



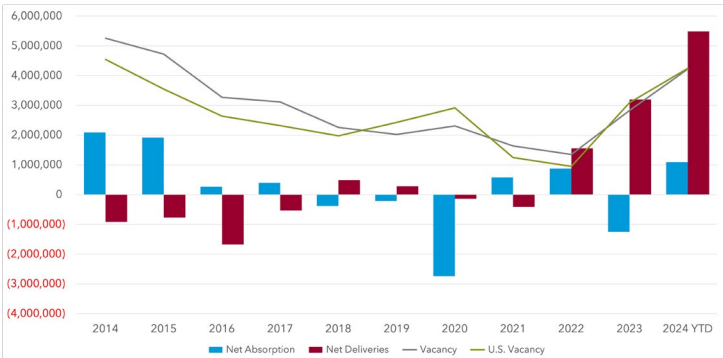
**INDUSTRIAL MARKET OVERVIEW**

TY JANNEY, *Managing Principal*; ROBERT ELMER, *Managing Principal*

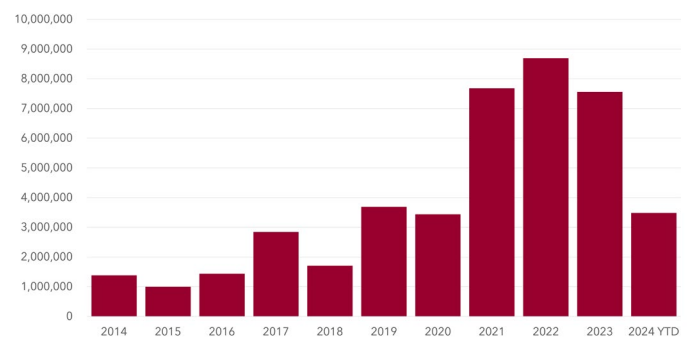
Boston's industrial market faces challenges in 2024, as vacancy rates rise to 6.6% and negative net absorption coincide with its heaviest delivery schedule in 25 years, adding 3.5 million SF of new construction. The housing slowdown continues to dampen demand for warehouse goods, impacting Boston's logistics and flex spaces. Despite robust consumer spending and job growth, the industrial sector struggles with space absorption. Rent growth has slowed to 7.0%, in line with national trends but above historical averages. Looking ahead, Boston expects vacancy to stabilize near 7% by 2025, reflecting broader economic adjustments and suggesting cautious optimism amidst ongoing supply challenges.

MARKET INDICATORS	Q2 2024	Q1 2024	Q4 2023	Q3 2023	Q2 2023
▲ 12 Mo. Net Absorption SF	524,707	(1,666,783)	(1,215,115)	910,563	(1,168,031)
▲ Vacancy Rate	6.5%	5.9%	5.5%	5.0%	4.9%
▲ Avg NNN Asking Rate PSF	\$16.29	\$16.04	\$15.77	\$15.56	\$15.17
▼ SF Under Construction	3,483,548	7,914,844	7,559,227	7,669,917	8,462,917
▲ Inventory SF	367,116,564	362,404,160	361,630,425	361,200,563	360,322,475

**NET ABSORPTION, NET DELIVERIES, & VACANCY**



**UNDER CONSTRUCTION**



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
8 Centennial Drive Peabody, MA	520,792 SF	\$77,000,000 \$147.85 PSF	Tishman Speyer Analogic Corporation	Class B
175 Lowell Street Wilmington, MA	298,895 SF	\$90,000,000 \$301.11 PSF	Dogwood Industrial Properties National Development	Class A
14 Aegean Drive Methuen, MA	234,254 SF	\$54,400,000 \$232.23 PSF	Ares Industrial R.E. Income Tr., Inc. New York Life Investments	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3 Nemco Way Ayer, MA	113,382 SF	Anthony J Basile	CELLTREAT Scientific Products	Professional Scientific Services
200 Danton Drive Methuen, MA	70,041 SF	Starwood Capital Group	All Access Equipment	Rental & Leasing Services
115 Jackson Road Devens, MA	54,000 SF	MA Division of Capital Asset Mgmt/REALM	Xinetics	Aircraft Manufacturing

