


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 City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
Rancho Cucamonga Dist Rancho Cucamonga #16	\$58,920,398 Investment	\$140.60 4.10%	419,064 Class B	Lincoln Property Co Colony Capital
Serrano Bus Park Bldg 1 Mira Loma	\$30,561,960 Owner/User	\$169.00 -	180,840 Class A	GreenCycle US Holding Caprock Partners
4850 Airport Dr Ontario	\$21,006,483 Investment	\$140.60 4.10%	149,406 Class B	Lincoln Property Co 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	± April 2020
Watson Ind Park Bldg 849	Chino	280,790	± April 2020
Oakmont Live Oak	Fontana	±236,912	± Q2 2020

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

 **1,337,003** NET ABSORPTION SF

 **1.19%** VACANCY 3,821,828 SF

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

 **1,466,887** DELIVERIES 5 Buildings

 **11,768,301** UNDER CONSTRUCTION 51 Buildings

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.