



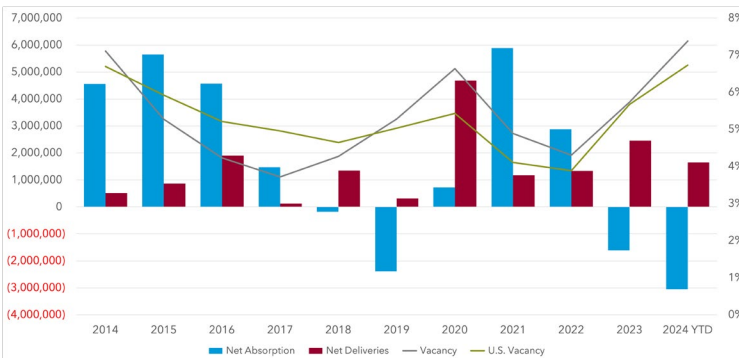
INDUSTRIAL MARKET OVERVIEW

CHRIS SCHOFIELD, SIOR, *Managing Principal*

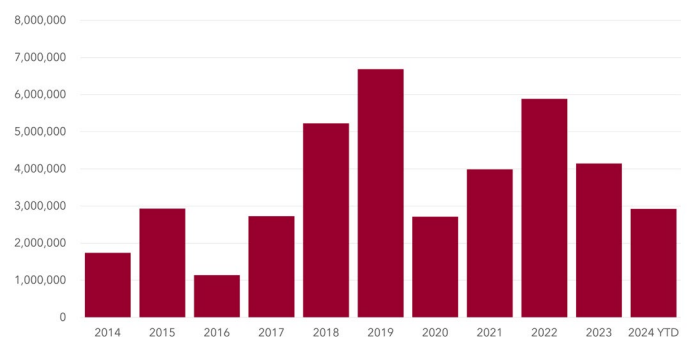
The 880 Industrial Corridor felt a summer slow down during the third quarter of 2024. A variety of factors are in play, including an election year, as vacancy continues to trend upward. Rents, however, have held steady. The sale market remains strong with very limited inventory on the market. We expect stronger leasing activity in Q4 and both investment and owner/user sales to remain competitive.

MARKET INDICATORS	Q3 2024	Q2 2024	Q1 2024	Q4 2023	Q3 2023
▼ 12 Mo. Net Absorption SF	(4,079,152)	(3,716,628)	(1,910,795)	(1,611,932)	530,128
▲ Vacancy Rate	7.2%	6.8%	6.1%	5.7%	5.0%
▲ Avg NNN Asking Rate PSF	\$1.46	\$1.45	\$1.44	\$1.43	\$1.41
▲ Sale Price PSF	\$271.00	\$269.00	\$268.00	\$269.00	\$271.00
◀▶ Cap Rate	5.7%	5.7%	5.7%	5.6%	5.5%
◀▶ Under Construction SF	2,924,040	2,924,040	2,342,474	4,145,604	4,455,445
◀▶ Inventory SF	279,302,578	279,302,578	279,225,978	277,655,546	277,116,179

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
47020 Kato Road Fremont, CA	209,916 SF	\$79,500,000 \$378.72 PSF	Kohlberg Kravis Roberts & Co. LP Link Logistics Real Estate	Class A
2376 Davis Avenue Hayward, CA	132,759 SF	\$34,700,000 \$261.38 PSF	Karen & Vince Tov CenterPoint Properties	Class B
38875-38997 Cherry Street Newark, CA	97,672 SF	\$31,531,081 \$322.83 PSF	Investcorp International Realty, Inc. BKM Capital Partners	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6600 Stevenson Boulevard Fremont, CA	127,452 SF	Prologis	Quanta Computer	Tech
44051 Osgood Road Fremont, CA	70,171 SF	DWS/RREEF	Amazon	Ecommerce
2062 W. Winton Avenue 140th San Leandro, CA	68,662 SF	Terreno	DHX	3PL

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