

Industrial Market Outlook

Inland Empire Q3 2024

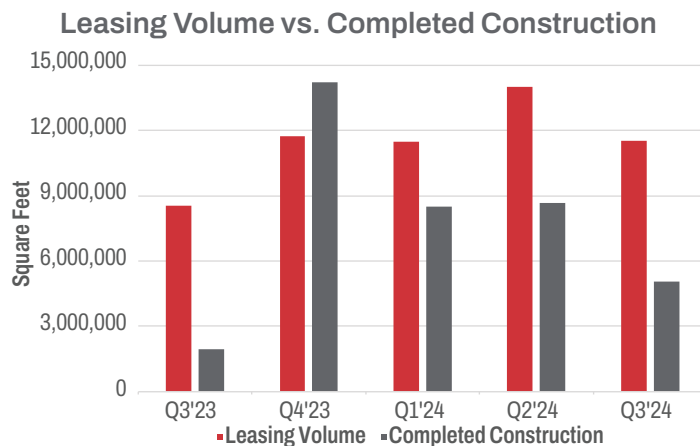
MARKET STATISTICS*

Submarket	Existing Total RBA (SF)	Under Construction (SF)	Total Available (%)	Total Vacancy (%)	Leasing Volume (SF)	YTD Leasing Volume (SF)	Sales Volume (SF)	YTD Sales Volume (SF)	Average Asking Rent (\$/SF NNN)	Average Sale Price (\$/SF)
East	319,652,362	6,316,418	13.4%	9.1%	3,573,664	12,417,784	1,022,052	3,057,546	\$1.09	\$344
High Desert	30,467,927	1,540,400	13.0%	7.9%	43,469	314,459	170,832	362,935	\$1.17	\$113
South	23,482,246	91,862	9.5%	6.9%	168,116	645,714	169,036	343,700	\$0.90	\$224
West	366,388,190	9,443,046	11.4%	7.3%	7,758,072	23,652,772	1,592,214	4,358,011	\$1.28	\$327
Inland Empire	739,990,725	17,391,726	12.3%	8.1%	11,543,321	37,030,729	2,954,134	8,122,192	\$1.19	\$310

*RBA includes industrial buildings of all sizes. Rents reflect buildings of 10,000 square feet or greater.

LEASING TRENDS

The pace of leasing volume averaged 11.5 million square feet quarterly, declining by 17.5% quarter over quarter in Q3, as completed construction peaked at the end of last year. While completed construction decreased by 41.5% in Q3 compared to Q2 2024, it remained over three times higher than levels seen at this time last year.



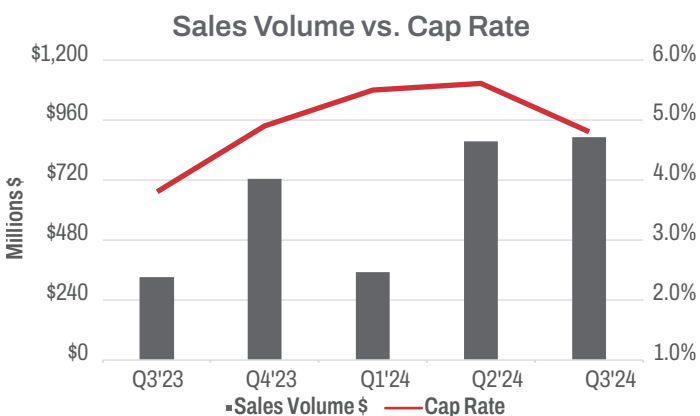
Select Lease Transactions

Address	City	Submarket	Square Feet
1979 W Renaissance Pky	Rialto	East	927,696
17820 Slover Ave*	Bloomington	East	651,815
22000 Opportunity Way	Riverside	East	503,592
13230 San Bernardino Ave	Fontana	West	480,000
8375 Sultana Ave	Fontana	West	475,026

*Sublease

SALES TRENDS

In Q3 2024, sales volume held steady from the previous quarter, maintaining the consistent strength seen since Q3 2023. The average cap rate fluctuated by 80 basis points from the prior quarter and was 100 basis points higher than at this time last year, averaging 4.8%.



Select Sales Transactions

Address	City	Submarket	Square Feet
16604 Slover Ave	Fontana	West	690,967
8300 Almeria Ave	Fontana	West	236,129
14339 Whittram Ave	Fontana	West	209,700
7250 Cajon Blvd	San Bernardino	East	183,116
1730 Eastridge Ave	Riverside	East	128,000