



INDUSTRIAL MARKET OVERVIEW

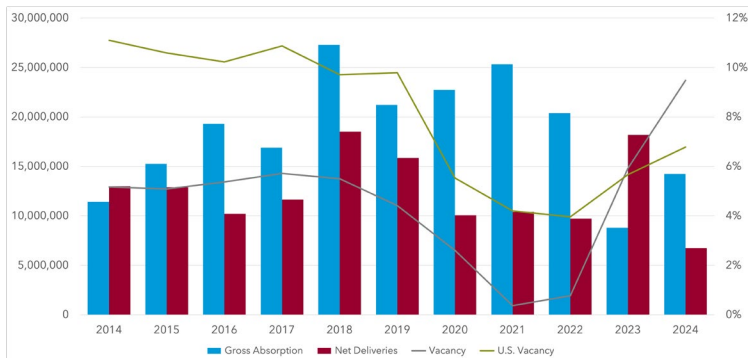
CAROLINE PAYAN, *Director of Marketing & Research*

The industrial sector gained some momentum with an uptick in activity in 2024. Although industrial market slowing continues to be prevalent, tenants are taking advantage of lower lease and sublease rates and experts forecast more activity in the first half of 2025. Vacancy and overall availability will continue to edge higher but there is optimism going into 2025 as the Fed has cooperated in lowering interest rates and investment activity is expected to knock off the rust and come back. For now there remains opportunity for tenants to actively pursue a multitude of available buildings across all size ranges in the Inland Empire East.

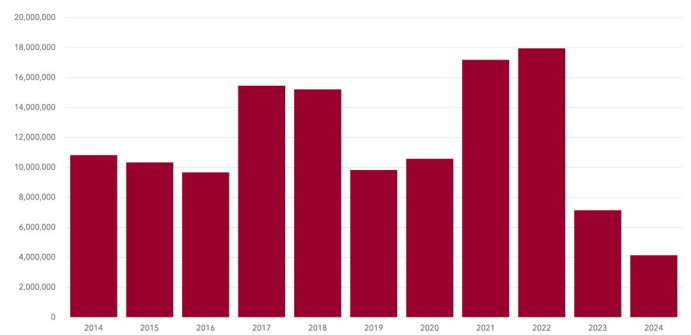
MARKET INDICATORS	Q4 2024	Q3 2024	Q2 2024	Q1 2024	Q4 2023
▼ Gross Absorption SF	2,173,745	4,825,401	2,866,308	4,386,593	2,644,526
▲ Vacancy Rate	9.48%	8.92%	7.98%	6.58%	5.92%
▼ Avg NNN Asking Rate PSF	\$12.95	\$13.05	\$13.64	\$14.31	\$15.06
▲ Sale Price PSF	\$262.67	\$255.58	\$250.40	\$252.04	\$250.34
◀▶ Cap Rate	*	*	*	*	*
▼ Under Construction SF	4,142,725	4,621,148	5,493,686	6,628,275	7,143,141
▲ Inventory SF	288,490,063	288,160,074	287,541,048	285,455,326	283,798,797

*Please contact Lee & Associates Riverside for Cap Rate Information

GROSS ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1680 Eastridge Avenue Riverside, CA	449,040 SF	\$83,400,000 \$185.73 PSF	Ares Management LLC Ross Dress for Less, Inc.	Class B
4420, 4388 & 4350 Serrano Drive Jurupa Valley, CA	332,725 SF	\$86,000,000 \$258.47 PSF	Miramar Capital Advisors GreenCycle US Holding	Class A
750 S. Valley View Avenue San Bernardino, CA	154,560 SF	\$42,992,500 \$278.16 PSF	Blackstone/Link Cabot Industrial Properties	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
27582 Pioneer Avenue, (Renewal) Redlands, CA	800,444 SF	ProLogis	Burlington	Retailer
27573 River Bluff Avenue (Renewal) Redlands, CA	542,977 SF	ProLogis	Burlington	Retailer
28025 Eucalyptus Avenue (Renewal) Moreno Valley, CA	337,740 SF	ProLogis	Bar Logistics Santa Fe Warehouse	Logistics

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