



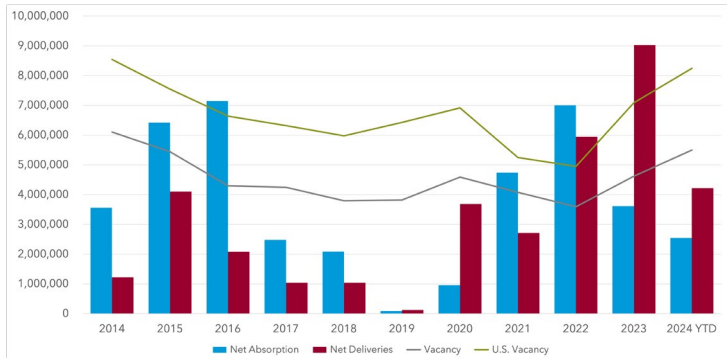
INDUSTRIAL MARKET OVERVIEW

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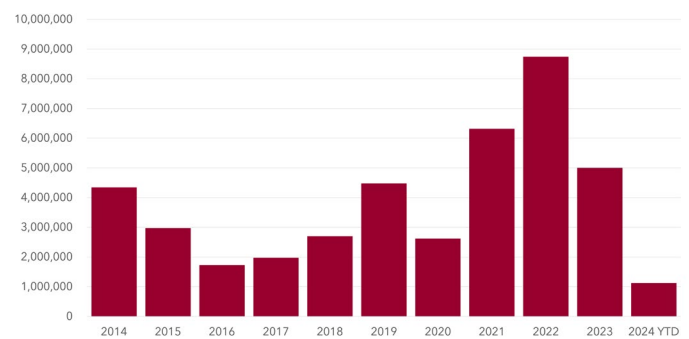
The industrial real estate market in Minneapolis saw robust activity in Q2 2024. Vacancy rates slightly decreased, reflecting strong demand and steady leasing activity. Net absorption remained positive, driven by continued interest from logistics and e-commerce companies. However, new construction starts have slowed, partly due to rising construction costs and interest rates. Rental rates have been stable, with some submarkets experiencing slight increases due to limited supply. The outlook remains optimistic, with expectations of sustained demand and gradual growth in rental rates as the market adjusts to economic conditions.

MARKET INDICATORS	Q2 2024	Q1 2024	Q4 2023	Q3 2023	Q2 2023
▲ 12 Mo. Net Absorption SF	3,433,142	3,392,586	3,615,180	3,678,457	5,856,935
▲ Vacancy Rate	4.3%	4.0%	3.7%	3.5%	3.1%
▲ Avg NNN Asking Rate PSF	\$8.83	\$8.59	\$8.55	\$8.25	\$8.13
▼ SF Under Construction	1,124,108	3,545,177	5,746,183	8,620,615	9,138,073
▲ Inventory SF	429,328,702	425,432,054	422,448,005	418,471,655	416,705,228

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
Part of a 20-Building Sale Metro Wide, MN	4,000,000 SF	\$396,800,000	EQT Exeter Prologis	Class A
326 Lake Hazeltine Drive -3 Bldg Sale Chaska, MN	82,085 SF	\$14,040,000 \$171.04 PSF	Beckman Coulter Cardbeck Chaska Trust	Class B
2450 N Washington Avenue Minneapolis, MN	181,436 SF	\$6,310,000 \$34.78 PSF	Cemstone Classice Space, Inc.	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6300 Olson Memorial Highway Golden Valley, MN	124,000 SF	United Properties	Shippers Supply	Shipping Materials
11100 Jefferson Highway, N Champlin, MN	92,721 SF	Investcorp	States Manufacturing	Electrical
17600 Territorial Road Maple Grove, MN	88,760 SF	Opus	Turbine Pro	Manufacturing

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