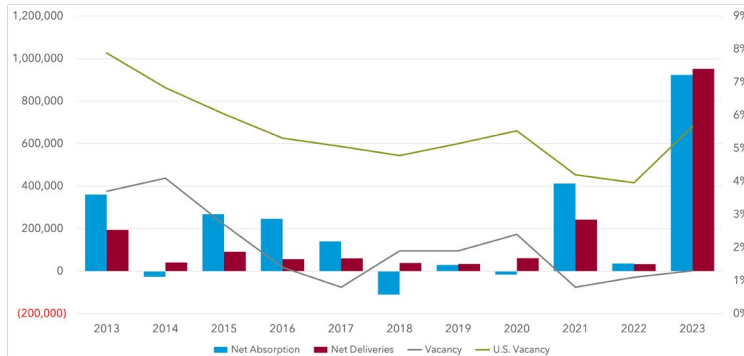
INDUSTRIAL MARKET OVERVIEW

CLAIRE SEARLS, *Director of Research*

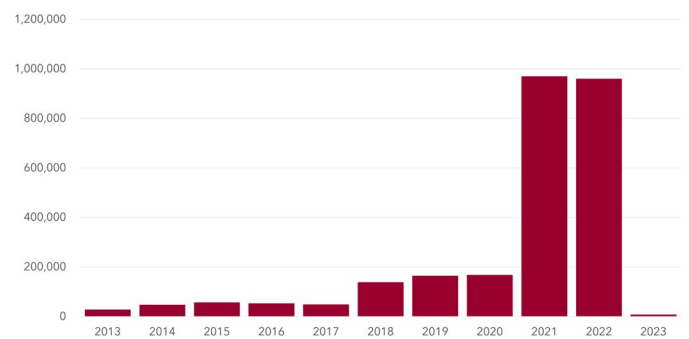
The market remained tight for another consecutive quarter. There were steady gains in industrial-related employment. The Manufacturing industry in Naples area grew faster than statewide and had the third fastest annual job growth when compared to all other metro areas in the state for a 3.6% increase. The Transportation, Warehousing and Utilities sector also had YOY growth, registering a 3.3% annual increase in jobs. Average asking rental rates remained elevated- hovering close to \$20.00 PSF NNN. Rate growth registered a 30.6% jump when compared to the same time last year. New leases were inked, however leasing volume moderated, and the market ended the year with negative net absorption. Rent growth may moderate in 2024.

| MARKET INDICATORS | Q4 2023 | Q3 2023 | Q2 2023 | Q1 2023 | Q4 2022 |
|---------------------------|------------|------------|------------|------------|------------|
| ▲ Qtrly Net Absorption SF | (1,134) | (40,317) | 947,965 | 16,886 | (17,091) |
| ▲ Vacancy Rate | 1.3% | 1.2% | 0.8% | 1.0% | 1.1% |
| ▼ Avg NNN Asking Rate PSF | \$19.63 | \$20.61 | \$19.21 | \$18.50 | \$15.03 |
| ◀ ▶ SF Under Construction | 7,800 | 7,800 | 22,968 | 959,968 | 959,968 |
| ◀ ▶ Inventory SF | 14,500,572 | 14,500,572 | 14,485,404 | 13,548,404 | 13,548,404 |

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



| TOP SALE TRANSACTIONS BY SF | SIZE | SALE PRICE | BUYER / SELLER | BUILDING CLASS |
|---------------------------------------|-----------|-----------------------------|--|----------------|
| 2884 S. Horseshoe Drive Naples, FL | 39,529 SF | \$8,600,000 \$217.56 PSF | Gary R. Van Cleef Air Technology Holdings LLC | Class B |
| 68 Industrial Boulevard Naples, FL | 14,009 SF | \$5,550,000 \$396.17 PSF | 68 Industrial Holdings LLC AB Support II LLC | Class B |
| 2190 Kirkwood Avenue Naples, FL | 13,131 SF | \$4,350,000 \$331.28 PSF | 2190-80 Kirkwood Ave LLC 2190 Kirkwood LLC | Class C |

| TOP LEASE TRANSACTIONS BY SF | SIZE | LANDLORD | TENANT | TENANT INDUSTRY |
|--|-----------|-------------------------------|--|---|
| 1485 Rail Head Boulevard Naples, FL | 16,417 SF | AG-RC Rail Head Owner LLC | Viper Tradeshow Services | Convention/Event Services |
| 3811 Enterprise Avenue Naples, FL | 7,564 SF | 3811 Enterprise Avenue LLC | International Protective Service, Inc. | Private Security and Investigations Firm |
| 3573 Enterprise Avenue Naples, FL | 3,380 SF | HouseMade Industrial | Undisclosed | Undisclosed |

