



INDUSTRIAL MARKET OVERVIEW

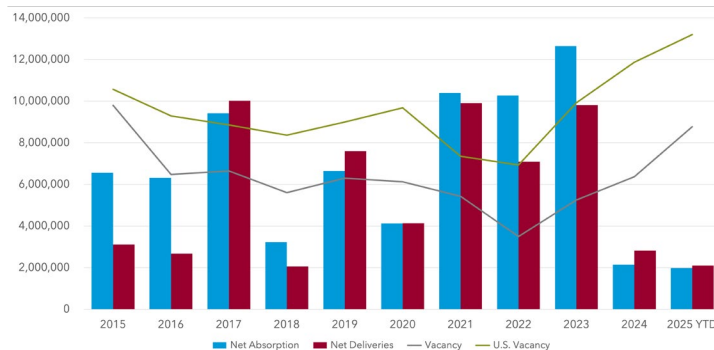
JIM RODRIGUES, SIOR, *President*

In Q3 2025, Nashville's industrial vacancy registered at 5.01%, but that headline figure conceals a tighter reality for many users. When buildings not divisible under 150,000 square feet are excluded, effective vacancy plunges to 2.85%, highlighting the constrained market for small- to mid-size tenants. No new construction broke ground this quarter, though several projects are expected to start before year's end. With a light development pipeline and limited near-term supply growth, availability is likely to remain scarce, helping to sustain upward rent pressure and maintain a landlord friendly dynamic.

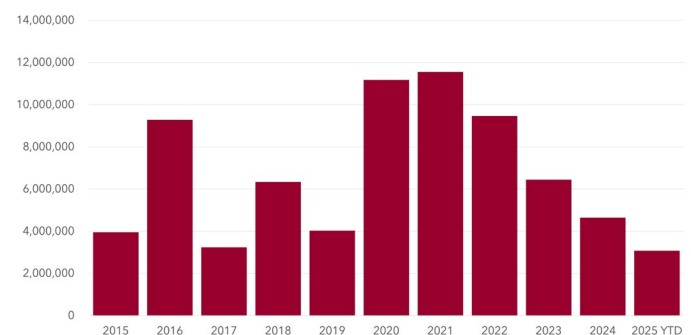
MARKET INDICATORS	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
▼ 12 Mo. Net Absorption SF	2,585,470	3,301,348	220,450	2,146,060	4,737,036
▲ Vacancy Rate	5.01%	4.79%	4.74%	3.6%	3.9%
▲ Avg NNN Asking Rate PSF	\$9.81	\$9.31	\$9.34	\$9.40	\$9.57
◀ ▶ Sale Price PSF	*	*	*	*	*
◀ ▶ Cap Rate	*	*	*	*	*
▼ Under Construction SF	3,074,266	3,711,565	4,584,559	4,642,920	5,061,612
▼ Inventory SF	275,683,028	276,246,746	273,871,264	274,538,669	274,058,652

*Please contact Lee & Associates Nashville for Sale Price and Cap Rate Information

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
135 Logistics Drive Lebanon, TN	600,285 SF	\$67,000,000 \$111.61 PSF	Prologis LBA Logistics	Class A
Multi-Property Portfolio Sale Nashville, TN	257,090 SF	\$39,200,000 \$152.48 PSF	Dogwood Properties Brookfield Properties	Class B
606 Butler Street Murfreesboro, TN	250,350 SF	\$23,580,000 \$94.19 PSF	InLight Real Estate Partners Store Opening Solutions	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1125 Vaughn Parkway Portland, TN	312,000 SF	AIG/Equus	Dorman	Manufacturing
1115 Vaughn Parkway Portland, TN	126,000 SF	AIG/Equus	TH Logistics	3PL
230 Ellery Court Nashville, TN	83,007 SF	Stonelake	Undisclosed	Undisclosed

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