



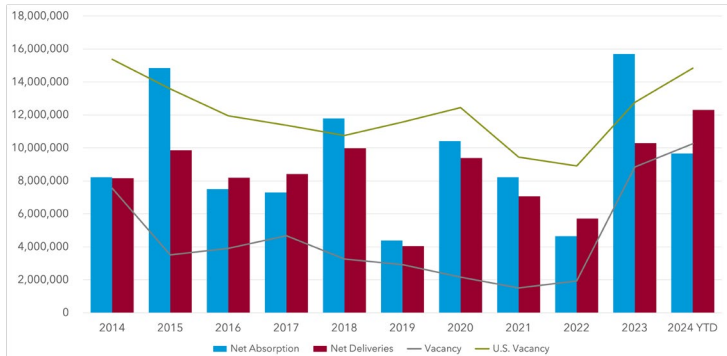
INDUSTRIAL MARKET OVERVIEW

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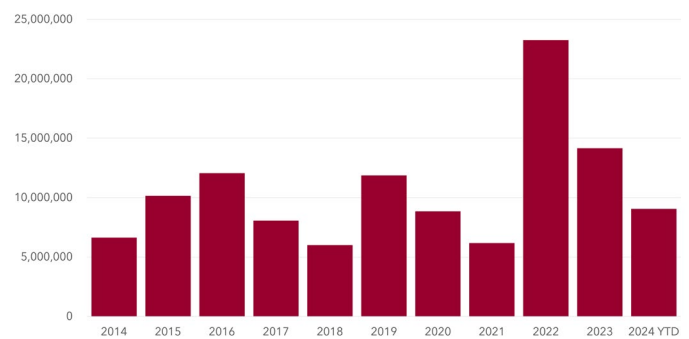
While the development pipeline is down 57% year-over-year, Vacancy is up 48%, and lease rates have adjusted 28%, overall tenant activity has resumed in the Inland Empire West industrial market, as this submarket hasn't seen this much positive net absorption in potentially the history of the sector. Multiple 1M square-foot lease transactions were executed this quarter, all absorbed by credit tenants. However, nearly 5M square feet of this quarter's move-ins came from significant, big-box deliveries in which their Leases were executed the year prior. The I.E. continues to attract institutional capital, as a Class A 835,000 square foot building traded for nearly \$200M.

MARKET INDICATORS	Q2 2024	Q1 2024	Q4 2023	Q3 2023	Q2 2023
▲ Qtrly Net Absorption SF	6,144,222	3,518,076	3,782,953	2,372,610	(1,327,177)
▲ Vacancy Rate	4.56%	4.26%	3.93%	3.50%	3.09%
▼ Avg NNN Asking Rate PSF	\$14.58	\$16.20	\$17.27	\$18.84	\$20.28
▼ SF Under Construction	9,052,807	11,497,705	14,152,366	18,587,253	20,988,000
▲ Inventory SF	371,172,563	365,894,032	363,615,462	361,829,546	359,917,966

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
13423-13473 Santa Ana Fontana, CA	835,100 SF	\$197,000,000 \$235.90 PSF	EQT Exeter Hancock Reit Commerce Way LLC	Class A
4450 Lowell Street Ontario, CA	317,070 SF	\$90,250,000 \$284.64 PSF	Stockbridge Capital Group Principal Real Estate Investors	Class B
3351 Philadelphia Street Ontario, CA	203,408 SF	\$52,000,000 \$255.64 PSF	Stockbridge Capital Group Principal Real Estate Investors	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4121 Coyote Canyon Road Fontana, CA	1,171,788 SF	CapRock Partners	Amazon	E- Commerce
10545 Production Avenue Fontana, CA	1,101,840 SF	Rexford Industrial Realty Inc.	Tireco, Inc.	Retailer
853 Del Rio Place Ontario, CA	1,053,225 SF	Sares Regis	QVC, Inc.	E- Commerce

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