



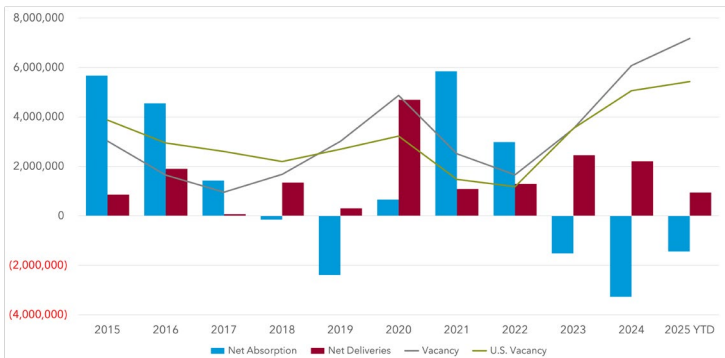
INDUSTRIAL MARKET OVERVIEW

CHRIS SCHOFIELD, *Managing Principal*

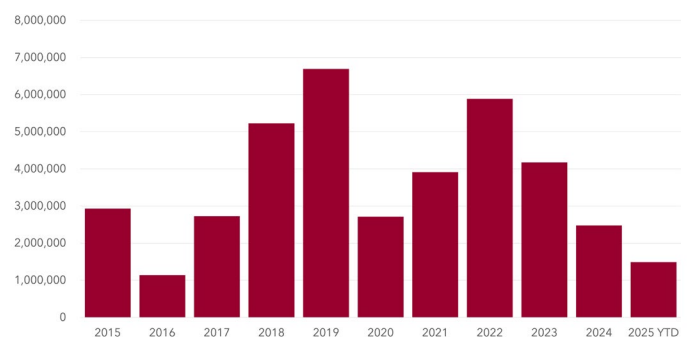
The 880 Industrial Market remained relatively flat in the first quarter of 2025. While vacancy ticked up a bit overall, rents held steady. Despite high interest rates, the owner/user market remains strong with very limited inventory on the market. New deliveries are slowing which will help the vacancy numbers going forward. Land values have settled as well and are coming down from previous highs.

MARKET INDICATORS	Q1 2025	Q4 2024	Q3 2024	Q2 2024	Q1 2024
▼ 12 Mo. Net Absorption SF	(4,576,830)	(3,274,026)	(4,005,948)	(3,392,927)	(1,745,401)
▲ Vacancy Rate	8.1%	7.6%	7.1%	6.6%	6.0%
◀▶ Avg NNN Asking Rate PSF	\$1.47	\$1.47	\$1.47	\$1.46	\$1.45
▼ Sale Price PSF	\$271	\$274	\$272	\$270	\$269
◀▶ Cap Rate	0.00%	0.00%	0.00%	0.00%	0.00%
▼ Under Construction SF	1,488,500	2,476,212	3,011,488	2,991,728	2,439,973
▲ Inventory SF	280,694,499	279,749,805	279,210,356	279,210,356	279,103,846

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
33063 Western Ave Union City, CA	138,500 SF	\$33,354,894 \$240.83 PSF	New Mountain Capital IRCA	Class B
30180 Ahern Avenue Union City, CA	65,673 SF	\$16,900,000 \$257.34 PSF	JD Logistics Terreno Realty	Class A
792 Montague Street San Leandro, CA	29,760 SF	\$8,460,000 \$284.27 PSF	Thal Golden Spice Ronald Day	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
500 85th Avenue Oakland, CA	147,500 SF	ProLogis	FedEx	Shipping
8350 Pardee Drive Oakland, CA	141,844 SF	Birtcher Development	Benjamin Moore	Paint
10901 Bigge Street San Leandro, CA	101,055 SF	Bruzzone Family	Corovan	Moving/Storage

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information.

The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc., The Economist, U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics, Congressional Budget Office, European Central Bank, GlobeSt.com, CoStar Property, and Lee & Associates Proprietary Data. ©

© Copyright 2023 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com