



SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
3300 Channahon Rd	I-80 Corr / Joliet	1,220,140	Target Corporation
3901 Brandon Rd	I-80 Corr/Elwood	826,755	UNIS
1000 Bilter Rd	I-88 Corr/Aurora	694,367	LTD Commodities

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
16801 S. Exchange Ave South Crook/Lansing	\$12,697,500 Investment	\$27.85 8.85%	455,858 Class C	Plymouth Industrial REIT Torchlight Investors
10200 55th St SE Wisconsin/Kenosha	\$29,300,000 Investment	\$82.77 -	354,000 Class A	Clear Height Properties Kenall Manufacturing
7701-7711 95th St Wisconsin/Pleasant Prairie	- Investment	- -	252,825 Class B	High Street Realty Co Zilber Property Group

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
25101 S. Ridgeland Ave	Monee	879,040	DeBartolo/LFI R.E.
12508 38th St	Kenosha	800,000	Uline/Hunzinger
805 Discovery Dr	West Chicago	782,000	Suncast/Pritzker


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
Steiner Rd & 143rd St	Plainfield	1,500,000	Q1 2020
3501 S. Pulaski Rd	Chicago	999,900	Q1 2020
I-88 & Orchard Rd	Aurora	764,895	Q4 2019

TOTAL INDUSTRIAL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q3 2019	5.80%	\$6.17	6,512,782	1,305,776,037	16,937,511
Q2 2019	5.78%	\$6.10	5,164,359	1,298,546,937	18,098,059
Q1 2019	5.72%	\$6.07	4,291,980	1,301,352,095	18,323,465
Q4 2018	5.86%	\$5.98	3,154,364	1,298,817,068	19,198,878
Q3 2018	5.84%	\$5.80	4,898,667	1,295,224,449	15,370,601

 **6,512,782** NET ABSORPTION SF

 **5.80%** VACANCY
75,787,484 SF

 **\$6.17** AVG. ASKING RATE PSF GROSS

 **7,625,380** DELIVERIES
18 Buildings

 **16,937,511** UNDER CONSTRUCTION
63 Buildings

DIANA PEREZ, Director of Research

The net absorption for Chicago's industrial market has remained positive for the 15th consecutive quarter. Totaling 6.5 million square feet during the third quarter of 2019, bringing the year-to-date tally to 15.9 million square feet. Build-to-suit construction projects delivered nearly 2.7 million square-feet during the third quarter, contributing strongly to the quarter's positive net absorption. The third quarter 2019 Chicago industrial vacancy rate remained unchanged from the second quarter despite a decline in leasing and sale activity. The occupancy of a 1.2 million-square-foot building in the I-80/Joliet Corridor by a major retailer helped to keep overall vacancy rates steady.