



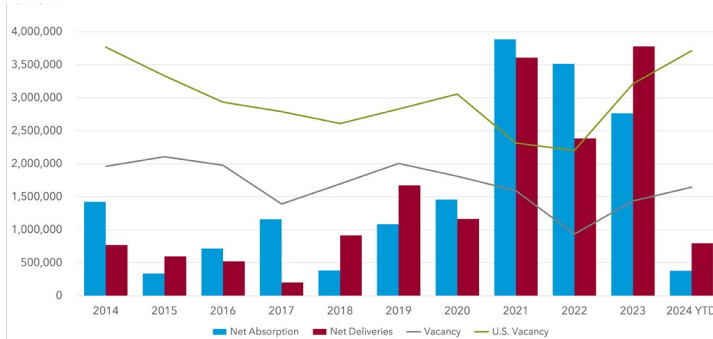
INDUSTRIAL MARKET OVERVIEW

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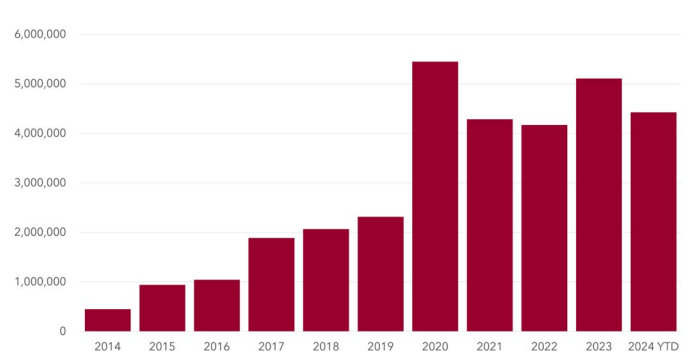
Vacancy in the Omaha industrial market during Q2 2024 was 3.0% and increased 0.7% over the past 12 months, meanwhile the national average increased by 1.9%. During Q2 2024, 1.6 million SF was absorbed, 2.4 million SF was delivered and 4.4 million SF under construction, representing a 4.1% expansion of Omaha's inventory. Rents were around \$8.15/SF, which is a 4.1% increase from where they were a year ago. In the past three years, rents have increased a cumulative 19.0%. Market cap rate for Omaha were 8.9%, slightly above its trailing three-year average of 8.2%. Both employment and population saw growth over the last twelve months, the number of jobs increased by 1.5%, while Omaha's population grew by 1.0% during the same time period.

MARKET INDICATORS	Q2 2024	Q1 2024	Q4 2023	Q3 2023	Q2 2023
▲ 12 Mo. Net Absorption SF	1,601,632	1,099,523	2,841,328	2,104,619	2,953,000
▲ Vacancy Rate	3.0%	2.8%	2.4%	2.2%	2.1%
▲ Avg NNN Asking Rate PSF	\$8.15	\$7.96	\$7.94	\$7.86	\$7.77
▼ SF Under Construction	4,426,363	4,837,573	5,108,158	6,073,243	6,184,071
▲ Inventory SF	107,454,132	4,083,802	3,724,317	3,761,386	3,181,076

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
11305 S. 150th Avenue Omaha, NE	317,519 SF	\$61,451,708 \$193.54 PSF	Arch Street Capital Advisors Scannell Properties	Class A
9202 F Street Omaha, NE	267,495 SF	\$22,500,000 \$84.11 PSF	Founders Properties GI IX Specialty RET LLC	Class B
4101 Gibson Road Omaha, NE	215,127 SF	\$69,038,000 \$320.92 PSF	Blue Owl Syngenta Global	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
12500 I Street Omaha, NE	750,000 SF	Industrial Realty Group LLC	Ford Storage and Moving Company	Warehouse
13900 Chalco Valley Parkway Omaha, NE	73,483 SF	NEBCO	Union Pacific Railroad	Warehouse
14850 Rodina Street Springfield, NE	69,120 SF	MadDad 1 LLC	Cannonball Express	Warehouse

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