


**SIGNIFICANT LEASE DEALS**

Address	Submarket/City	Square Feet	Tenant
17505 I-35 W N Frontage	Northlake	500,555	Schluter Systems
2801 N. Houston School	South Dallas	610,806	ICU Medical
15221 N. Beach St	Fort Worth	810,908	Callaway Golf Company

**SIGNIFICANT BUILDING SALES**

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
3000 E. Pioneer Great Southwest	\$65,165,227 Investment	\$79.00 5.0%	815,820 Class A	Black Creek Group Lasalle Inv Mgmt
2115 E. Randol Mill Rd Great Southwest	\$14,900,000 Investment	\$81.00 Healthy	182,630 Class B	Sealy & Company Cole OFC Arlington TX
2918 S. Jupiter Rd NE Dallas/Garland	\$3,400,000 Investment	\$32.00 9.0%	105,000 class C	LB Jupiter Investment Tchunji Corp

**LARGEST DELIVERIES**


Address	Submarket/City	SF	Developer
2601 W. Rochelle	DFW Airport	494,385	Dalfen
313 N. Great Southwest Pky	Arlington	128,173	Prologis
2000-2030 E. Arbrook	Arlington	176,000	East Group Prop


**LARGEST UNDER CONSTRUCTION**

Address	Submarket/City	SF	Delivery Date
2650 Rental Car Dr	E DFW Air	709,700	Dec 2019
1401 Chalk Hill Rd	Eastern Lonestar	672,775	Q1 2020
9031 Autobahn Dr	South Dallas	106,700	Q1 2020


**TOTAL INDUSTRIAL MARKET STATISTICS**


	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q3 2019	6.10%	\$6.84	3,326,802	934,358,395	38,029,101
Q2 2019	6.10%	\$6.60	6,892,273	931,698,974	32,005,218
Q1 2019	6.20%	\$6.59	5,791,604	924,518,686	32,117,275
Q4 2018	6.00%	\$6.44	7,343,201	917,059,314	29,232,756
Q3 2018	6.10%	\$6.33	5,613,132	910,390,735	28,682,910


**3,326,802** NET ABSORPTION  
SF


**6.10%** VACANCY  
56,551,740 SF


**\$6.84** AVG. ASKING RATE  
PSF GROSS


**2,649,621** DELIVERIES  
27 Buildings


**38,029,101** UNDER  
CONSTRUCTION  
141 Buildings

**COLTON RHODES, Associate**

The DFW industrial market continues to see strong performance heading into Q4 2019 pushing the average quoted rate to \$6.84 PSF as compared to \$6.60 PSF in Q2 of 2019. Developers remain bullish with deliveries of over 2.5M SF pushing the total market size to 934M SF. We expect to continue to see positive absorption as interest from e-commerce, last mile distributors and large big box distributors remains consistent.