



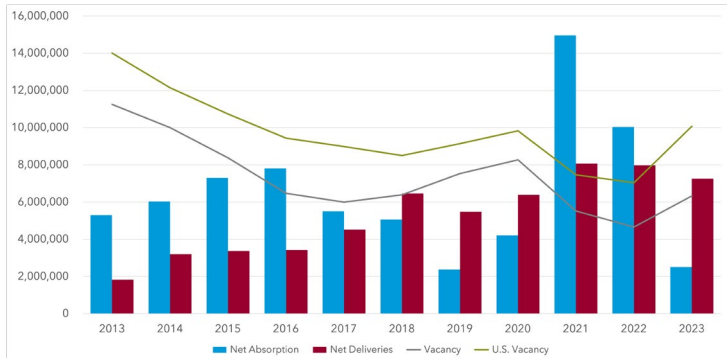
INDUSTRIAL MARKET OVERVIEW

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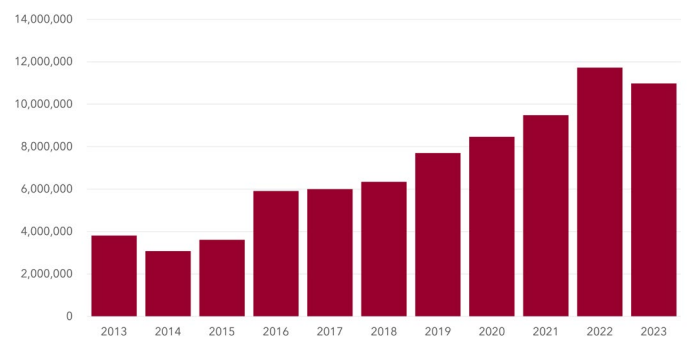
South Florida's industrial sector demonstrated significant resilience and growth. Lease rates remained robust, particularly for tenants seeking spaces over 40,000 SF, with an average NNN asking rate of \$17.15 PSF annually. This period marked a continued trend of 'flight to quality,' as older properties maintained their value without significant discounts. Importantly, operating costs stabilized, benefiting from the larger property owners' ability to distribute insurance costs over extensive policies, thus maintaining higher lease rates. Despite slight post-COVID valuation adjustments, sellers' optimism persists, unaffected by looming recession threats. Overall, the market shows a positive trajectory, underpinned by a healthy balance of limited supply and strong demand.

| MARKET INDICATORS | Q4 2023 | Q3 2023 | Q2 2023 | Q1 2023 | Q4 2022 |
|----------------------------|-------------|-------------|-------------|-------------|-------------|
| ▼ 12 Mo. Net Absorption SF | 2,506,157 | 4,085,752 | 6,674,772 | 8,855,156 | 10,035,719 |
| ▲ Vacancy Rate | 3.1% | 2.6% | 2.3% | 2.2% | 2.3% |
| ▲ Avg NNN Asking Rate PSF | \$17.15 | \$16.76 | \$16.05 | \$15.45 | \$14.32 |
| ▼ SF Under Construction | 10,980,188 | 12,859,566 | 13,123,977 | 12,681,375 | 11,729,300 |
| ▲ Inventory SF | 484,833,786 | 481,381,698 | 480,334,515 | 479,009,719 | 477,575,398 |

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



| TOP SALE TRANSACTIONS BY SF | SIZE | SALE PRICE | BUYER / SELLER | BUILDING CLASS |
|-----------------------------------|------------|-------------------------------|--|----------------|
| NW 162nd Street Hialeah, FL | 312,103 SF | \$113,000,000 \$362.06 PSF | Ponte Gadea USA, Inc. Bridge Industrial | Class A |
| 8501 NW 90th Street Medley, FL | 268,232 SF | \$45,000,000 \$167.77 PSF | Pella Corporation Lawson Industries, Inc. | Class A |
| 4141 W. 91st Place Hialeah, FL | 232,620 SF | \$29,464,931 \$126.67 PSF | Property Reserve, Inc. Codina Partners | Class A |

| TOP LEASE TRANSACTIONS BY SF | SIZE | LANDLORD | TENANT | TENANT INDUSTRY |
|---|------------|-----------------------------|--------------------------|--------------------|
| 21301 NW 47th Avenue Miami Gardens, FL | 397,167 SF | Bridge Industrial | Iberia Foods | Grocery Retailer |
| 8501 NW 80th Street Medley, FL | 257,074 SF | L&B Realty Advisors, LLP | Nestle | Food Processing |
| 6905-6909 NW 25th Street Miami, FL | 145,855 SF | Prologis, Inc. | The Queen's Flowers Corp | Florist Wholesaler |

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