



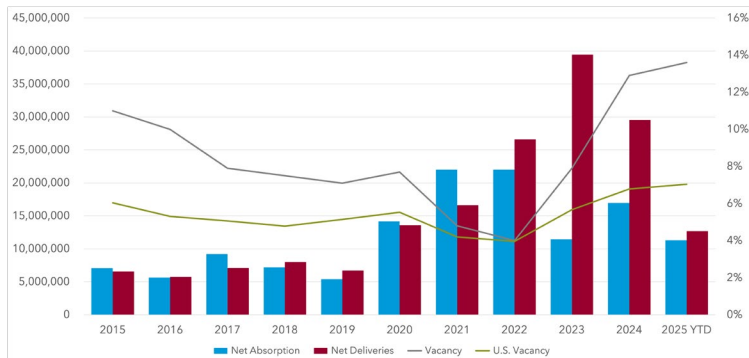
INDUSTRIAL MARKET OVERVIEW

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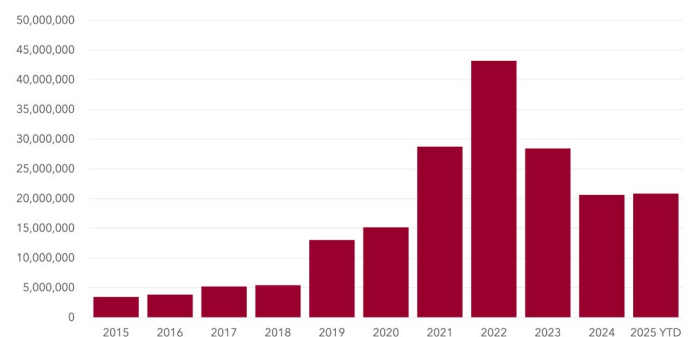
Over the past few years, Metro Phoenix has emerged as one of the fastest-growing industrial markets in the United States. Its growth has been driven by a combination of strategic location, robust infrastructure, relatively low costs compared to coastal markets, and a business-friendly environment. The market continues to attract significant demand from logistics, e-commerce, manufacturing, and major mission-critical operations such as semiconductor facilities, electric vehicle production, and data centers. These factors have collectively positioned Phoenix as a key hub for industrial and distribution activity in the Southwest.

MARKET INDICATORS	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
▲ Qtrly Net Absorption SF	4,256,901	2,311,273	4,345,216	3,106,751	2,365,734
▼ Vacancy Rate	13.60%	13.80%	13.60%	12.90%	11.60%
▼ Avg NNN Asking Rate PSF	\$13.56	\$13.92	\$13.56	\$13.56	\$13.44
▼ Sale Price PSF	\$169.60	\$191.11	\$183.71	\$172.08	\$150.38
▼ Cap Rate	6.80%	7.20%	6.50%	6.40%	6.50%
▲ Under Construction SF	20,852,106	19,282,617	19,767,171	20,628,215	28,718,048
▲ Inventory SF	451,714,930	446,052,267	444,427,978	437,587,792	428,487,792

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
7200 N. Sarival Avenue Litchfield Park, AZ	1,259,666 SF	\$147,066,005 \$116.75 PSF	Dollar Tree Lincoln Property Company	Class A
8900 N. Sarival Avenue Waddell, AZ	1,023,610 SF	\$140,200,000 \$136.97 PSF	JLL Income Trust Clarius/Peakline	Class A
16451 W. Glendale Avenue Litchfield Park, AZ	897,315 SF	\$113,550,000 \$126.54 PSF	EQT Exeter Westport Capital	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
16155 W. Elwood Street (Sublease) Goodyear, AZ	1,302,434 SF	Tratt Properties	CEVA Logistics	Logistics
7733 N. Litchfield Road Glendale, AZ	1,278,670 SF	Lincoln Property Co.	Walmart Stores, Inc.	Retail
8700 N. Sarival Avenue Waddell, AZ	734,800 SF	Clarius/Peakline	Scotts Miracle-Gro	Lawn Care

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