

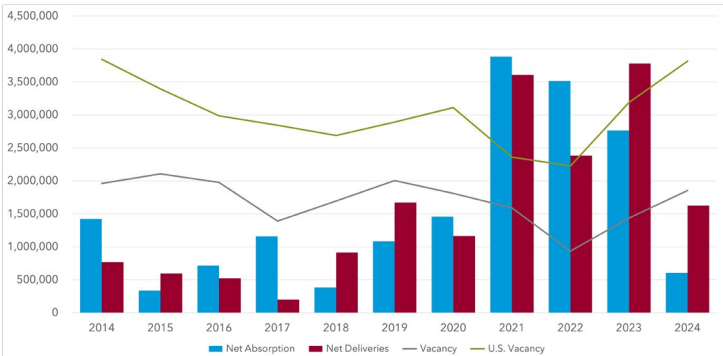
INDUSTRIAL MARKET OVERVIEW

AMMAR ABU-HAMDA, Associate

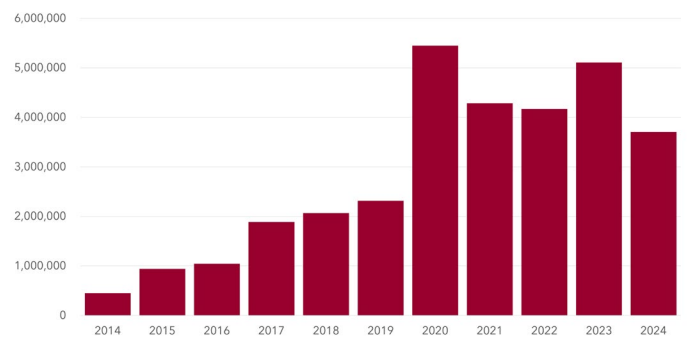
Vacancy in the Omaha industrial market during Q4 2024 was 3.3% and saw a slight increase of 0.9% over the past 12 months, the national average increased by 1.18%. During Q4 2024, there was 605,766 SF of positive absorption, 41,990 SF delivered and 3,705,000 SF under construction, representing a 3.4% expansion of Omaha's inventory. Rents were around \$8.20/SF, which is a 2.3% increase from where they were a year ago. In the past three years, rents have increased a cumulative 2.2%. Market cap rate for Omaha were 9.0%, slightly above its trailing three-year average. Both employment and population saw growth over the last twelve months, the number of jobs increased by 2.0%, while Omaha's population grew by 1.18% during the same time period.

MARKET INDICATORS	Q4 2024	Q3 2024	Q2 2024	Q1 2024	Q4 2023
▼ 12 Mo. Net Absorption SF	723,963	1,555,364	1,601,632	1,099,523	2,841,328
▲ Vacancy Rate	3.3%	3.0%	3.2%	2.8%	2.4%
▲ Avg NNN Asking Rate PSF	\$8.20	\$8.18	\$8.19	\$8.11	\$8.05
▲ Sale Price PSF	\$82	\$78	\$77	\$78	\$78
▼ Cap Rate	9.0%	9.2%	9.2%	9.0%	8.8%
▼ Under Construction SF	3,705,000	4,020,763	4,035,763	4,940,674	5,161,769
▲ Inventory SF	108,869,782	108,576,864	107,454,132	107,176,047	105,924,962

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
10917 Harry Watanabe Parkway La Vista, NE	299,488 SF	\$20,966,439 \$70.01 PSF	Hyscale Data Centers Lavista LLC Yahoo! Inc.	Class B
915 43rd Avenue Omaha, NE	67,044 SF	\$615,000 \$9.17 PSF	Khorram Capital LLC 4505 Lafayette Ave Realty LLC	Class C
6720 N. 16th Street Omaha, NE	59,120 SF	\$3,800,000 \$64.28 PSF	6720 N 16th Street LLC Bunzl Distribution, Inc.	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5902 N. 9th Street Omaha, NE	153,000 SF	Lozier Corp.	OTR Engineered Solutions	Manufacturing
11921 156th Street Papillion, NE	80,814 SF	Commerce Park South I, LLC	Bunzl Distribution	Warehouse
14850 Rodina Street Springfield, NE	56,157 SF	Nebraska Warehouse Company	Nebraska Warehouse	Warehouse

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 2025 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com