
SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
3520 Cactus Ave	Rialto	1,264,102	XPO Logistics
17350 Perris Blvd.	Moreno Valley	1,109,378	DMSI
27582 Pioneer Ave	Redlands	800,444	Burlington Coat Factory

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
6227 Cajon Blvd. San Bernardino, CA	\$97,750,000 Investment	\$121.00 -	809,322 Class A	Exeter Property Grp 6227 Cajon Fee Owner
1660 N. Linden Ave Rialto	\$100,542,500 Investment	\$155.00 -	649,800 Class A	Hillwood Inv & Dev Gramercy Property Tr
21800 Authority Way Riverside	\$78,923,246 User	\$127.00 N/A	620,000 Class A	Nissan North America Meridian Park LLC

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
4413 Patterson Ave	Perris	912,338	AEW Capital Mgmt
21800 Authority Way	Riverside	620,000	Meridian Park LLC
18810 Harvill Ave	Perris	600,000	Majestic Realty Co.


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
24400 Krameria Ave	Moreno Valley	1,331,763	Q4 2019
3520 S. Cactus Ave	Rialto	1,264,102	Q4 2019
1010 W. 4th St	Beaumont	1,074,628	Q3 2019

TOTAL INDUSTRIAL MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates GRS	Gross SF Absorption	SF Inventory	SF Under Construction
Q2 2019	4.10%	\$8.88	9,228,383	235,015,746	16,362,419
Q1 2019	4.71%	\$8.43	3,869,865	234,034,555	18,750,669
Q4 2018	5.50%	\$8.81	8,363,013	229,308,545	15,205,970
Q3 2018	5.29%	\$8.64	6,244,653	224,108,619	14,994,018
Q2 2018	5.09%	\$8.22	6,830,974	220,826,264	17,307,247


9,228,383 GROSS
ABSORPTION SF


4.1% VACANCY
9,630,465 SF


\$8.88 AVG. ASKING RATE
PSF GROSS


3,784,482 DELIVERIES
13 Buildings


16,362,419 UNDER
CONSTRUCTION
46 Buildings

TOBY TEWELL, Vice President
CAROLINE PAYAN, Dir. Mktg & Research

A predicted slowdown for the Inland Empire's industrial sector has not come to pass. Vacancy throughout the region is at approximately 4%, lease rates/sales prices at all-time highs and gross absorption continues to be strong. Demand for big box and mid-box industrial is outpacing new deliveries. Development projects in all size ranges continue to pop up and push top prices. In this under-supplied environment, investors and owner-users are accepting lower cap rates and higher per-square-foot prices rather than sit on the sidelines. Likewise, tenants are accepting higher lease rates.