



### INDUSTRIAL MARKET OVERVIEW

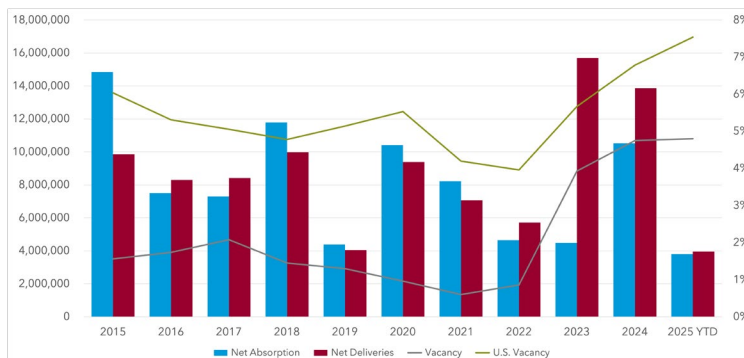
KIMBERLY ROMANIELLO, *Director of Marketing & Research*

After a period of rapid growth, the Inland Empire's industrial leasing market is finding its rhythm, with vacancy gently rising as supply and demand reach a new balance. A wave of new listings and abundant available space gives tenants plenty of choice, while landlords get creative with incentives and lease terms. Recent distribution center closures have shaken things up slightly, but overall absorption continues at a steady pace. Economic factors like tariffs and retail trends add a dash of uncertainty, yet the market's underlying strength remains clear. With construction slowing and asking rents starting to climb, the stage is set for a more vibrant and dynamic market ahead.

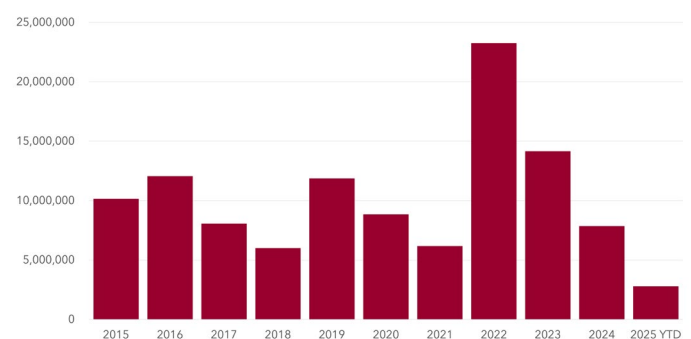
MARKET INDICATORS	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
▲ 12 Mo. Net Absorption SF	3,812,944	1,864,568	3,024,360	906,006	(41,39)
▲ Vacancy Rate	4.80%	4.39%	4.00%	4.75%	4.89%
▲ Avg NNN Asking Rate PSF	\$12.76	\$12.54	\$13.13	\$14.84	\$15.11
▼ Sale Price PSF	\$272.07	\$300.80	\$269.50	\$287.78	\$322.00
◀ ▶ Cap Rate	*	*	*	*	*
▼ Under Construction SF	2,794,946	6,264,623	8,224,312	7,526,236	7,861,560
▲ Inventory SF	370,398,973	370,320,849	372,031,276	371,040,486	371,566,444

\*Please contact Lee & Associates Ontario for Cap Rate Information

### NET ABSORPTION, NET DELIVERIES, & VACANCY



### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
11991 Landon Drive Jurupa Valley, CA	765,456 SF	\$208,760,000 \$272.73 PSF	Fortress Investment Group LLC UPS Logistics	Class A
14928 Washington Drive Fontana, CA	177,660 SF	\$43,541,201 \$245.08 PSF	Bridge Investment Group Patriot Development Partners LLC	Class A
14074 Rancho Court Fontana, CA	100,039 SF	\$24,355,728 \$243.46 PSF	Bridge Investment Group Patriot Development Partners LLC	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
13052 Jurupa Avenue Fontana, CA	827,578 SF	Principal Life Insurance Company	Elogistek LLC	Logistics
11991 Landon Drive Jurupa Valley, CA	765,456 SF	Fortress Investment Group LLC	United Parcel Service	Retailer
2825 E. Jurupa Street Ontario, CA	612,083 SF	Link Logistics Real Estate LLC	JCR Logistics	Logistics

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 2025 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com