



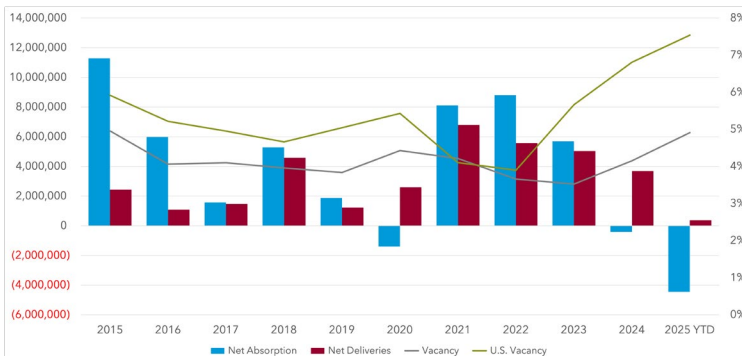
INDUSTRIAL MARKET OVERVIEW

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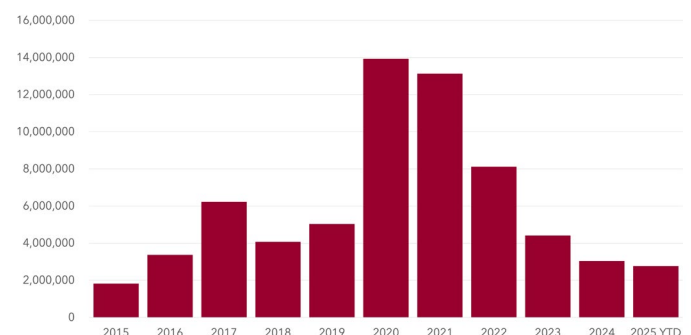
Detroit's industrial market continued to feel the effects of slower tenant activity in Q3 2025, with vacancy reaching 4.91 percent, the highest level seen this cycle. This marked the third consecutive quarter of negative absorption, reflecting ongoing caution among occupiers. Even so, average asking rents remained steady at \$8.87 per square foot net annually, supported by limited construction and steady demand for well-positioned, functional space. With speculative development still quiet, users are turning to existing buildings to meet current needs. Looking ahead, activity is expected to stay focused in core areas with stable demand.

MARKET INDICATORS	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
▲ 12 Mo. Net Absorption SF	(3,829,301)	(3,873,845)	(3,698,013)	(409,812)	(262,110)
▲ Vacancy Rate	4.9%	4.8%	4.7%	4.2%	4.2%
▼ Avg NNN Asking Rate PSF	\$8.87	\$8.89	\$8.82	\$8.72	\$8.63
◀ ▶ Sale Price PSF	\$72.00	\$72.00	\$71.00	\$70.00	\$69.00
◀ ▶ Cap Rate	10.7%	10.7%	10.7%	10.7%	10.7%
▲ Under Construction SF	2,769,332	2,662,691	2,625,428	3,037,362	3,299,294
▼ Inventory SF	634,374,532	634,391,584	634,437,633	633,996,143	633,682,490

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
19451 Sherwood Street Detroit, MI	220,000 SF	Undisclosed	Undisclosed Marwood USA LLC	Class C
15203 S. Commerce Drive Dearborn, MI	53,906 SF	\$3,600,000 \$66.78 PSF	Evergreen & Fenkell, Inc. World Properties LI LLC	Class B
1121-1135 Rochester Road Troy, MI	42,900 SF	\$3,500,000 \$81.59 PSF	1121 Rochester LLC The Levine Group, Inc.	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
7700 Michigan Avenue Saline, MI	360,700 SF	Automotive Components Holdings	Undisclosed	Transportation & Warehousing
11997-12001 Sears Street Livonia, MI	237,459 SF	Kin Properties, Inc.	W.F. Whelan Logistics	Logistics
28101 Schoolcraft Road Livonia, MI	132,804 SF	Ashley Capital	Rhino Tool House	Manufacturing

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