



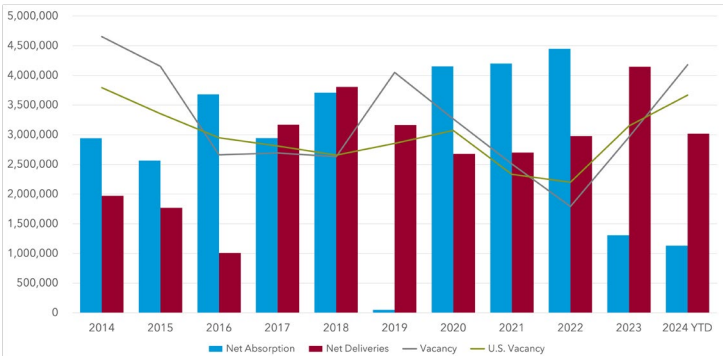
**INDUSTRIAL MARKET OVERVIEW**

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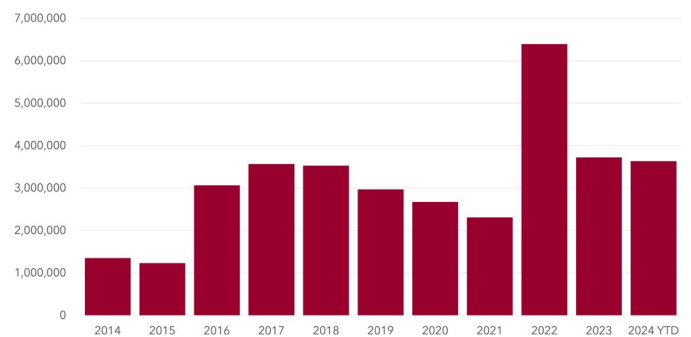
Orlando’s industrial market remains resilient despite some adjustments in Q3 2024. The vacancy rate rose to 7.5%, up from 6.8% in Q2, primarily due to additional bulk spaces coming on market. Small bay vacancy remains tight. Net absorption over the past 12 months totaled 1.76 million SF, reflecting steady demand even as it normalizes from the peak activity of previous quarters. Investor interest remains strong, with sales prices per square foot holding steady at \$163 and cap rates compressing to 4.7%, signaling confidence in long-term market fundamentals. Additionally, over 3.6 million SF of industrial space is currently under construction.

MARKET INDICATORS	Q3 2024	Q2 2024	Q1 2024	Q4 2023	Q3 2023
▼ 12 Mo. Net Absorption SF	1,763,059	1,792,904	1,989,458	1,306,680	2,677,278
▲ Vacancy Rate	7.5%	6.8%	5.4%	5.3%	4.1%
▼ Avg NNN Asking Rate PSF	\$8.81	\$9.49	\$8.45	\$10.31	\$10.75
▼ Sale Price PSF	\$163.00	\$164.00	\$135.00	\$137.00	\$113.00
▼ Cap Rate	4.7%	7.1%	6.7%	6.3%	5.8%
▼ Under Construction SF	3,634,939	4,018,253	5,758,635	3,722,513	5,845,569
▲ Inventory SF	136,204,117	135,879,689	133,309,665	128,458,121	126,167,823

**NET ABSORPTION, NET DELIVERIES, & VACANCY**



**UNDER CONSTRUCTION**



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
8679 Transport Drive Orlando, FL	261,800 SF	\$38,125,000 \$145.63 PSF	LaSalle Investment Management Oaktree Capital	Class A
975 Florida Central Parkway Longwood, FL	194,784 SF	\$30,650,000 \$157.35 PSF	Redfearn Capital 733 Arnow Realty	Class B
2292 W. Sand Lake Road Orlando, FL	159,290 SF	\$40,800,000 \$256.14 PSF	IP Capital Partners Banner Property Group	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
7650 Amsterdam Drive Orlando, FL	220,853 SF	VentureOne	Blue Origin	Aerospace
2001 Directors Row Orlando, FL	102,430 SF	Link	DCD Vehicle Corp	Retail Distribution
2351 Investors Row Orlando, FL	156,000 SF	Prologis	Evolution Electric Vehicles	Retail Distribution

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