



INDUSTRIAL MARKET OVERVIEW

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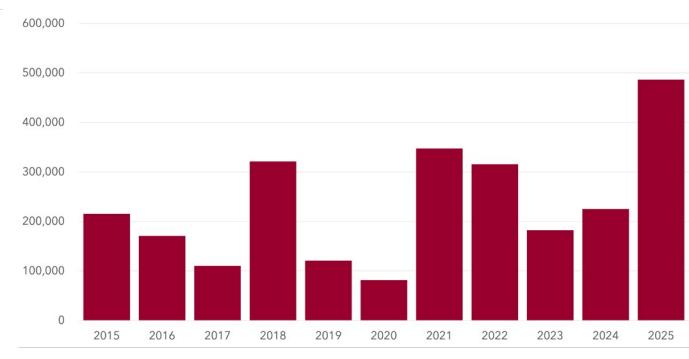
Vacancy in the Lincoln industrial market during Q4 2025 was 2.4% and decreased 0.21% over the past 12 months, meanwhile the national average increased by 0.63%. During Q4 2025, there was 28,782 SF of positive absorption, 11,250 SF delivered and 486,308 SF under construction, representing a 1.4% expansion of Lincoln's inventory. Rents were around \$7.83/SF, which is a 1.01% increase from a year ago. In the past three years, rents have increased a cumulative 10.9%. Market cap rate for Lincoln was 9.5%, slightly above its trailing three-year average of 8.9%. Both employment and population saw growth over the last twelve months, the number of jobs increased by 0.9%, while Lincoln's population grew by about 1.3% during the same time period.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	136,046	154,570	20,346	239,153	14,192
◀ ▶ Vacancy Rate	2.40%	2.40%	2.70%	2.40%	2.60%
▼ Avg NNN Asking Rate PSF	\$7.85	\$7.88	\$7.85	\$7.82	\$7.76
◀ ▶ Sale Price PSF	\$83.00	\$83.00	\$84.00	\$81.00	\$81.00
▼ Cap Rate	9.30%	9.40%	9.30%	9.40%	9.40%
▼ Under Construction SF	486,308	497,558	514,903	265,005	213,910
▲ Inventory SF	33,989,446	33,978,196	33,954,851	33,929,899	33,929,833

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
4741 Douglas Circle Lincoln, NE	20,881 SF	\$985,000 \$47.17 PSF	New Chances LLC Diamond Investment Properties LLC	Class B
6901 W. Adams Street Lincoln, NE	13,330 SF	\$895,000 \$67.14 PSF	PL-Enerserv LLC OSI Brothers LLC	Class C
2900 N. 36th Street Lincoln, NE	7,500 SF	\$1,000,000 \$133.33 PSF	Vivid Property Company LLC J Tech Construction LLC	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5340 N. 57th Street Lincoln, NE	24,000 SF	Ridgeway Properties	Nebraskaland Recycling LLC	Recycling
6140 McCormick Lincoln, NE	16,942 SF	Blue Lincoln Enterprises	Prairie Mechanical	Construction
4608 Pierce Drive Lincoln, NE	9,000 SF	The Arter Group	Central States Contractors, Inc.	Construction



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