INLAND EMPIRE WEST



SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
Prologis West Ont Log	Bldg 1, Ontario	1,206,967	VF Outdoor
Majestic Airport Ctr	Bldg 5, Ontario	725,000	Target
2825 Jurupa St	Ontario	612,104	Samsung

SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
City	Type of Sale	Cap Rate	Class	Seller
Rancho Cucamonga Dist	\$58,920,398	\$140.60	419,064	Lincoln Property Co
Rancho Cucamonga #16	Investment	4.10%	Class B	Colony Capital
Serrano Bus Park Bldg 1	\$30,561,960	\$169.00	180,840	GreenCycle US Holding
Mira Loma	Owner/User	-	Class A	Caprock Partners
4850 Airport Dr	\$21,006,483	\$140.60	149,406	Lincoln Property Co
Ontario	Investment	4.10%	Class B	Colony Capital

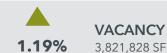
LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
Goodman Ind Park Bldg 2	Fontana	615,971	Goodman
Goodman Ind Park Bldg 1	Fontana	508,002	Goodman
Prologis Mtn View Ind Bldg 4	Fontana	207,253	Prologis

LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
Watson Ind Park Bldg 848	Chino	566,210	<u>+</u> April 2020
Watson Ind Park Bldg 849	Chino	280,790	<u>+</u> April 2020
Oakmont Live Oak	Fontana	<u>+</u> 236,912	<u>+</u> Q2 2020

NET ABSORPTION 1,337,003



AVG. ASKING RATE \$8.616 **PSF GROSS**





ANGELICA GUZMAN, Dir. Mktg & Res

The Inland Empire West market had a positive net absorption for the quarter due strong e-commerce demand for efficient industrial buildings and new construction. Effective lease rates remain at record high as limited supply and robust market conditions continue to drive rates upward too \$0.718 NNN. With over ±11,768,301 square feet currently under construction, the industrial market still reached a record low 1.19% in vacancy in the IEW.

TOTAL INDUSTRIAL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q3 2019	1.19%	\$8.616	1,337,003	321,877,285	11,768,301
Q2 2019	1.16%	\$8.460	2,357,533	319,632,450	11,969,128
Q1 2019	1.37%	\$8.292	583,120	314,414,452	8,555,446
Q4 2018	1.45%	\$8.160	1,624,090	312,310,181	6,004,339
Q3 2018	1.44%	\$7.884	1,977,152	311,034,499	6,121,130





