



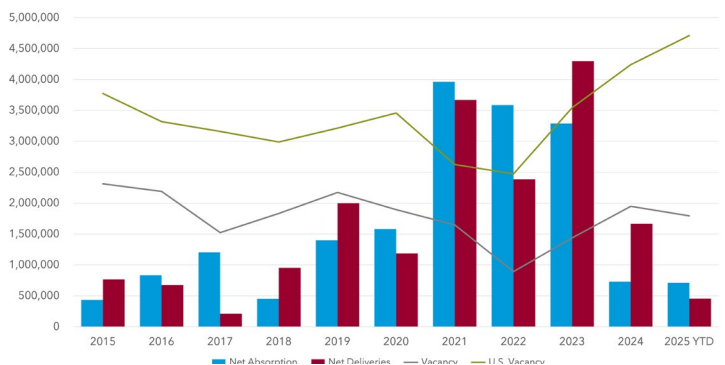
INDUSTRIAL MARKET OVERVIEW

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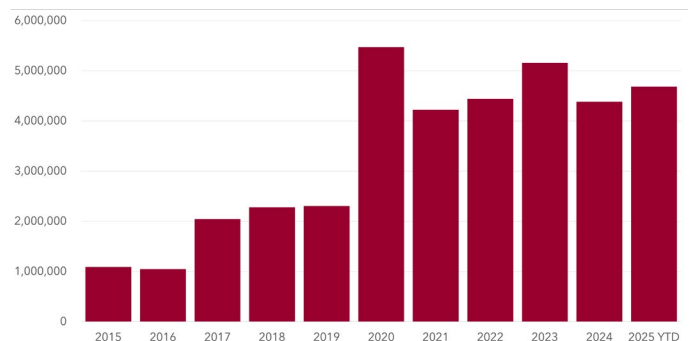
Vacancy in the Omaha industrial market during Q3 2025 was 2.6 % and decreased 0.6% over the past 12 months, meanwhile the national average increased by 0.76%. During Q3 2025, there was 346,362 SF of positive absorption, 357,216 SF delivered and 4,638,119 SF under construction, representing a 4.2% expansion of Omaha's inventory. Rents were around \$8.54/SF, which is a 2.2% increase from where they were a year ago. In the past three years, rents have increased a cumulative 11.9%. Market cap rate for Omaha was 8.9%, slightly above its trailing three-year average of 8.6%. Both employment and population saw growth over the last twelve months, the number of jobs increased by 2.9%, while Omaha's population grew by 1.0% during the same time period.

MARKET INDICATORS	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
▲ 12 Mo. Net Absorption SF	1,129,528	1,063,458	1,385,827	727,782	911,175
◀ ▶ Vacancy Rate	2.6%	2.6%	2.7%	3.1%	3.2%
▲ Avg NNN Asking Rate PSF	\$8.54	\$8.52	\$8.50	\$8.43	\$8.36
◀ ▶ Sale Price PSF	\$86.00	\$86.00	\$85.00	\$84.00	\$81.00
◀ ▶ Cap Rate	8.90%	8.90%	8.90%	8.80%	9.00%
▼ Under Construction SF	4,683,119	4,734,085	4,666,383	4,381,499	3,805,020
▲ Inventory SF	110,992,232	110,635,016	110,536,521	110,536,521	110,487,716

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
6200 N. 16th Street Omaha, NE	246,595 SF	\$13,400,000 \$54.34 PSF	6200 N 16th LLC TLK Transportation	Class B
4526 S. 140th Street Omaha, NE	29,706 SF	\$3,900,000 \$131.29 PSF	Jz Supply Co. LLC Richard W. Vale	Class C
6820 J Street Omaha, NE	29,013 SF	\$2,247,000 \$77.45 PSF	W H Warehouse Dean Buck Holdings, Inc.	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
10405 I Street Omaha, NE	33,120 SF	Zimmer Co	Sadoff & Rudoy Industries	Recycling
11302 I Street Omaha, NE	32,000 SF	Complete Custom Homes	Cohere Beauty	Manufacturing
14607 Chandler Road Omaha, NE	21,050 SF	Pelster Construction	Midwest Automotive Trucking	Transportation

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