



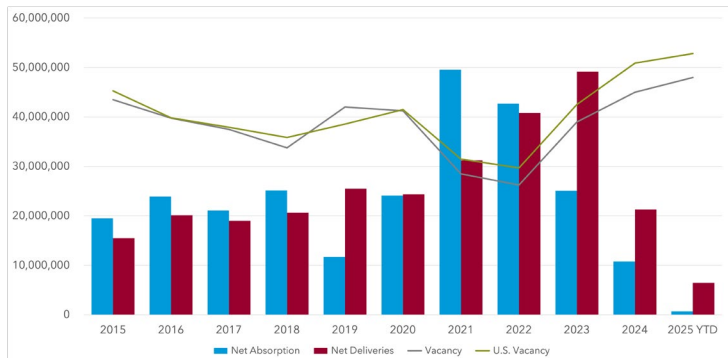
### INDUSTRIAL MARKET OVERVIEW

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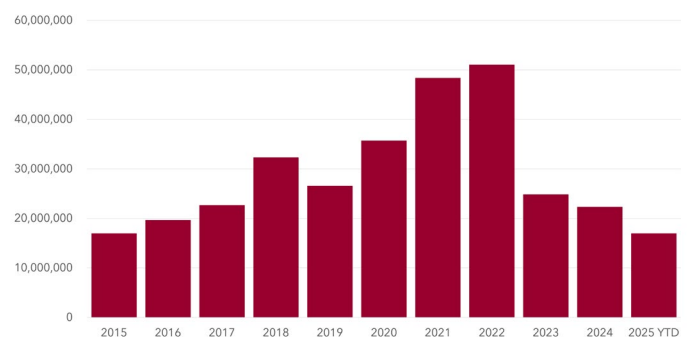
The Eastern Pennsylvania industrial market experienced a relatively slow start in Q1 2025 as it began its recovery following a challenging period. The 12-month net absorption for the quarter showed a decline compared to the last four quarters, with overall absorption for the year also falling short of 2024 levels. Additionally, vacancy rates have risen by 40 basis points, indicating a slight softening in the market. Construction activity has decreased, as over 11 million SF of space were delivered in the past two quarters, contributing to a growing supply of available industrial space. This influx of new inventory and increasing vacancies has led to a slight reduction in average asking rates for triple-net (NNN) leases. Despite these challenges, the market is expected to find equilibrium moving into the next quarter, which could create more opportunities for transactions as we progress through the fiscal year.

MARKET INDICATORS	Q1 2025	Q4 2024	Q3 2024	Q2 2024	Q1 2024
▼ 12 Mo. Net Absorption SF	7,908,017	10,801,667	10,272,166	10,515,957	20,986,940
▲ Vacancy Rate	6.4%	6.0%	6.0%	5.5%	5.2%
▼ Avg NNN Asking Rate PSF	\$8.40	\$8.44	\$8.29	\$8.40	\$8.38
▼ Sale Price PSF	\$86	\$99	\$119	\$99	\$95
▼ Cap Rate	7.26%	7.42%	7.46%	6.49%	8.21%
▼ Under Construction SF	18,843,833	23,325,222	26,209,430	33,791,169	27,145,123
▲ Inventory SF	1,308,786,253	1,302,314,987	1,296,793,766	1,286,609,254	1,284,041,439

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1375 Harrisburg Pike Lancaster, PA	814,734 SF	\$59,603,246 \$73.16 PSF	Machine Investment Group Atlas Holdings	Class C
216 Greenfield Road Lancaster, PA	758,973 SF	\$70,396,754 \$92.75 PSF	Machine Investment Group Atlas Holdings	Class C
1901 Corporate Center Drive East Tobyhanna, PA	400,140 SF	\$60,500,000 \$151.20 PSF	The Lightstone Group Artemis Real Estate Partners	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
Keystone Trade Center - Building 5 Fairless Hills, PA	1,035,696 SF	NorthPoint Development	US Elogistics	Transportation & Warehousing
575-595 Research Drive Pittston Township, PA	403,000 SF	Mericle Commercial Real Estate Services	Details Pending	Details Pending
4259 US-130 Edgewater Park, NJ	400,950 SF	EQT Real Estate	Details Pending	Details Pending

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