



ARROW ROUTE DISTRIBUTION CENTER

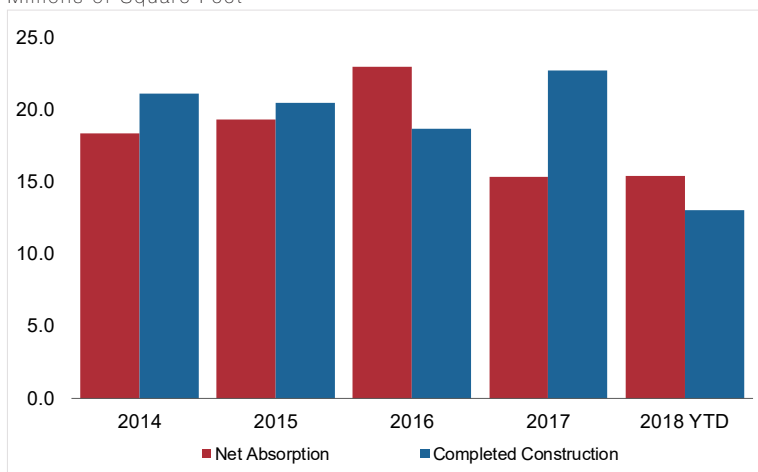
KEY STATISTICS MID-YEAR 2018

Market Size:	552,526,981 SF
Existing Available Space:	45,070,617 SF
Space Under Construction:	23,596,427 SF
Completed Construction in 2018 YTD:	10,849,443 SF
Largest Project Under Construction in 2018:	First Nandina Logistics Center; Moreno Valley; Riverside County; 1.4M SF; delivers 3Q 2018
Largest Project Completed in 2018:	Modular Logistics Center; Moreno Valley; Riverside County; 1.1M SF; completed 2Q 2018

MARKET TRENDS

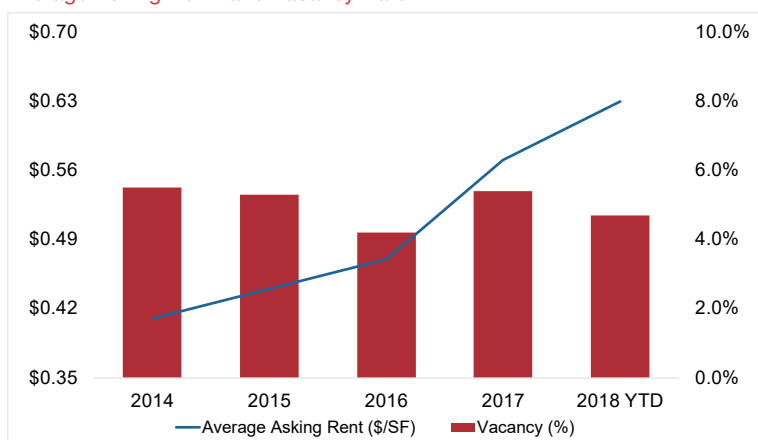
- The average asking rent increased 53.7% from 2014
- The vacancy rate declined 80 basis points from 2014 due to strong e-commerce demand
- Net absorption totaled 73.1M SF since 2014
- Completed construction totaled more than 75.1M SF since 2014

Net Absorption and Completed Construction
Millions of Square Feet



Source: NAI Capital Research, CoStar

Average Asking Rent* and Vacancy Rate

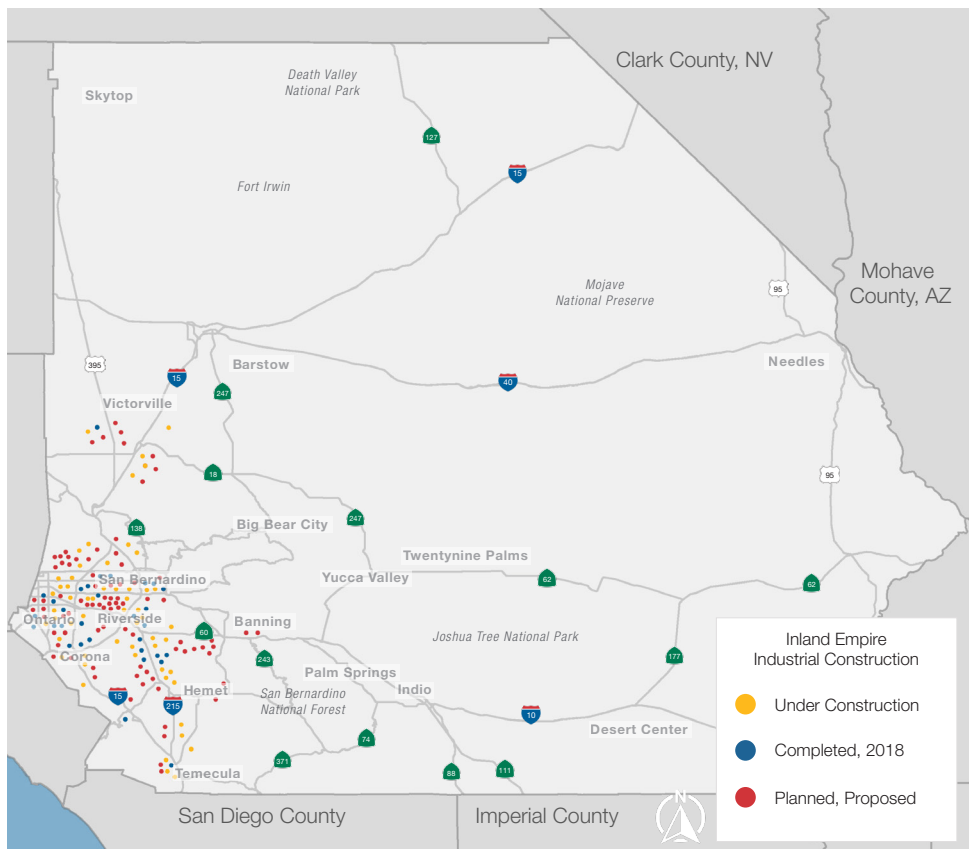


*Rents reflect buildings of 10,000 SF or greater; quoted in \$/SF NNN on a monthly basis
Source: NAI Capital Research, CoStar

Projects To Watch In 2018



- Optimus Logistics Center** is a two-building 1.4M SF class A fulfillment and distribution campus project underway in Perris. The 1,039,898 SF Building 1 will deliver in 3Q 2018. Building 2 (406,650 SF) is located at 4150 Patterson Ave and will deliver at the end of 3Q 2018.
- Patterson Logistics Center** is a 912,338 SF class A industrial distribution building in Perris developed by Western Realco on 41.8-acre site. The project delivers 4Q 2018.
- Agua Mansa Logistics Center** is an 808,500 SF class C logistics warehouse in Colton developed by LBA Realty. The project is located within the FedEx Ground freight yard and will deliver fully leased 1Q 2019.
- 4323 Indian Avenue** is a 656,695 SF class A state-of-the-art distribution facility in Perris developed by Duke Realty. The building is available for lease and delivers 4Q 2018.
- Arrow Route Distribution Center** is a 611,573 SF class B industrial warehouse building in Rancho Cucamonga developed by Industrial Property Trust and Black Creek Group. The project will deliver 4Q 2018.



For more information please contact:

J.C. Casillas
 Vice President
 818.933.2433
jcasillas@naicapital.com



NAI Capital Industrial Services
www.naicapital.com