



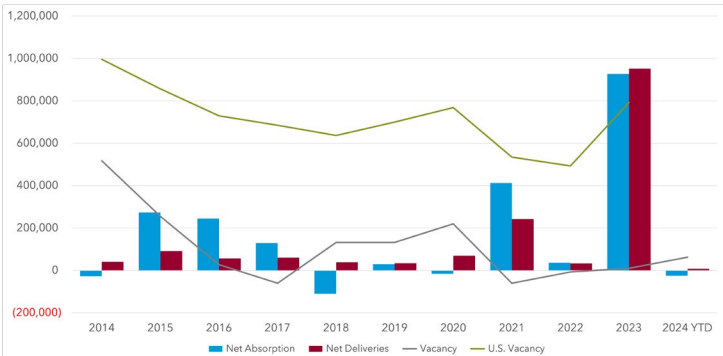
INDUSTRIAL MARKET OVERVIEW

CLAIRE SEARLS, *Director of Research*

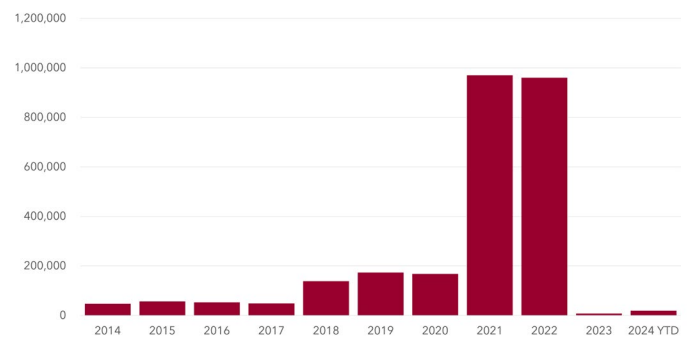
All industrial-related industries recorded YOY increases in employment. Leasing activity totaled nearly 105,000 square feet of space transacted for a 27% YOY increase. Tenant demand tempered in a historically tight market with no significant recent deliveries to alleviate supply pressure. Average asking rent remained elevated closing the quarter at \$20.22 per square foot, NNN. The vacancy rate increased 30 basis points to 1.5%. The Naples industrial vacancy rate has recorded below 2.0% for the past 14 consecutive quarters. While there are a few projects in the proposed planning stages, there were no deliveries in Q3.

| MARKET INDICATORS | Q3 2024 | Q2 2024 | Q1 2024 | Q4 2023 | Q3 2023 |
|---------------------------|------------|------------|------------|------------|------------|
| ▼ Qtrly Net Absorption SF | 2,956 | 19,895 | (60,008) | (1,134) | (37,177) |
| ▲ Vacancy Rate | 1.5% | 1.3% | 1.7% | 1.2% | 1.2% |
| ▲ Avg NNN Asking Rate PSF | \$20.22 | \$19.99 | \$19.78 | \$19.65 | \$20.58 |
| ▲ Sale Price PSF | \$309.12 | \$294.65 | \$261.53 | \$280.42 | \$166.30 |
| ◀▶ Cap Rate | - | 4.00% | 6.50% | 6.30% | - |
| ◀▶ Under Construction SF | 19,394 | 19,394 | - | 7,800 | 7,800 |
| ◀▶ Inventory SF | 14,461,886 | 14,461,886 | 14,461,886 | 14,454,086 | 14,454,086 |

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



| TOP SALE TRANSACTIONS BY SF | SIZE | SALE PRICE | BUYER / SELLER | BUILDING CLASS |
|-------------------------------------|----------|-----------------------------|---|----------------|
| 3526 Plover Avenue Naples, FL | 6,840 SF | \$2,625,000 \$383.77 PSF | Hit House Entertainment, Inc. Blue Parrot Properties LLC | Class B |
| 4273 Arnold Avenue Naples, FL | 6,000 SF | \$1,850,000 \$308.33 PSF | Trianon Properties, Inc. National Roofing Collier, Inc. | Class C |
| 2248 Trade Center Way Naples, FL | 5,560 SF | \$1,300,000 \$233.81 PSF | Design West Otamot Development Corp. | Class C |

| TOP LEASE TRANSACTIONS BY SF | SIZE | LANDLORD | TENANT | TENANT INDUSTRY |
|--------------------------------------|-----------|---------------------------------|--------------------------|---------------------------------|
| 6026 Taylor Road Naples, FL | 11,000 SF | 6026 Taylor Road LLC | ByVerTek | Broadband/ Comm Construction |
| 4785 Mercantile Avenue Naples, FL | 8,000 SF | Forager Real Estate Partners | Undisclosed | Undisclosed |
| 4227 Enterprise Avenue Naples, FL | 7,500 SF | Paul Kaplan | Empire Delivery & Design | Moving & Storage Services |

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information.

The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc., The Economist, U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics, Congressional Budget Office, European Central Bank, GlobeSt.com, CoStar Property, and Lee & Associates Proprietary Data. ©

© Copyright 2024 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com