



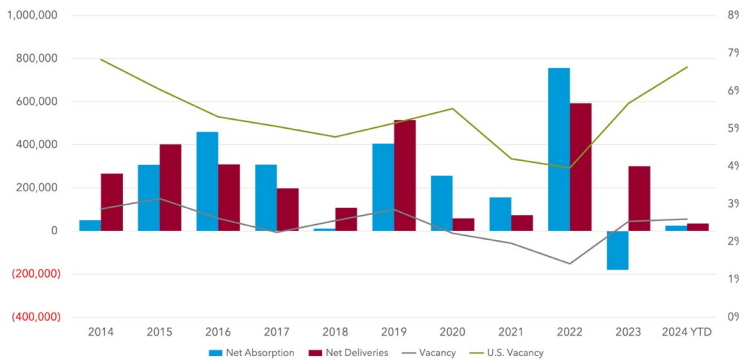
INDUSTRIAL MARKET OVERVIEW

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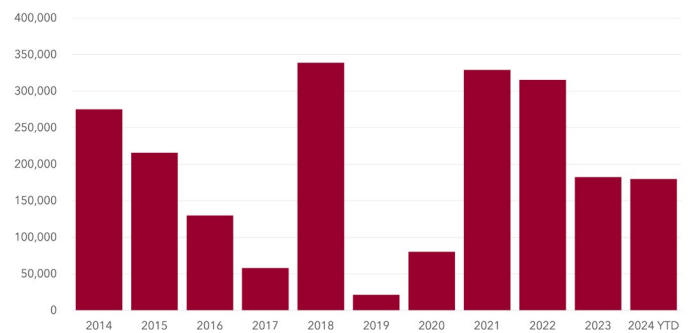
Vacancy in the Lincoln industrial market during Q3 2024 was 2.6% which is a slight increase over the past 12 months, meanwhile the national average increased by 0.96%. During Q3 2024, there was 4,765 SF of net absorption, 30,000 SF delivered and 179,910 SF under construction, representing a 0.56% expansion of Lincoln's inventory. Rents were around \$7.45/SF, which is a 2.28% increase from where they were a year ago. In the past five years, rents have increased a cumulatively of 5.2%. Market cap rate for Lincoln was 9.52%, slightly above its trailing three-year average of 8.74%. Both employment and population saw growth over the last twelve months, the number of jobs increased by 1.7%, while Lincoln's population grew by 1.74% during the same time period.

MARKET INDICATORS	Q3 2024	Q2 2024	Q1 2024	Q4 2023	Q3 2023
▲ 12 Mo. Net Absorption SF	34,824	19,177	(164,547)	(90,517)	74,424
▲ Vacancy Rate	2.6%	2.5%	2.9%	2.5%	2.1%
▼ Avg NNN Asking Rate PSF	\$7.45	\$7.46	\$7.42	\$7.36	\$7.27
◀ ▶ Sale Price PSF	\$79.00	\$79.00	\$79.00	\$79.00	\$79.00
◀ ▶ Cap Rate	9.5%	9.5%	9.3%	9.2%	9.0%
▼ Under Construction SF	179,910	210,000	158,000	182,000	389,000
▲ Inventory SF	33,325,977	32,659,452	32,616,574	32,644,885	32,438,335

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1133 Libra Drive Lincoln, NE	54,920 SF	\$4,550,000 \$82.85 PSF	Bent Knee LLC Hobby Town Unlimited, Inc.	Class B
1648 S. 3rd Street Lincoln, NE	6,000 SF	\$810,000 \$135.00 PSF	Lohmeier Construction, Inc. Mike & Martha Dennis	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4601 N. 52nd Street Lincoln, NE	8,360 SF	Greenleaf Commercial	Pan-O-Gold	Distribution
1840 Yolande Avenue Lincoln, NE	6,760 SF	Speedway Properties	Andy	Auto Sales
5541 Douglas Court Lincoln, NE	2,800 SF	William & Lana Brewer	Brothers Landscape	Services

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