



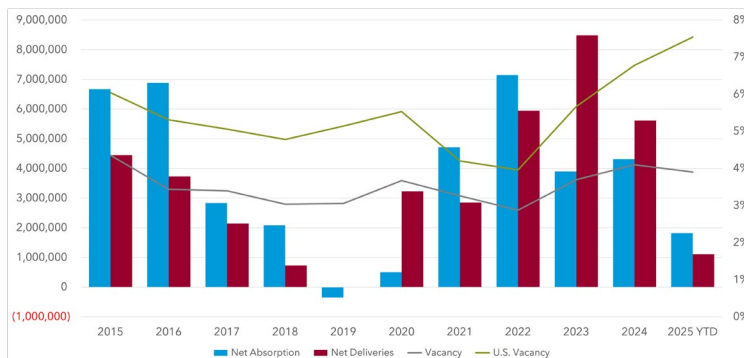
### INDUSTRIAL MARKET OVERVIEW

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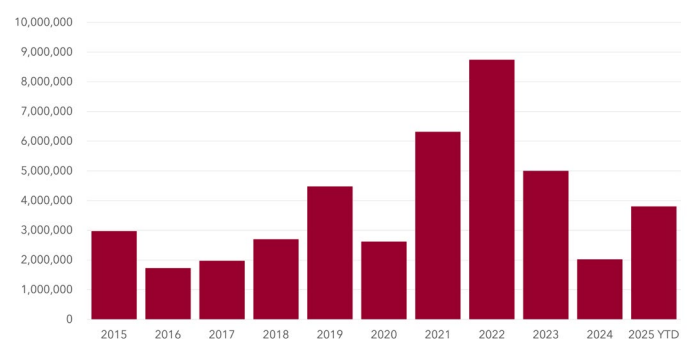
In Q3 2025, the Minneapolis industrial market stayed remarkably steady. Vacancy rates held firm, showing little movement from the prior quarter, while rental rates ticked up modestly as demand outpaced limited new supply. Leasing activity was driven by logistics, manufacturing, and last-mile users seeking well-located, efficient space. Construction starts remain subdued amid higher financing costs, keeping the market balanced and preventing oversupply. Overall, the sector remains resilient - steady fundamentals, mild rent growth, and consistent absorption underscore Minneapolis's position as one of the Midwest's most stable industrial markets

MARKET INDICATORS	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
▲ 12 Mo. Net Absorption SF	3,508,854	2,069,287	3,626,111	4,707,857	5,300,000
▼ Vacancy Rate	3.90%	4.10%	3.80%	4.20%	4.10%
▲ Avg NNN Asking Rate PSF	\$9.38	\$9.24	\$9.09	\$9.14	\$8.40
▲ Sale Price PSF	\$101.00	\$98.00	\$96.00	\$95.00	\$91.00
◄ ► Cap Rate	8.80%	8.80%	8.80%	8.91%	9.10%
▲ Under Construction SF	3,804,959	2,948,148	1,891,851	1,600,000	1,400,000
▲ Inventory SF	437,564,700	435,712,227	432,346,517	432,000,000	431,640,830

### NET ABSORPTION, NET DELIVERIES, & VACANCY



### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
701 NE Industrial Boulevard Minneapolis, MN	599,778 SF	\$53,800,000 \$89.70 PSF	Broadstone Net Lease J.J. Taylor Distributing	Class C
1000 Park Road Chanhassen, MN	151,636 SF	12,800,000 \$84.41 PSF	Safety Rail Company The Carlyle Group	Class C
610 Opperman Drive Eagan, MN	150,000 SF	\$17,000,000 \$113.33 PSF	Centra Digital Ryan Companies	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
10400 Naples Street NE Blaine, MN	116,950 SF	Capital Partners	Island Deliveries	3PL
13120 County Road 6 Plymouth, MN	72,800 SF	Kurt Woodhouse	Corporate Installations	Furniture Wholsalers
2215 Highway 36 W Roseville, MN	68,983 SF	EQT RE	Hood Packaging Corp	Manufacturing

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