



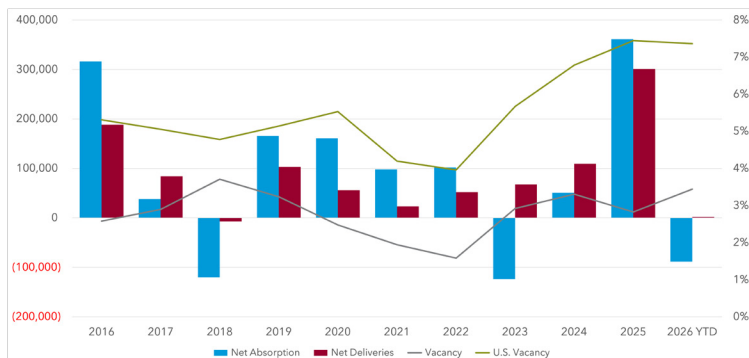
INDUSTRIAL MARKET OVERVIEW

JON THOMAS, Vice President

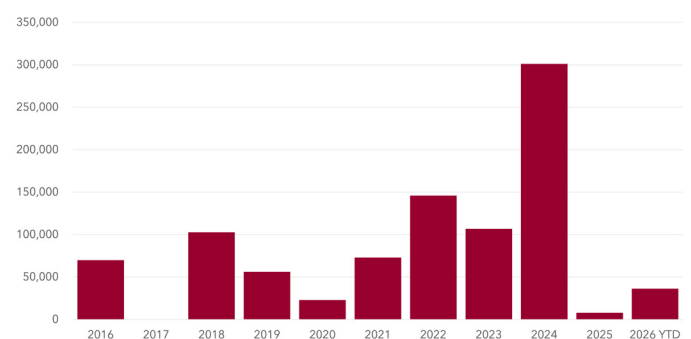
The Gainesville industrial market held steady in the third quarter of 2026, with vacancy at 3.3%, less than half the 7.4% national average. Net absorption remained essentially flat for the quarter, while the trailing 12-month total stands at a positive 279,000 SF. Just 36,250 SF is under construction. On the investment side, activity is normalizing, as \$46.2 million in sales over the past year matches the five-year average, though buyers are closing roughly 12% below asking prices. Global Net Lease's \$13.5 million acquisition of two Modiv Industrial buildings in Alachua led the period at a 7.6% cap rate, slightly inside the 7.9% market average. Asking rents of \$10.93/SF continue to edge higher.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	279,134	34,576	135,865	361,625	139,462
▲ Vacancy Rate	3.3%	3.2%	3.1%	2.8%	5.2%
▲ Avg NNN Asking Rate PSF	\$10.93	\$10.89	\$10.80	\$10.71	\$10.71
◀ ▶ Sale Price PSF	\$122	\$122	\$120	\$119	\$117
◀ ▶ Cap Rate	7.9%	7.9%	7.9%	7.9%	7.9%
◀ ▶ Under Construction SF	36,250	36,250	36,250	7,900	7,900
◀ ▶ Inventory SF	14,645,880	14,645,880	14,645,880	14,644,230	14,644,230

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
13365 Southern Precast Dr Alachua, FL	70,052 SF	\$11,174,046 \$159.51 PSF	Global Net Lease Modiv Industrial, Inc.	Class C
13351 Progress Blvd Alachua, FL	15,000 SF	\$2,075,000 \$138.33 PSF	Raymond Suppa The InterMed Group	Class C
7230 W University Ave Alachua, FL	10,022 SF	\$1,300,000 \$129.71 PSF	Khadija Foundation, Inc 7230 West University Llc	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6621 16th St Gainesville, Florida	8,100 SF	Prestige Realty of NFLA	Gator Moving & Storage	Moving & Storage Services
6515 NW 16th St Gainesville, Florida	7,500 SF	6515 CJ LLC	Grow Good	Beauty Products
3822 55th Pl Gainesville, Florida	3,975 SF	John Kenyon	Not Disclosed	N/A

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