

Industrial Market Outlook

Inland Empire Q4 2024

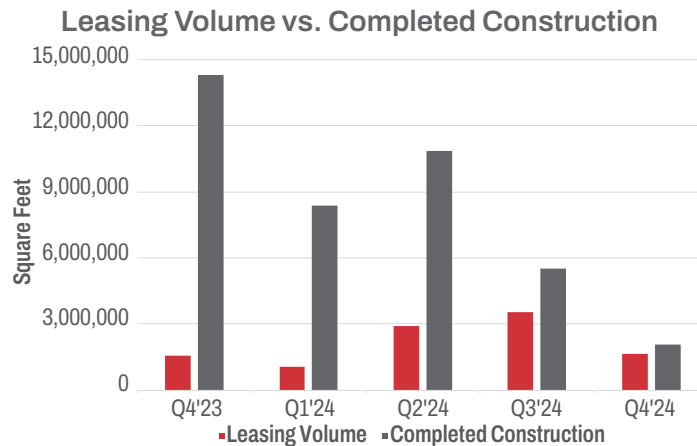
MARKET STATISTICS*

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	320,189,014	5,733,822	13.2%	8.5%	2,651,664	19,631,538	928,052	4,211,265	\$1.07	\$215
High Desert	30,474,545	1,540,400	12.8%	6.9%	29,157	343,851	51,032	285,810	\$1.10	\$133
South	23,523,905	91,862	9.3%	7.5%	117,223	811,789	169,036	444,042	\$1.27	\$204
West	369,535,259	5,585,969	10.5%	6.9%	6,169,882	36,895,878	1,589,674	5,231,558	\$1.14	\$281
Inland Empire	743,722,723	12,952,053	11.7%	7.6%	8,967,926	57,683,056	2,737,794	10,172,675	\$1.12	\$232

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

LEASING TRENDS

Leasing volume dropped 44.8% in Q4 compared to Q3 2024, while year-to-date volume increased 7.2% year-over-year. This quarter added only 2.06 million square feet to the market, bringing the year-to-date total to over 26.8 million square feet—a 5.6% decline from last year—underscoring the broader slowdown in completed construction throughout 2024.



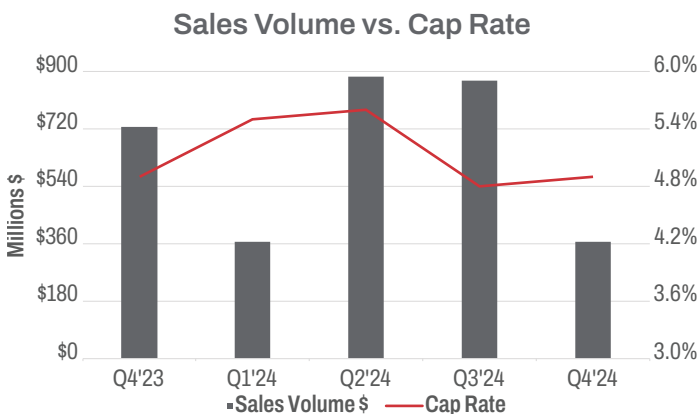
Select Lease Transactions

Address	City	Submarket	Square Feet
8900 Merrill Ave*	Ontario	West	600,000
3412 Manitou Ct	Jurupa Valley	East	560,025
5450 E Francis St	Ontario	West	480,000
11119 Juniper Ave	Fontana	West	436,424
10886 S Citrus Ave	Fontana	West	424,427

*Sublease

SALES TRENDS

In Q4 2024, sales volume dropped 52.1% from the previous quarter, with year-to-date total sales declining 18.2% compared to last year, reflecting weakened demand and ongoing pricing adjustments between buyers and sellers. The average cap rate fell by 10 basis points from the prior quarter but remained unchanged year-over-year at 4.9%.



Select Sales Transactions

Address	City	Submarket	Square Feet
4420 Serrano Dr	Jurupa Valley	East	332,725
1680 Eastridge Ave - Bldg C	Riverside	East	449,040
13201 Dahlia St	Fontana	West	278,650
15521 Slover Ave	Fontana	West	192,794
4331 Eucalyptus Ave	Chino	West	100,615