



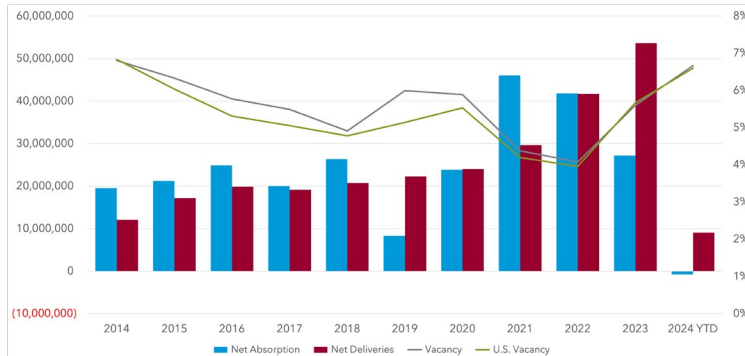
INDUSTRIAL MARKET OVERVIEW

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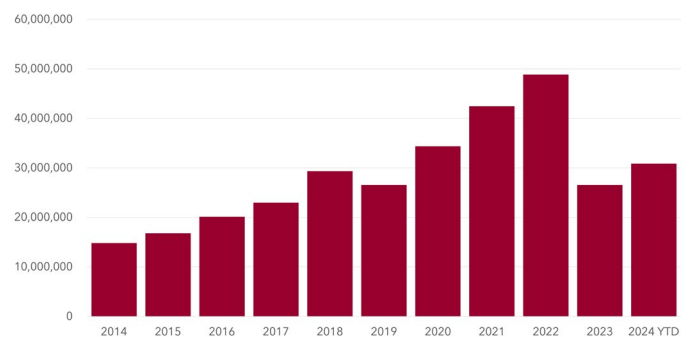
The market in Philadelphia MSA shows significant activity and trends as of Q2 2024. While the market is still seeing continued demand, activity has slowed compared to previous quarters. The 12-month net absorption at the end of Q2 was 8.57 million SF, compared to Q1 2024's 21.61 million SF. Vacancy rates rose slightly to 6.67% from 5.95% in Q1. The average NNN asking rate is \$8.80 PSF annually. Under construction space increased to 30.88 million SF, reflecting ongoing development. Historical data reveals consistent growth in net absorption, deliveries, and construction, emphasizing the market's dynamism and resilience. Significant transactions demonstrate investor confidence, stimulate economic growth, and enhance the recent toughness of market liquidity.

MARKET INDICATORS	Q2 2024	Q1 2024	Q4 2023	Q3 2023	Q2 2023
▼ 12 Mo. Net Absorption SF	8,573,383	21,611,858	24,383,987	29,349,344	37,746,335
▲ Vacancy Rate	6.67%	5.95%	5.60%	5.30%	4.61%
▲ Avg NNN Asking Rate PSF	\$8.80	\$8.74	\$8.36	\$8.56	\$8.86
▲ SF Under Construction	30,875,949	27,090,167	26,571,599	36,239,981	36,667,827
▲ Inventory SF	1,336,818,034	1,333,655,485	1,324,336,022	1,309,895,769	1,335,822,374

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1 Lee Boulevard Malvern, PA	442,300 SF	\$58,753,711 \$132.84 PSF	Carson Companies Raymour & Flannigan	Class B
2070 N. Union street Middletown, PA	251,200 SF	\$38,000,000 \$151.27 PSF	Ares Endurance Real Estate	Class A
2411 Kistler Court Kutztown, PA	105,000 SF	\$22,550,000 \$214.76 PSF	Cabot Properties Hillwood Development Company	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
8301 Industrial Booulevard Brainigsville, PA	1,029,600 SF	Prologis	Wakefern Food Corp.	Food&Beverage
71 Mall Road Frackville, PA	1,014,913 SF	NorthPoint	ID Logistics	3PL
6 Kane Lane Taylor, PA	955,935 SF	Gladstone Commercial Corporation	Hub Group Trucking	3PL

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