



Industrial Market Report

Boston - MA

PREPARED BY



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President



INDUSTRIAL MARKET REPORT

Market Key Statistics	1
Leasing	2
Rent	6
Construction	8
Under Construction Properties	10
Sales	12
Sales Past 12 Months	14
Economy	16
Market Submarkets	20
Supply & Demand Trends	24
Rent & Vacancy	26
Sale Trends	28

12 Mo Deliveries in SF

2.5M

12 Mo Net Absorption in SF

(896K)

Vacancy Rate

4.9%

12 Mo Rent Growth

6.5%

Demand for industrial space has slowed notably in recent quarters, which has helped to drive Boston's vacancy rate up from last year's historic low. Still, at 4.9%, the market remains tight and available space is at a premium.

Availability will expand significantly this year, however, with a record-setting 7.2 million SF of new supply expected to deliver by year-end. Amazon's recently completed, 3.8 million-SF Osgood Landing represents half, but about 2.5 million SF of space underway is likely to come on line fully available. Market vacancy, in turn, could approach 6% by year-end.

This widening gap between supply and demand is supported by recent trends in leasing activity, which remains solid but is down from prior-year levels. Around 2 million SF of space was leased in the first quarter, 30% below the average quarterly pace from 2020-2022. Submarkets clustered along Route 128 South, Route 128 North, and Route 495 South captured the lion's share of first-quarter leasing activity.

Of course, these are also among the more active areas for development, which is concentrated in more peripheral submarkets. While limited availability of land in closer-in submarkets is a key driver, developers are also faced with increasingly unfriendly city governments, with large industrial facilities unwelcome in many municipalities.

As in most markets, demand for logistics space has been the primary driver of activity in recent years, but Boston's industrial market has far less distribution and warehouse space than most top markets and the U.S. overall.

Logistics space here represents less than half of the total inventory, while nationally, the share sits around 70%.

The share of flex space in Boston, meanwhile, is substantial, representing nearly 30% of total space, compared to a national average of just 10%, mainly reflecting the area's sizable life sciences sector.

Manufacturing is an important driver as well, particularly advanced manufacturing – clean tech, biotech, and robotics. Here again, Boston's unparalleled strength in life sciences is key, along with the area's robust knowledge-based economy. Suburban submarkets capture the bulk of activity, with life sciences facilities generally located within an hour of Kendall Square.

As in other sectors, the sharp rise in interest rates is clearly reflected in industrial investment trends, with transaction activity consistently declining since 22Q2. The confirmed transaction count in 23Q1 fell out of triple figures for the first time in 2.5 years, and the median confirmed cap rate was 8.85%, the highest since 2016. Conversations with lenders indicate a willingness to supply financing, but ratios (loan-to-value or loan-to-cost) are shrinking, and there is a heavy preference for established sponsors with longer-term hold periods.

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Logistics	170,844,247	4.5%	\$13.72	7.3%	(72,746)	150,680	7,047,908
Specialized Industrial	83,554,243	2.8%	\$13.47	4.9%	(74,219)	0	361,383
Flex	102,789,030	7.4%	\$18.56	9.4%	64,769	0	772,441
Market	357,187,520	4.9%	\$15.03	7.3%	(82,196)	150,680	8,181,732
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0.8%	8.1%	5.4%	12.2%	2005 Q1	3.9%	2022 Q2
Net Absorption SF	(896K)	198,995	383,124	4,947,792	2008 Q1	(6,070,832)	2004 Q1
Deliveries SF	2.5M	2,056,866	2,414,721	5,571,446	1999 Q3	245,568	2011 Q4
Rent Growth	6.5%	3.2%	4.6%	10.5%	2022 Q2	-2.8%	2009 Q4
Sales Volume	\$2.8B	\$1.4B	N/A	\$5.2B	2022 Q3	\$352.4M	2011 Q1

Leasing activity is normalizing in the Boston industrial market, returning to pre-pandemic averages after a flurry of activity in 2020 and 2021. Around 2 million SF of space was leased in the first quarter, down almost 30% from the average quarterly pace from 2020-2022, but in line with pre-pandemic levels.

Submarkets clustered along Route 128 South, Route 128 North, and Route 495 South captured the lion's share of first-quarter leasing activity, with a sublease representing the top deal so far this year. In March, sporting goods manufacturer Acushnet signed a sublease for the 555,695-SF property at 175 Kenneth Welch Dr., in Route 3 South's Lakeville area. The space is the former home to Talbots' only distribution center, which the retailer announced it would shutter in May 2022.

The Route 3 South Submarket captured two other notable leases in 22Q3, both at 35 United Drive in West Bridgewater. The Massachusetts Bay Transportation Authority (MBTA) signed a 10-year lease for 205,000 SF, occupying the space in November, while logistics firm Barrett Distribution leased 171,000 SF, occupying in September.

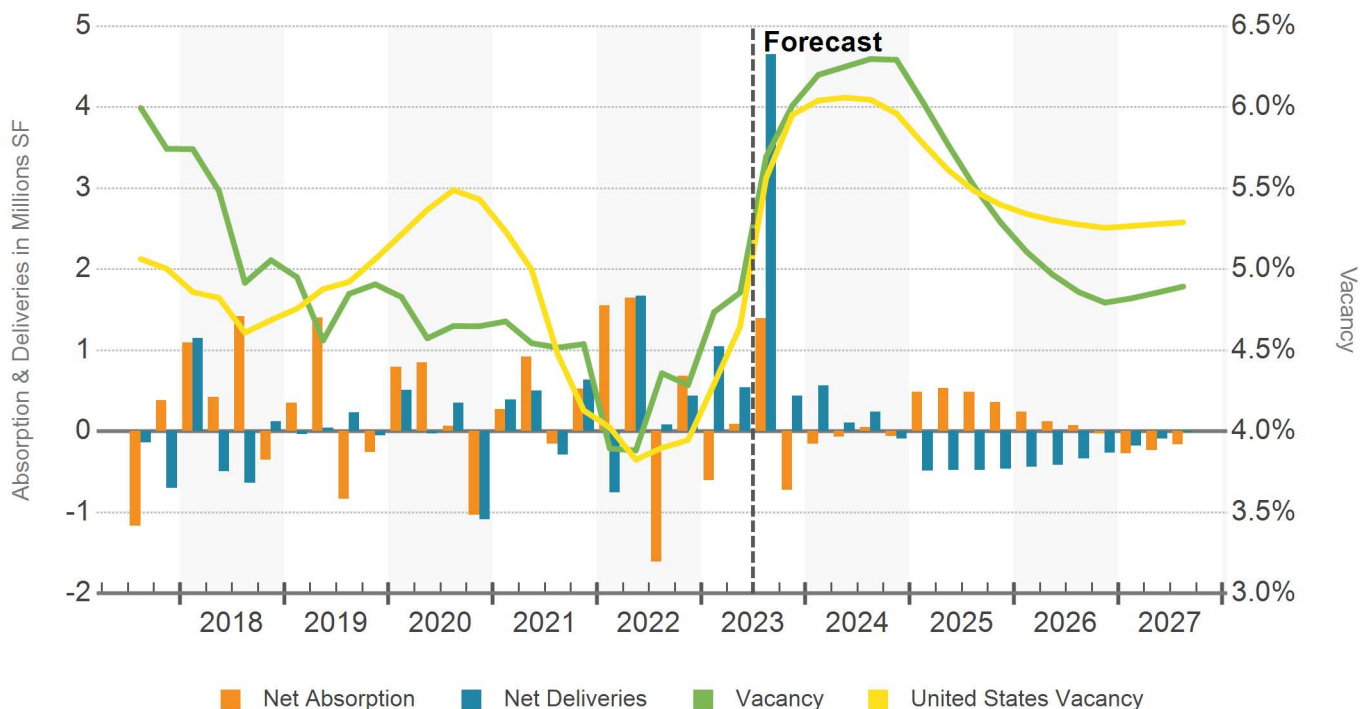
Flex inventory, and subsequently leasing activity, is concentrated in the submarkets along the Route 128

West corridor, representing a notable 57% of total industrial space. While leases in this sector tend to be far smaller, a flex property captured one of the largest over the past year. In December, AstraZeneca leased 187,500 SF of space at 35 Gatehouse Drive, in the Lexington/Arlington Submarket, occupying the space the following month.

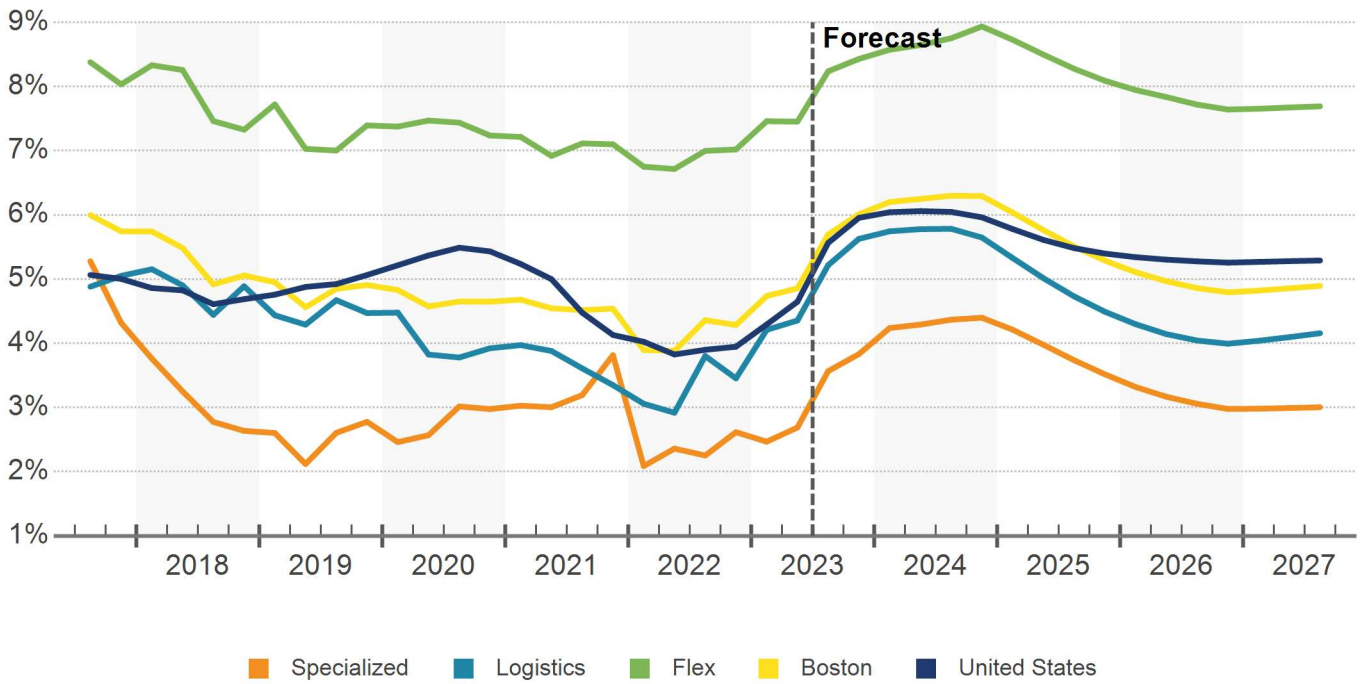
Highlighting the area's expanding robotics sector, a locally-based global supplier of warehouse robots signed a significant lease in June. Locus Robotics leased the 158,000-SF property at 100 Fordham Roa., just a few miles from the firm's global headquarters in Wilmington. Locus plans to occupy the space upon completion in September. Greater Boston is home to many warehouse robot manufacturers, including Amazon Robotics, 6 River Systems, Symbotic, and Vecna Robotics.

While up from last year's historic low, Boston's industrial market remains relatively tight, with a current vacancy rate of 4.9%. Vacancy in the logistics sector sits below the overall market, at 4.5%, but is up more than 100 bps year over year. Vacancy has also trended higher in the flex segment, although at 7.4%, it still sits below longer-term averages. Specialized industrial, which largely consists of manufacturing space, is the tightest segment, with vacancy sitting at just 2.8%.

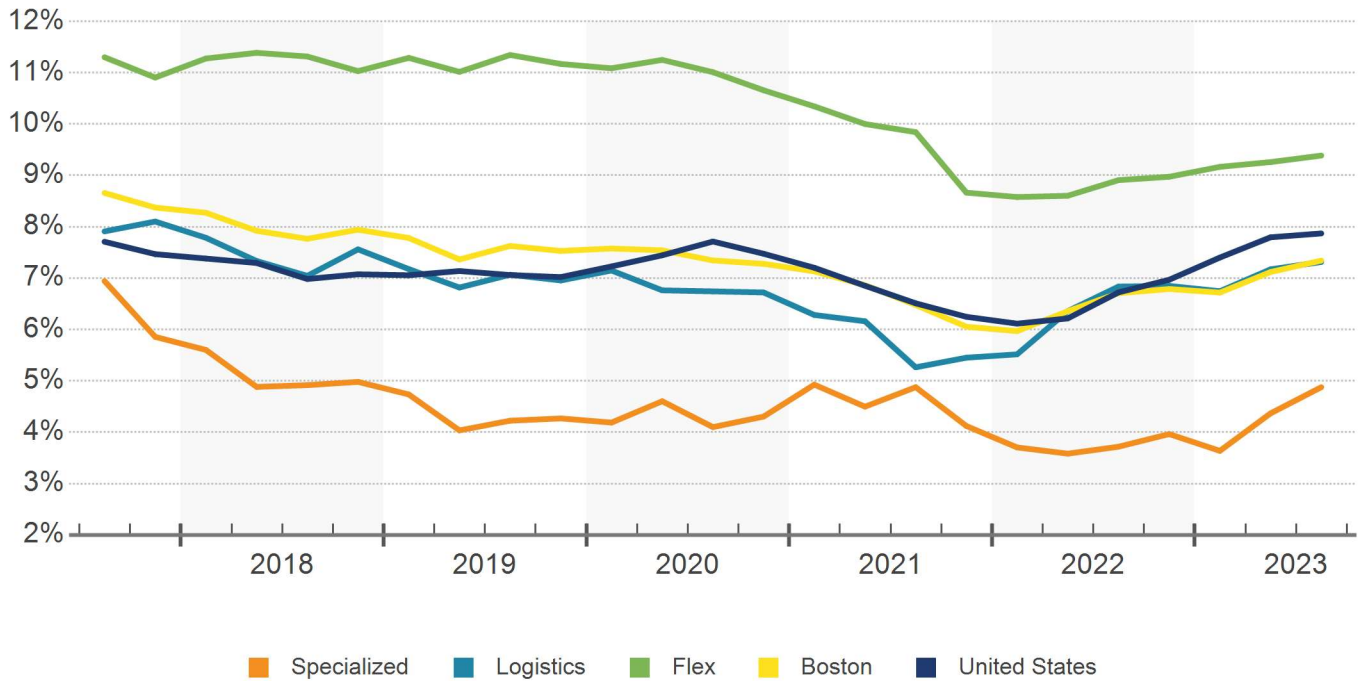
NET ABSORPTION, NET DELIVERIES & VACANCY



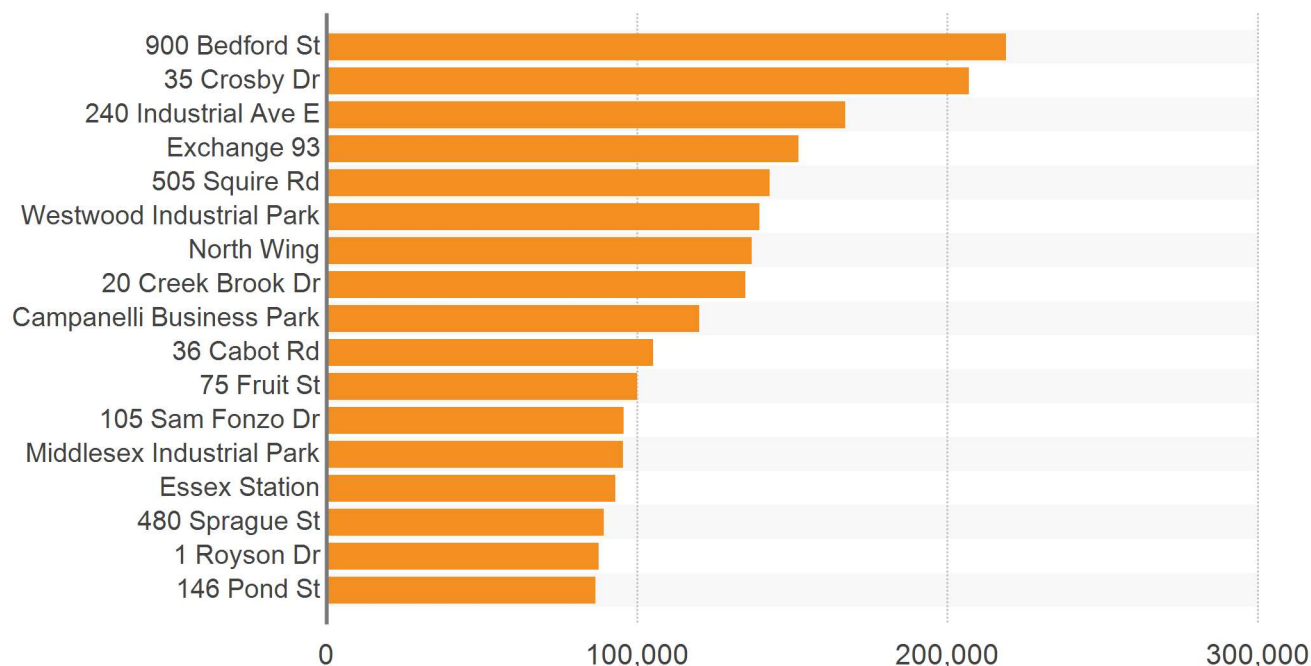
VACANCY RATE



AVAILABILITY RATE



12 MONTH NET ABSORPTION SF IN SELECTED BUILDINGS



Building Name/Address	Submarket	Bldg SF	Vacant SF	Net Absorption SF				
				1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	12 Month
900 Bedford St	Route 3 South Ind	219,000	0	0	219,000	0	0	219,000
35 Crosby Dr	Lowell/Chelmsford Ind	207,000	0	0	0	0	0	207,000
240 Industrial Ave E	Lowell/Chelmsford Ind	167,119	0	0	167,119	0	0	167,119
Exchange 93	Quincy/Braintree Ind	152,000	0	52,742	99,258	0	0	152,000
505 Squire Rd	Somerville/Chelsea Ind	142,746	0	0	142,746	0	0	142,746
Westwood Industrial Park	Route 1 South Ind	169,080	0	0	139,445	0	0	139,445
North Wing	Waltham/Watertown...	507,945	0	0	0	0	0	137,012
20 Creek Brook Dr	Lawrence/Andover Ind	135,000	0	135,000	0	0	0	135,000
Campanelli Business Park	Route 3 South Ind	149,089	0	0	0	0	0	120,097
36 Cabot Rd	Wilmington/Winchest...	232,994	0	0	0	0	0	105,297
75 Fruit St	Route 3 South Ind	100,000	0	50,000	0	0	0	100,000
105 Sam Fonzo Dr	Danvers/Beverly Ind	95,800	0	0	0	95,800	0	95,800
Middlesex Industrial Park	Wilmington/Winchest...	95,559	0	0	0	0	0	95,559
Essex Station	Peabody/Salem Ind	93,000	0	0	0	0	0	93,000
480 Sprague St	Route 1 South Ind	228,560	0	0	0	0	0	89,436
1 Royson Dr	Route 3 South Ind	87,600	0	0	0	0	0	87,600
146 Pond St	Lowell/Chelmsford Ind	86,721	0	0	0	0	0	86,721
Subtotal Primary Competitors		2,869,213	0	237,742	767,568	95,800	0	2,172,832
Remaining Boston Market		354,318,307	17,553,709	(842,044)	(677,960)	(177,996)	0	(3,068,560)
Total Boston Market		357,187,520	17,553,709	(604,302)	89,608	(82,196)	0	(895,728)

TOP INDUSTRIAL LEASES PAST 12 MONTHS

Building Name/Address	Submarket	Leased SF	Qtr	Tenant Name	Tenant Rep Company	Leasing Rep Company
175 Kenneth Welch Dr	Route 3 South	555,695	Q1 23	Acushnet Company	-	Newmark
90 Nemco Way	Concord/Maynard	216,010	Q2 23	-	-	Newmark
100 New Hampshire Ave	Rockingham	210,000	Q2 23	-	-	Newmark
35 United Dr	Route 3 South	205,000	Q3 22	MBTA	Cushman & Wakefield	Newmark
35 United Dr	Route 3 South	171,000	Q3 22	Barrett Distribution Center	-	Newmark
200 Cambridgepark Dr *	W Cambridge/Alewife	163,018	Q4 22	GLaxoSmithKline	-	-
100 Fordham Rd	Wilmington/Winchester	158,000	Q2 23	Locus Robotics	-	Cushman & Wakefield
80 South St	Hopkinton/Holliston	157,812	Q1 23	-	-	Colliers
100-180 Meadow Rd *	South Suffolk County	152,046	Q2 23	HD Supply	Cushman & Wakefield	-
200 Shuman Ave *	Route 24	151,101	Q4 22	Globe Composite Solution...	-	-
36 Cabot Rd	Wilmington/Winchester	105,297	Q4 22	PEAK Event Services	-	Colliers
16 Monarch Dr	Concord/Maynard	100,000	Q3 22	PODS Moving and Storage	Cushman & Wakefield	Cushman & Wakefield
675 Canton St *	Route 1 South	95,868	Q4 22	CHEP	Cushman & Wakefie...	-
200 Fallon Rd	Wilmington/Winchester	95,559	Q4 22	LaserShip	-	-
96 High St	Lowell/Chelmsford	91,737	Q4 22	Iron Mountain	JLL	-
3-5 Opportunity Way *	Amesbury/Ipswich	88,390	Q3 22	Packaging Specialties	-	-
7 Manley St	Route 3 South	88,200	Q1 23	4Wall Entertainment	CBRE	Cushman & Wakefield
26 Dartmouth St	Route 1 South	84,540	Q4 22	-	-	Newmark
140 Pond St	Lowell/Chelmsford	80,000	Q3 22	Independent Electric	The Stubblebine Co...	The Stubblebine Comp...
457-459 Wareham St	Route 3 South	71,400	Q2 23	-	-	Cushman & Wakefield
54 Bodwell St	Route 24	70,337	Q4 22	DCNE	-	Colliers
319 Manley St *	Route 3 South	63,860	Q3 22	Double E Company Inc	-	JLL
61 Strafello Dr	Route 24	60,282	Q1 23	-	-	Colliers
7 Connector Rd	Lawrence/Andover	60,000	Q4 22	A/Z Corporation	The Boulos Company	SVN Parsons Comme...
1 Second St	Peabody/Salem	60,000	Q2 23	-	JLL	JLL
870-876 Donald Lynch Blvd	Marlborough	58,965	Q3 22	Aspen Aerogels	Beacon St Realty Ad...	Kelleher & Sadowsky A...
144-146 Main St	Rockingham	52,750	Q3 22	Didax	The Stubblebine Co...	SVN Parsons Comme...
154 Harvey Rd	Rockingham	49,973	Q3 22	Tabletop Tycoon, Inc.	-	Colliers
4 Suburban Park Dr	Lowell/Chelmsford	48,369	Q1 23	Markforged	-	JLL
131 Ledge Rd	Rockingham	48,256	Q4 22	-	-	Lincoln Property Comp...
1053 Turnpike St	Route 24	43,238	Q3 22	FGO Logistics	-	Hunneman
144 Field St	Route 24	43,190	Q1 23	-	-	Colliers
680 Lynnway	Saugus/Lynn	41,818	Q3 22	LSG Group	Avison Young	Cushman & Wakefield
66 Pond St	Route 3 South	40,000	Q2 23	-	-	Ellis Realty Advisors
14 Aegean Dr	Lawrence/Andover	37,578	Q2 23	-	-	CBRE
29 Hayward St	I-95 Corridor South	36,150	Q3 22	Postal Center Internationa...	Boston Realty Advis...	RE/MAX Executive Re...
400 Research Dr	Wilmington/Winchester	35,000	Q4 22	LightForce Orthodontics	-	JLL
180 Campanelli Pky	Route 24	34,774	Q4 22	NRX Logistics	-	Newmark
144-146 Main St	Rockingham	34,585	Q4 22	Eayan DBA Units	JLL	The Stubblebine Comp...
421 Merrimack St	Lawrence/Andover	34,000	Q4 22	BioPharm Engineered Sy...	Newmark	Lupoli Companies

*Renewal

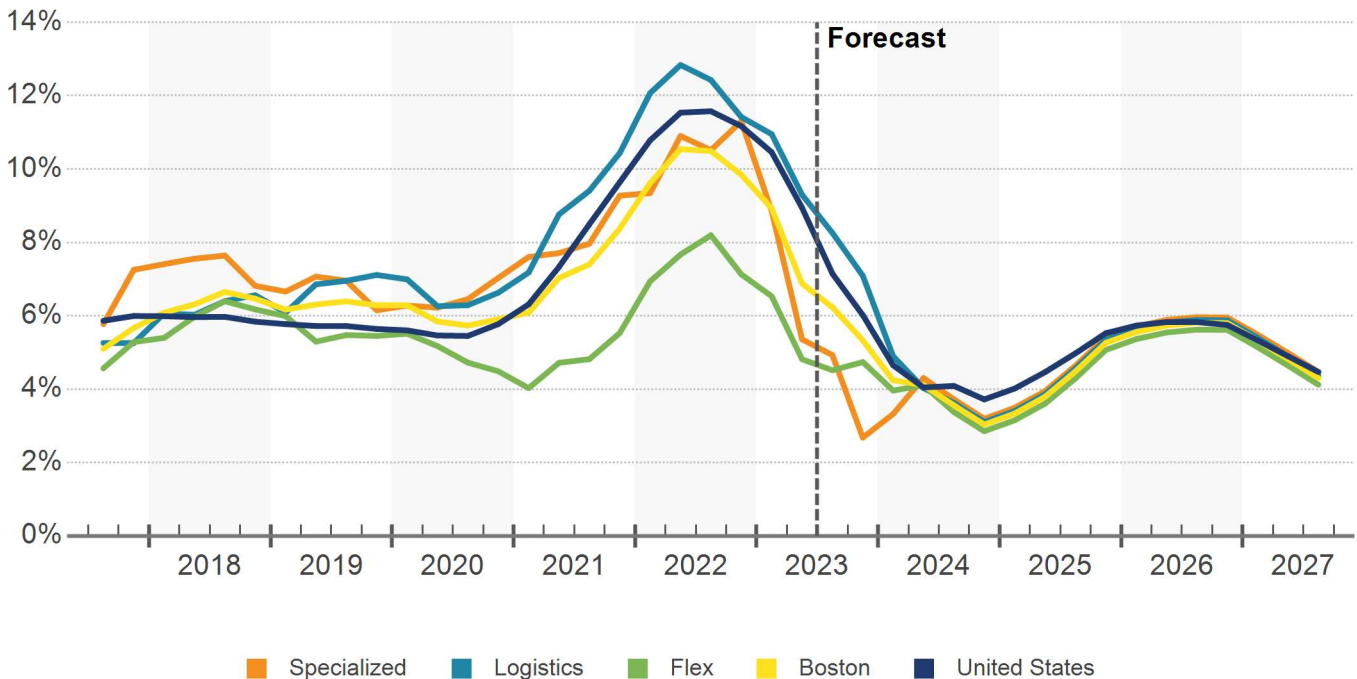
Rents in Boston posted a gain of 6.5% over the past 12 months ending in 23Q2, showing a moderate deceleration from a recent record high and lagging the national average of 8.0%. The biggest boxes have enjoyed the largest gains over the past four quarters. Logistics properties metro wide now average \$13.70/SF after rents increased 8.8% from this point last year. Average rents for specialized properties like cold storage facilities, light manufacturing buildings, etc., are 5.1% higher and now start around \$13.50/SF.

Growth is expected to slow further in coming quarters, which reflects a few different factors. Companies have put a pause on the inventory build, resulting in a drop in import activity and notable decline in demand for

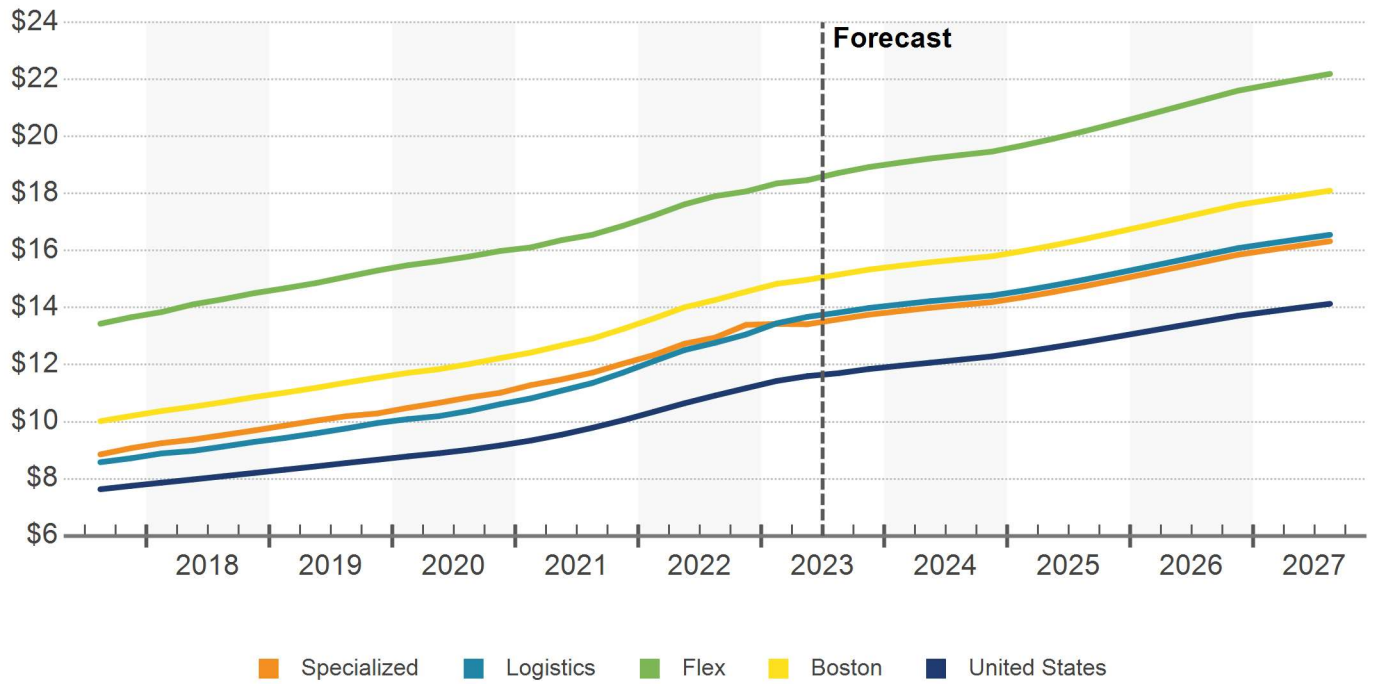
industrial space. The prospect of another recession is also a consideration for industrial tenants, weighing on expansion plans and contributing to a modest level of space give-backs. While the rise in availability should be measured, it will still limit the ability of landlords and property owners to push rents.

While submarkets within Route 128, most notably South Suffolk County, continue to record solid gains in asking rents, more peripheral submarkets, including Route 24 and Route 3 South have joined the list of top performers. Of course there are really no losers at this point, with nearly all submarkets posting rent growth above 6%, and more than half seeing gains of more than 7% over the past year.

MARKET RENT GROWTH (YOY)



MARKET RENT PER SQUARE FEET



2023 remains on pace for a record-breaking year of new supply, with 5.3 million SF delivering year to date and another 2 million SF expected by year end. Still, Boston distinguishes itself from many other markets by its relatively pace of development activity.

Over the past five years, 10.5 million SF of space has delivered on a gross basis, representing an inventory expansion of just 3%. This compares to 11% nationally, and even higher in some of the most active markets. In Indianapolis, for example, industrial inventory has expanded 17% since 2018. Demolition activity has further limited supply, removing more than 20 million SF of space over the past decade.

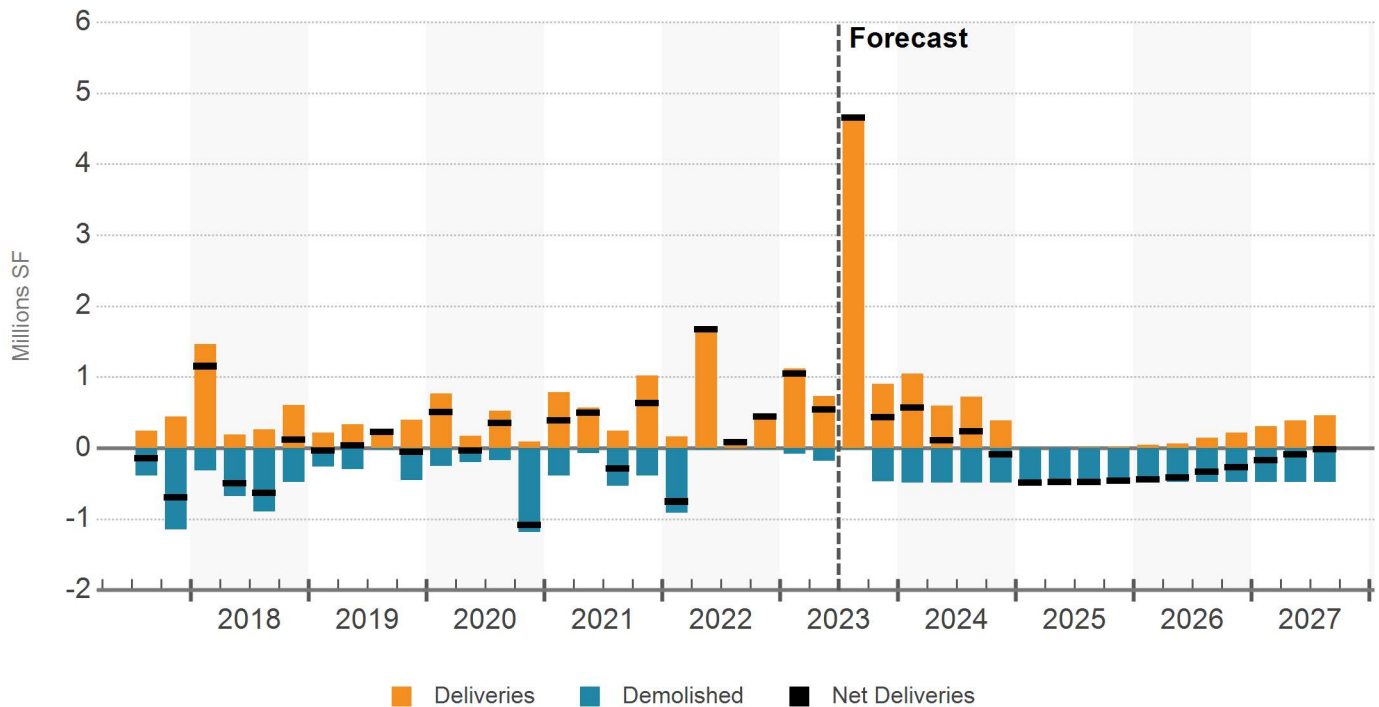
As in most markets, demand for logistics space is a key driver of development activity in Boston, especially considering the average footprint of warehouse and distribution facilities. With limited availability of land in closer-in submarkets, and more of an anti-development view in many of these communities, developers are

increasingly eyeing more peripheral submarkets for new projects.

Among them, Lawrence/Andover has jumped to the top of the list, due to arrival of Amazon's 3.8 million-SF Osgood Landing. But more traditional hotspots remain active, including the I-95 Corridor South, which straddles 495, where almost 3 million SF came on line over the past five years, and Route 3 South, where 1.4 million SF of new space delivered.

Aside from the Amazon property, the largest to enter the market this year was the 662,500-SF spec warehouse in Plainville (I-95 Corridor South Submarket), developed by CRG. Located to the west of I-95 and just a few minutes south of 495, the property delivered in January and remained fully available as of June. Also consistent with recent patterns of activity, a large property came on line in the Route 3 South Submarket. Developed by ARCO on a spec basis, the 219,000-SF distribution facility at 900 Bedford St. in Bridgewater delivered in May.

DELIVERIES & DEMOLITIONS



SUBMARKET CONSTRUCTION

No.	Submarket	Under Construction Inventory					Average Building Size		
		Bldgs	SF (000)	Pre-Leased SF (000)	Pre-Leased %	Rank	All Existing	Under Constr	Rank
1	Lawrence/Andover	7	4,377	4,003	91.4%	3	56,513	625,314	1
2	I-95 Corridor South	10	918	329	35.9%	5	43,426	91,786	8
3	Route 3 South	5	567	132	23.2%	7	31,627	113,340	6
4	Wilmington/Winchester	2	457	158	34.6%	6	39,330	228,448	2
5	Ft Pt Chan/S Boston	2	398	398	100%	1	51,653	199,000	3
6	Lowell/Chelmsford	3	381	0	0%	10	45,177	127,000	4
7	Concord/Maynard	3	226	105	46.6%	4	39,203	75,213	9
8	Route 24	2	190	40	21.1%	8	35,488	94,840	7
9	Rockingham	3	180	11	6.0%	9	35,983	60,060	10
10	Framingham/Natick	1	127	127	100%	1	35,394	126,691	5
	All Other	13	362	238	65.6%		31,637	27,837	
Totals		51	8,182	5,540	67.7%		36,196	160,426	

Under Construction Properties

Boston Industrial

Properties

Square Feet

Percent of Inventory

Released

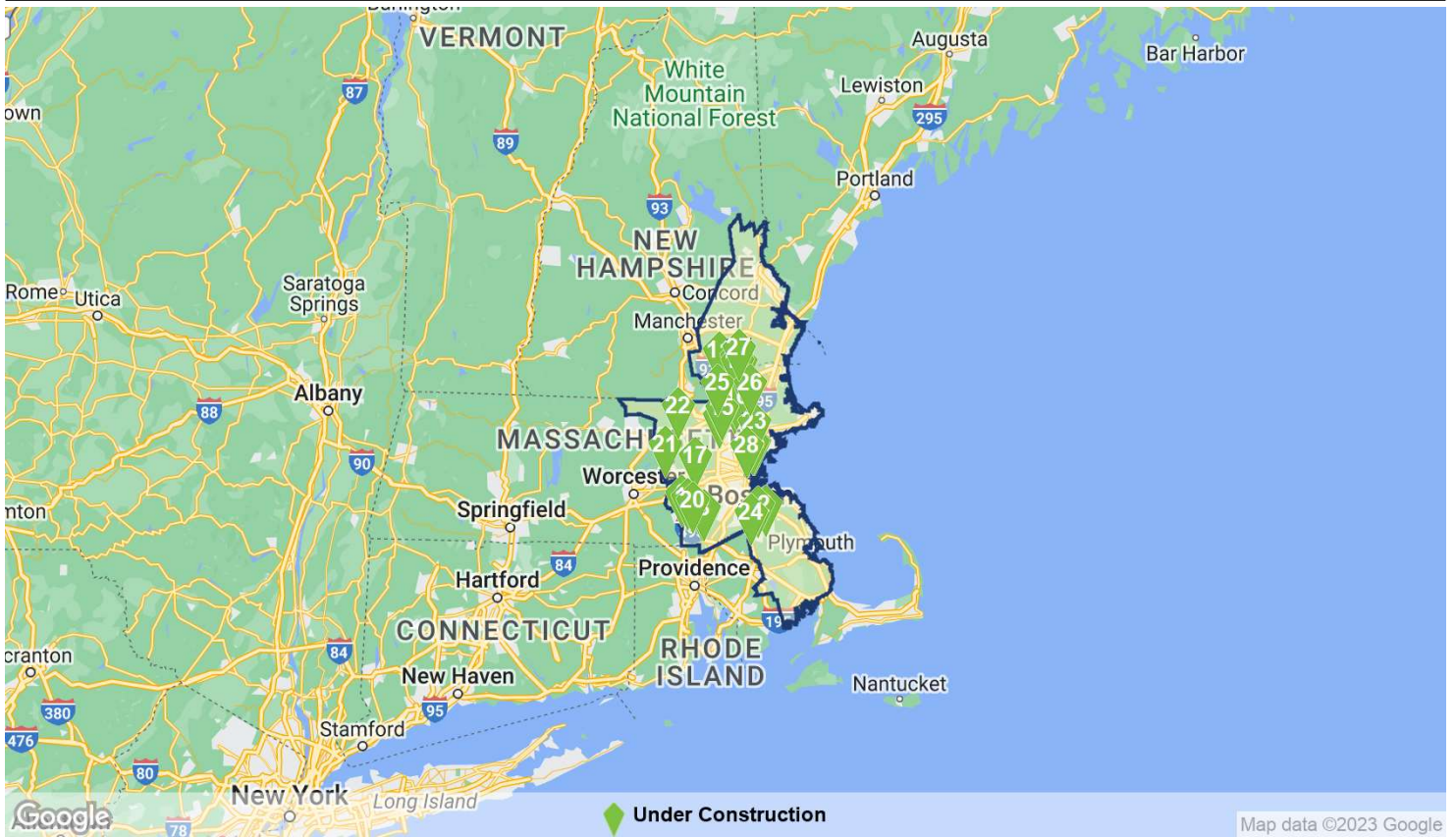
51

8,483,679

3.3%

65.2%

UNDER CONSTRUCTION PROPERTIES



UNDER CONSTRUCTION

Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1 Amazon 1450 Osgood St	★★★★☆	3,800,000	5	Apr 2021	Sep 2023	Whiting-turner Contracting Comp... Hillwood Development Corporation
2 211 Highland St	★★★☆☆	412,500	1	Sep 2022	Oct 2023	- Greystar Real Estate Partners
3 440 Bedford St		310,195	6	Jan 2023	Dec 2024	- -
4 175 Lowell St	★★★★★	298,895	1	Jan 2022	Oct 2023	National Development -
5 23 Fid Kennedy Ave	★★★☆☆	268,000	9	Mar 2023	Dec 2024	- -
6 152 Depot St	★★★★☆	201,563	1	Dec 2022	Sep 2023	- Ecko.Complex, LLC
7 315 Green St	★★★★☆	176,800	1	Aug 2022	Sep 2023	- Stockbridge Capital Group, LLC

Under Construction Properties

Boston Industrial

UNDER CONSTRUCTION

Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
8 404 Green	★★★★☆	176,800	1	Oct 2022	Oct 2023	- Stockbridge Capital Group, LLC
9 4 Executive Dr	★★★★☆	167,610	1	Jun 2022	Jan 2024	- -
10 100 Fordham Rd	★★★★☆	158,000	1	Oct 2022	Sep 2023	- -
11 6 Industrial Way	★★★★☆	155,000	1	Apr 2022	Sep 2023	- -
12 105 Industrial Blvd	★★★★☆	149,680	1	Apr 2022	Sep 2023	- GFI Partners LLC
13 46 Old Ferry Rd	★★★★☆	147,840	1	Apr 2023	Sep 2023	- Patriot Holdings
14 Building II 44 Middlesex Tpke	★★★★☆	147,000	1	Oct 2022	Sep 2023	- -
15 Building I 44 Middlesex Tpke	★★★★☆	147,000	1	Jun 2023	Jan 2024	Camber Development -
16 1 Harbor St	★★★★☆	130,000	2	May 2022	Dec 2023	- Boston Redevelopment Authority
17 71 Bishop St	★★★★☆	126,691	1	May 2022	Nov 2023	Calare Properties, Inc. -
18 Hudson Corner 206 Mechanic St	★★★★☆	124,200	1	Jul 2023	Jan 2024	- Marcus Partners Inc.
19 True Storage 14 Calumet Rd	★★★★☆	122,613	3	Jun 2022	Sep 2023	- -
20 Hennep Cultivation Prod... 160 Grove St	★★★★☆	121,000	1	Dec 2021	Apr 2024	- Andrew Koudijs
21 1000 Nickerson Rd	★★★★☆	120,600	1	Aug 2022	Oct 2023	Glenborough Realty Trust Inc -
22 16 Monarch Dr	★★★★☆	100,000	1	Apr 2023	Mar 2024	- -
23 735 Broadway	★★★★☆	94,095	1	Jan 2022	Sep 2023	- -
24 7 Manley St	★★★★☆	88,200	1	Feb 2023	Jul 2024	- Marcus Partners Inc.
25 40 Commerce	★★★★☆	87,000	1	Jun 2023	Feb 2024	- -
26 Building E 2350 Turnpike St	★★★★☆	60,000	1	Jan 2023	Sep 2023	Eric Digrazia Eric Digrazia
27 10 Creek Brook Dr	★★★★☆	59,135	1	Mar 2023	Mar 2024	- -
28 59-83 Hampden St	★★★★☆	50,000	1	Nov 2022	Dec 2023	- F.W. Webb Company

With debt costs climbing and the banking industry buckling down, investment in Boston's industrial market has continued to decelerate. Volume dropped for the third quarter in a row in 23Q1, and the \$323 million in confirmed transactions was the third-lowest total over the past three years. Average cap rates have been over 7% for two quarters, and in a small sample set, the median confirmed cap rate was over 8% for the first time since 2016.

The sale of warehouse in Newfields, New Hampshire provides one example. O'Neil Warehouse Company, LLC sold the 1960s-era warehouse at 16 Swamscott St. for \$5.95 million, or \$44/SF. The 116,000-SF building and 2.82-acre lot near Rockingham closed at an 8.84% cap rate, with the strike price equaling a 13% discount to the initial listed price.

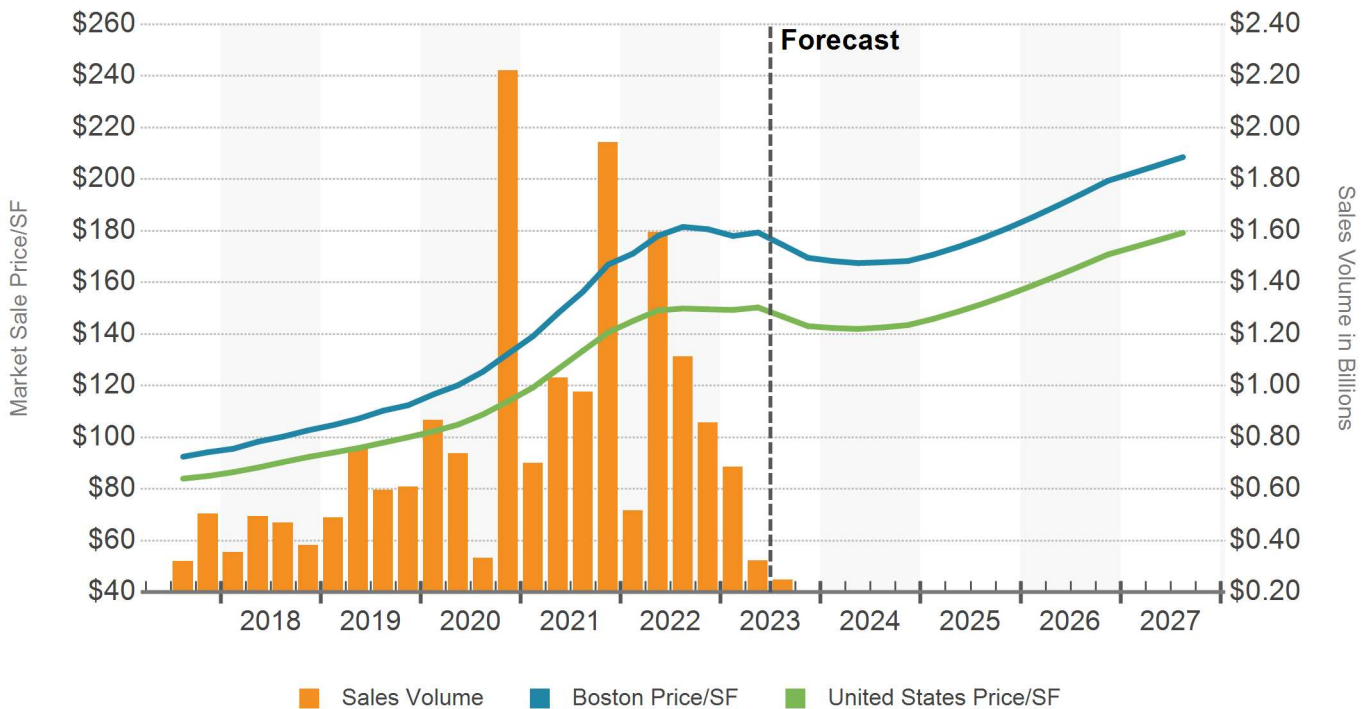
Still, industrial assets are trading more than office, retail, and multifamily recently, and the lack of broad concern about supply-demand imbalance is a plus in this

relatively affordable second-tier industrial market. And as economic headwinds mount, firms continue to leverage Boston's hot industrial market to execute sale-leasebacks to access capital.

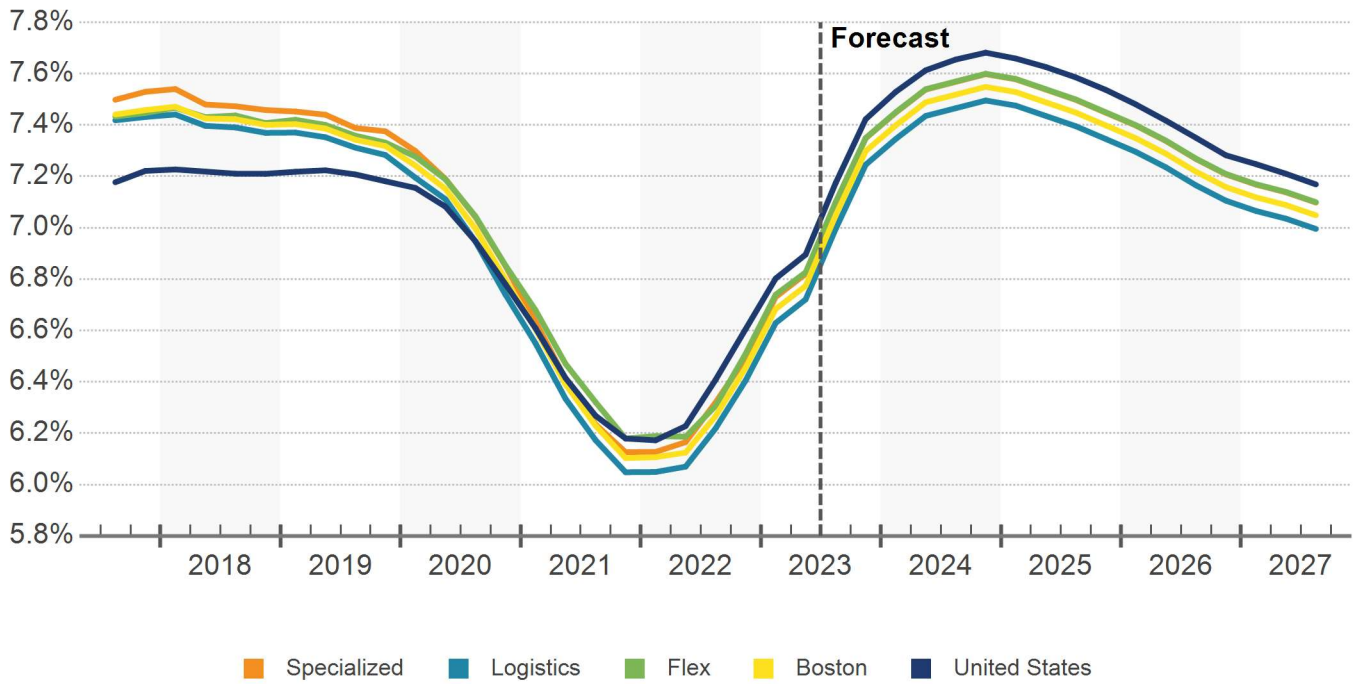
The year's largest trade to date was Lincoln Property Company's acquisition of an 815,324-SF warehouse at 64 Leona Drive in Middleboro for \$105 million, or \$129/SF. The property was leased back to Handil Holdings LLC, owner of New England holiday staple Christmas Tree Shops. Handil has been in the process of rebranding the former Bed, Bath & Beyond offshoot, and future stores will go by CTS.

A fully leased food processing facility generated another large trade in December. Invesco Advisers acquired the 135,000-SF property at 51 Research Drive in Haverhill from Paradigm Properties for \$43 million (\$318 million). Located in the Lawrence/Andover Submarket, the 2022-vintage facility was a build-to-suit warehouse and production facility for Monogram Foods.

SALES VOLUME & MARKET SALE PRICE PER SF



MARKET CAP RATE



Sales Past 12 Months

Boston Industrial

Sale Comparables

350

Avg. Cap Rate

6.3%

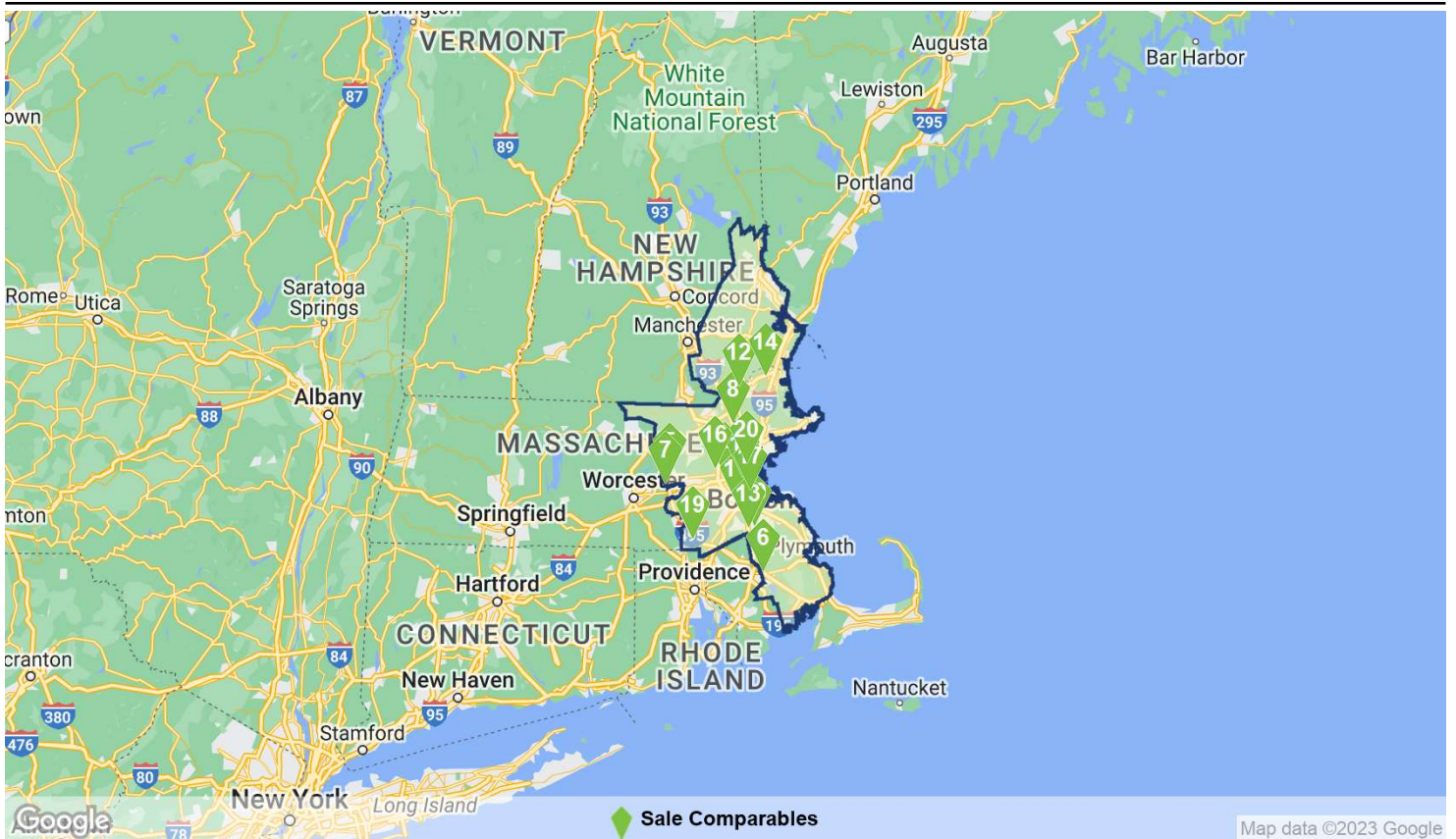
Avg. Price/SF

\$222

Avg. Vacancy At Sale

10.8%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$23,428	\$9,736,032	\$2,815,000	\$244,417,739
Price/SF	\$3.18	\$222	\$156	\$1,960
Cap Rate	3.8%	6.3%	6.5%	8.8%
Time Since Sale in Months	0.1	6.9	7.4	12.0
Property Attributes	Low	Average	Median	High
Building SF	250	41,664	18,000	784,347
Ceiling Height	7'	18'8"	18'	57'2"
Docks	0	5	2	83
Vacancy Rate At Sale	0%	10.8%	0%	100%
Year Built	1826	1969	1978	2024
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.3	★ ★ ★ ★ ★	★ ★ ★ ★ ★

Sales Past 12 Months

Boston Industrial

RECENT SIGNIFICANT SALES

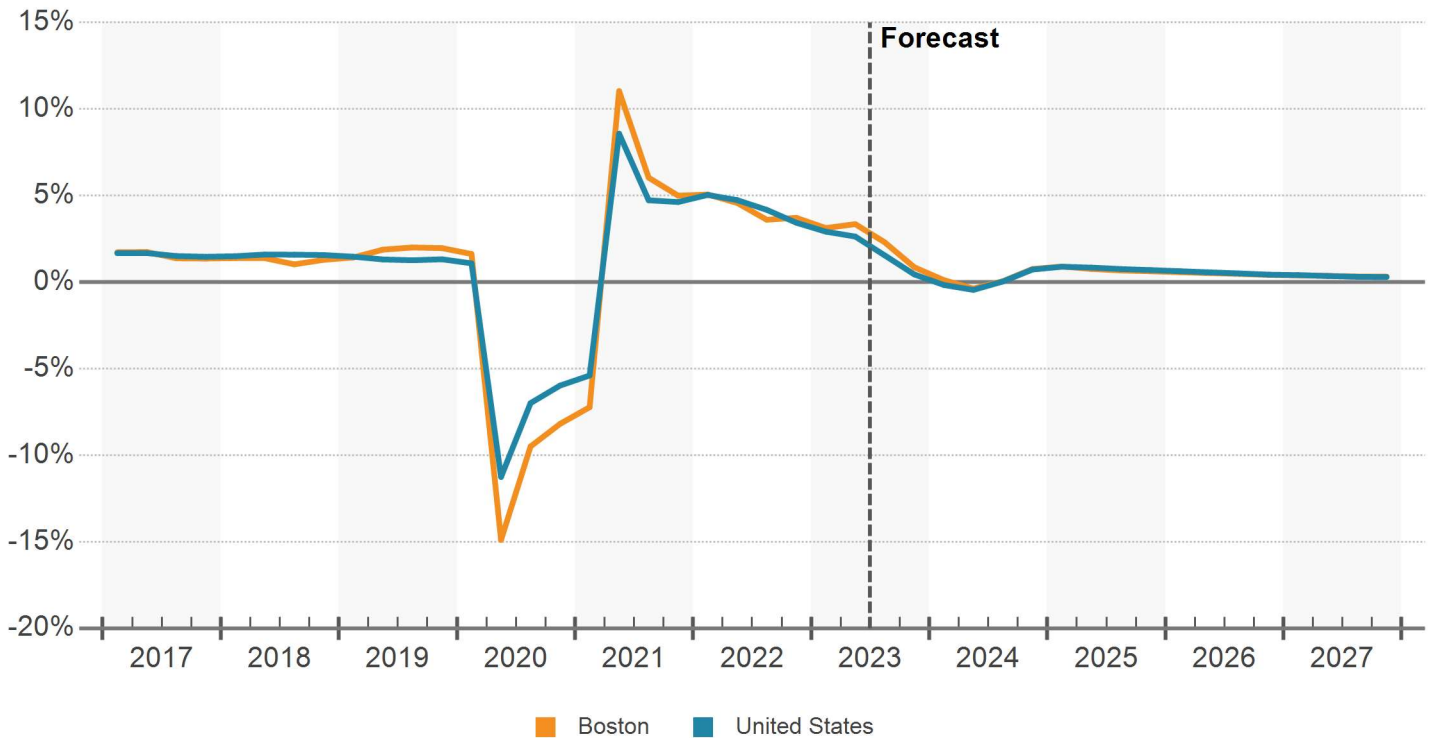
Property Name - Address	Property				Sale			
	Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1 Building A 35 Gatehouse Dr	★★★★★	2000	256,500	0%	12/29/2022	\$244,417,739	\$953	-
2 CenterPoint 41 Seyon St	★★★★★	1934	270,000	38.5%	1/19/2023	\$218,080,184	\$808	-
3 Blackstone Science Squ... 237 Putnam Ave	★★★★★	1880	77,040	0%	9/6/2022	\$151,000,000	\$1,960	-
4 CenterPoint 43 Foundry Ave	★★★★★	1970	184,210	49.5%	1/19/2023	\$143,244,328	\$778	-
5 92 Crowley Dr	★★★★★	2016	68,442	0%	10/27/2022	\$125,000,000	\$1,826	-
6 64 Leona Dr	★★★★★	1996	784,347	0%	2/16/2023	\$105,000,000	\$134	-
7 Marlborough Discovery... 149 Hayes Memorial Dr	★★★★★	2022	140,000	100%	4/28/2023	\$91,000,000	\$650	-
8 44 Lowell Junction Rd	★★★★★	1973	140,440	0%	9/30/2022	\$68,900,000	\$491	-
9 Readville Yard 5 Buildin... 50 Industrial Dr	★★★★★	2021	78,000	0%	8/24/2022	\$54,231,285	\$695	-
10 57 Littlefield St	★★★★★	1974	383,225	51.6%	7/27/2023	\$51,271,037	\$134	-
11 Readville Yard 5 Buildin... 52 Industrial Dr	★★★★★	2018	70,000	0%	8/24/2022	\$45,720,171	\$653	-
12 Monogram Food Solutions 51 Research Dr	★★★★★	2022	135,000	0%	12/29/2022	\$43,000,000	\$319	-
13 200 Shuman Ave	★★★★★	1980	240,409	0%	11/21/2022	\$42,000,000	\$175	-
14 37 S Hunt Rd	★★★★★	1999	78,045	0%	5/24/2023	\$37,750,000	\$484	-
15 99 Erie St	★★★★★	1927	29,762	0%	9/28/2022	\$31,632,019	\$1,063	-
16 Building E 35 Gatehouse Dr	★★★★★	2009	42,000	0%	12/29/2022	\$28,082,261	\$669	-
17 40-44 Sturtevant St	★★★★★	2004	117,000	0%	7/3/2023	\$26,785,714	\$229	-
18 206 Grove St	★★★★★	2021	150,000	0%	7/27/2023	\$26,778,060	\$179	-
19 176 Grove St	★★★★★	1987	169,968	0%	7/27/2023	\$24,799,499	\$146	-
20 180 Charles St	★★★★★	1977	63,000	0%	11/22/2022	\$24,450,000	\$388	-

BOSTON EMPLOYMENT BY INDUSTRY IN THOUSANDS

Industry	CURRENT JOBS		CURRENT GROWTH		10 YR HISTORICAL		5 YR FORECAST	
	Jobs	LQ	Market	US	Market	US	Market	US
Manufacturing	171	0.7	0.70%	1.04%	-0.27%	0.77%	-0.32%	0.02%
Trade, Transportation and Utilities	415	0.8	2.13%	0.69%	0.31%	1.18%	-0.23%	0.08%
Retail Trade	242	0.8	1.62%	0.36%	-0.25%	0.35%	-0.05%	0.08%
Financial Activities	204	1.2	2.98%	0.79%	1.26%	1.46%	-0.01%	0.09%
Government	312	0.7	2.07%	2.02%	0.41%	0.34%	0.24%	0.34%
Natural Resources, Mining and Construction	127	0.8	0.84%	2.41%	3.52%	2.46%	0.86%	0.19%
Education and Health Services	611	1.3	3.39%	3.73%	1.66%	1.81%	0.48%	0.64%
Professional and Business Services	577	1.4	3.41%	1.94%	2.59%	2.14%	0.27%	0.33%
Information	89	1.6	0.13%	-0.20%	1.60%	1.29%	0.58%	0.20%
Leisure and Hospitality	273	0.9	7.10%	5.12%	1.07%	1.55%	1.39%	0.92%
Other Services	104	1.0	1.57%	2.53%	0.65%	0.65%	0.55%	0.27%
Total Employment	2,883	1.0	2.93%	2.19%	1.31%	1.35%	0.34%	0.35%

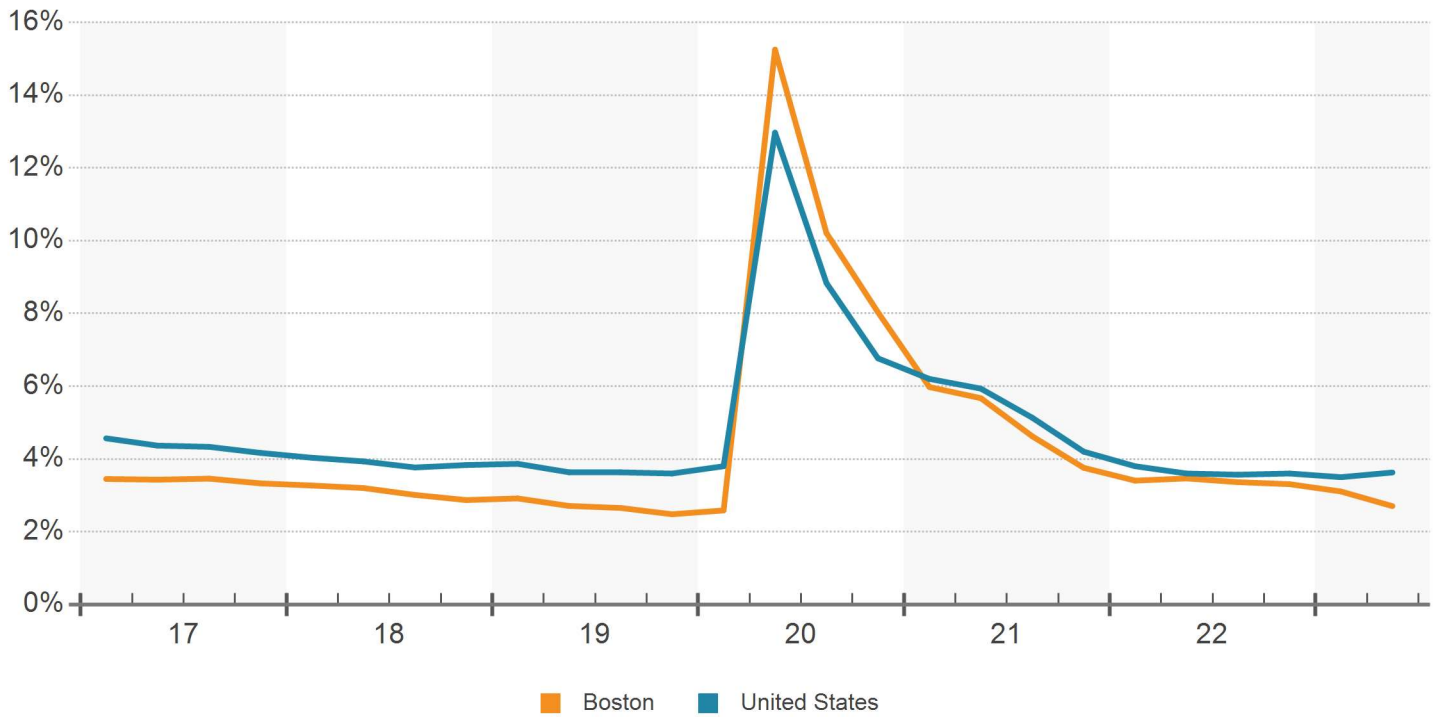
Source: Oxford Economics
LQ = Location Quotient

JOB GROWTH (YOY)

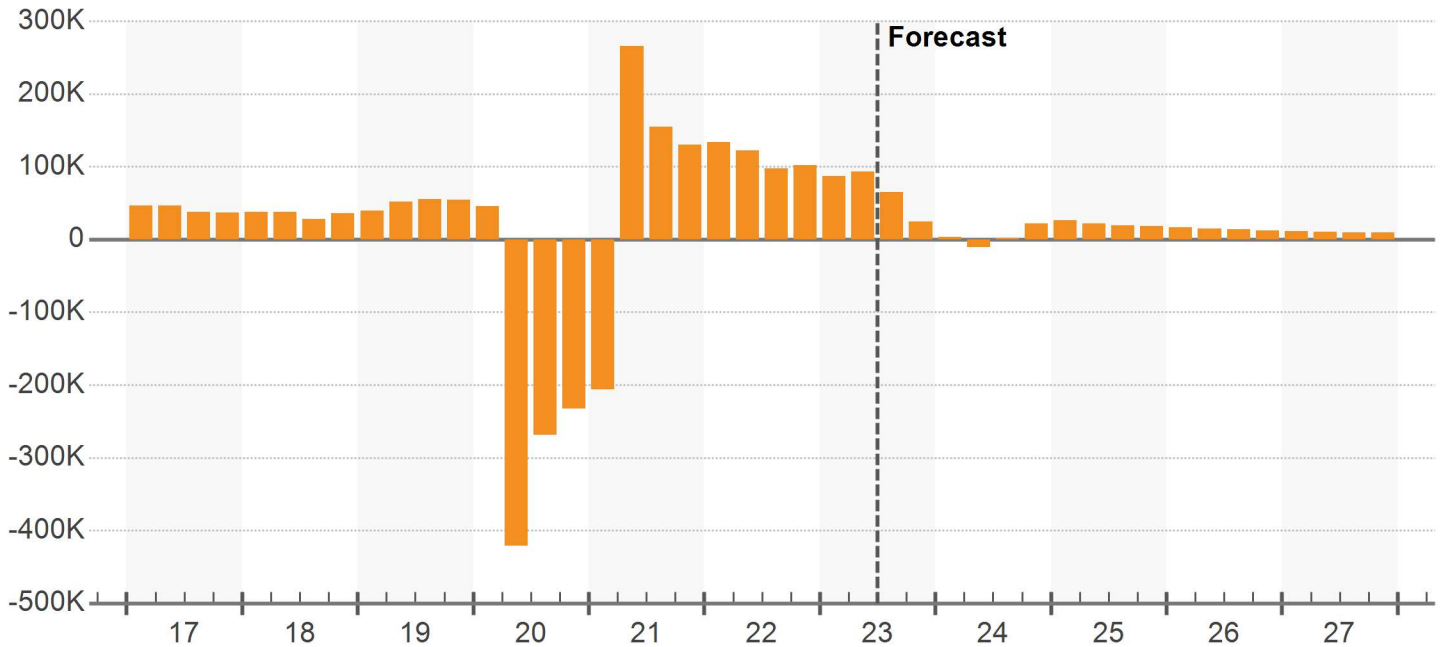


Source: Oxford Economics

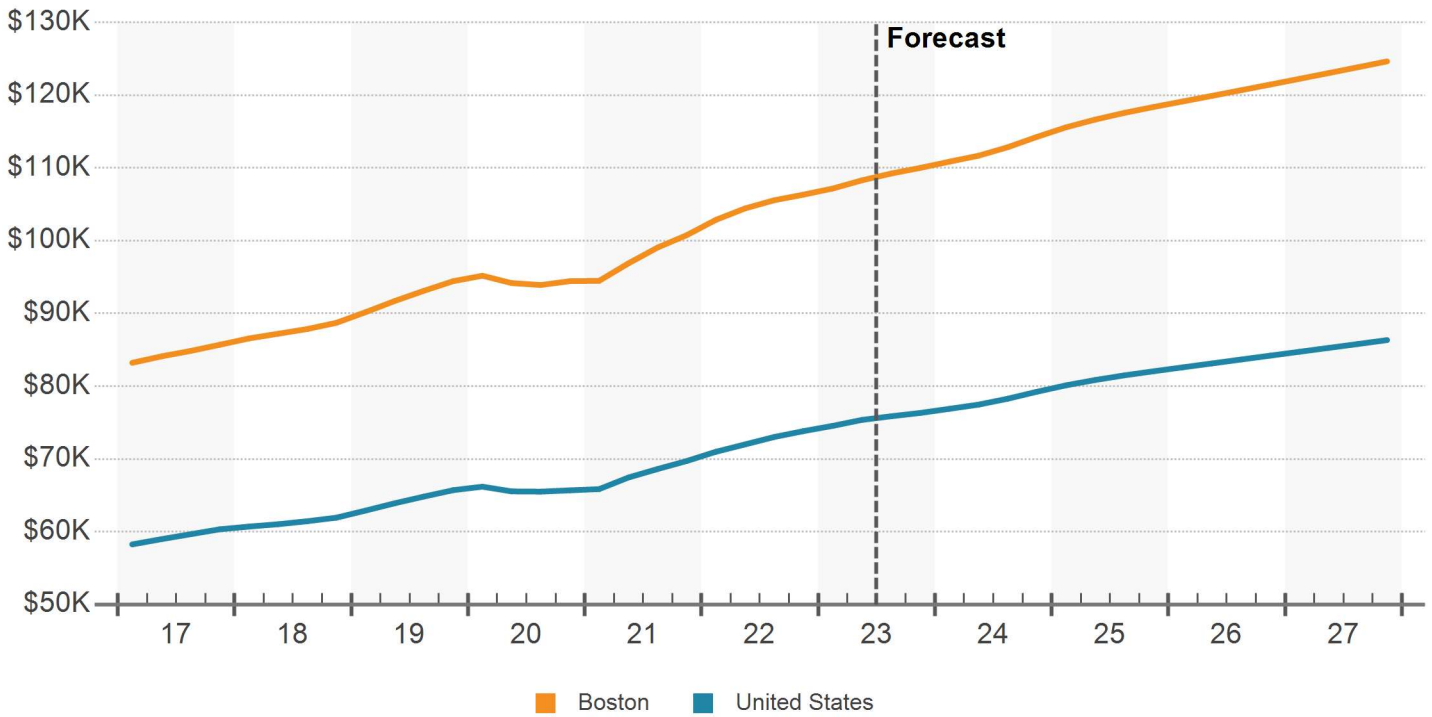
UNEMPLOYMENT RATE (%)



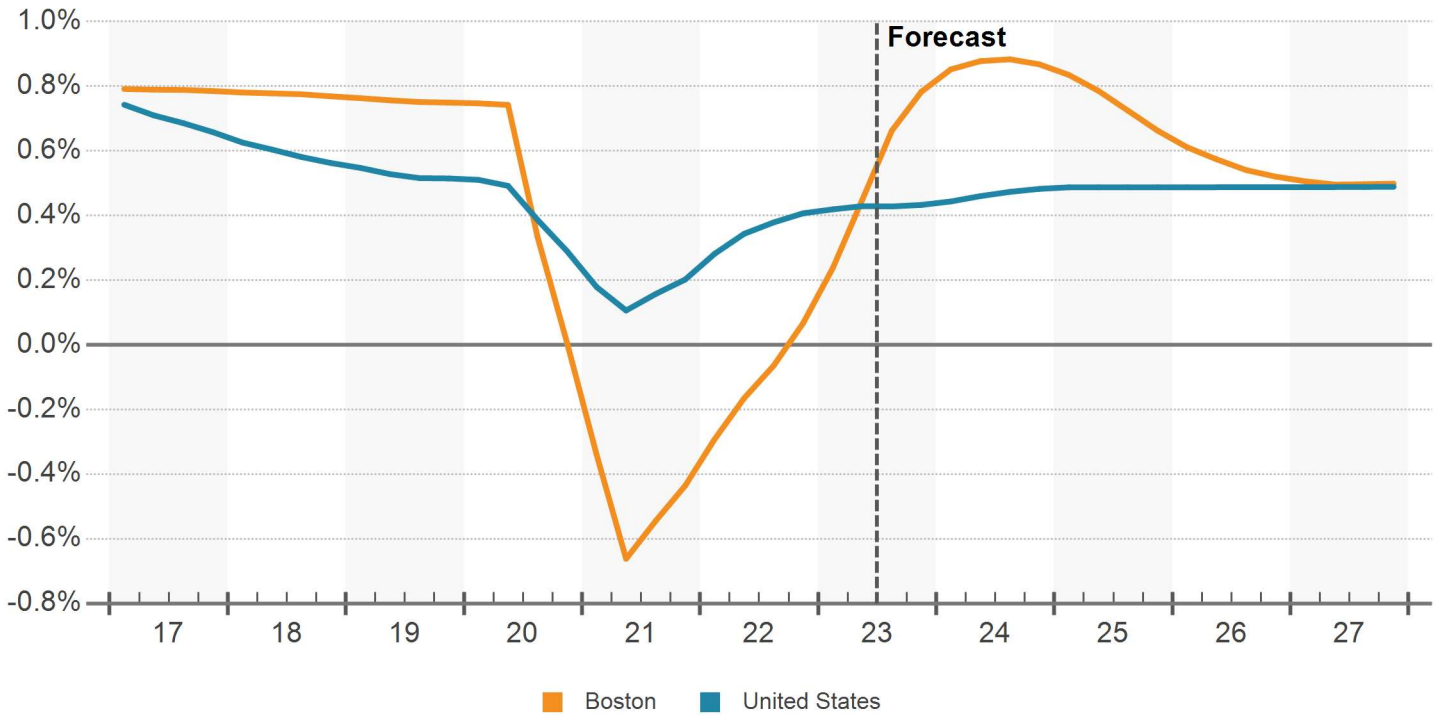
NET EMPLOYMENT CHANGE (YOY)



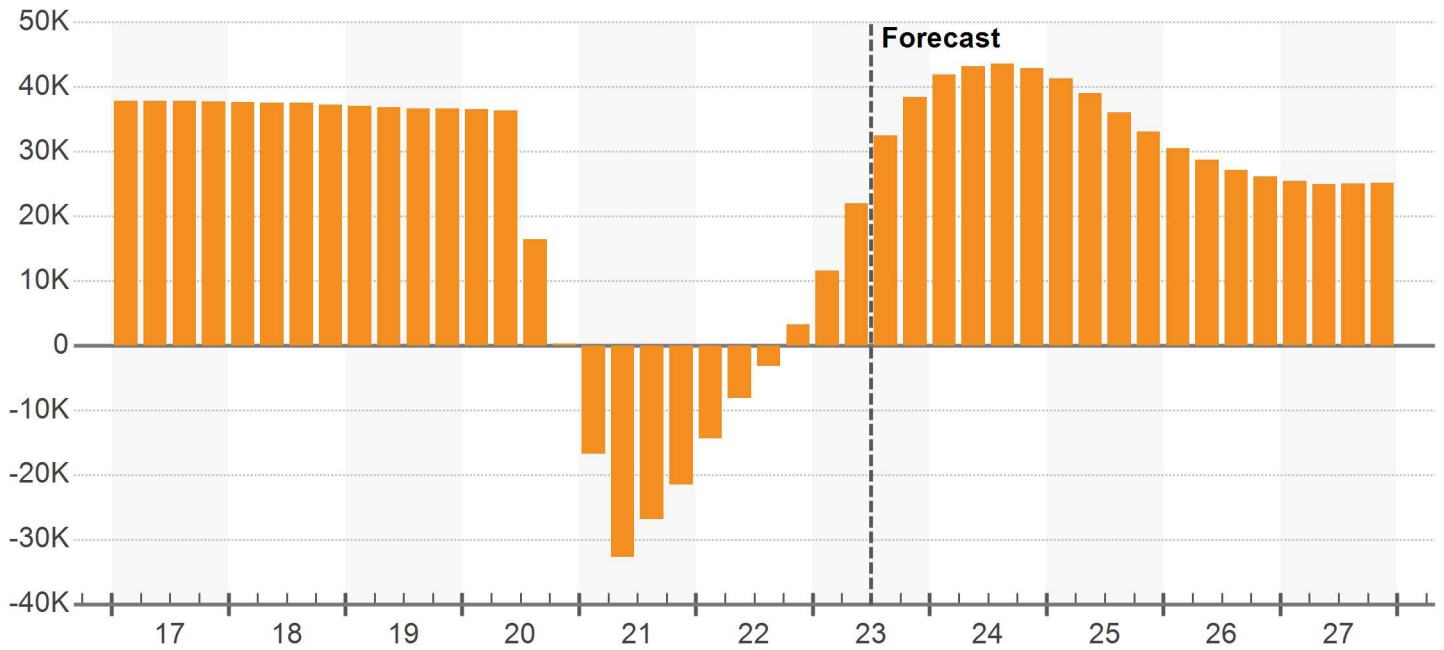
MEDIAN HOUSEHOLD INCOME



POPULATION GROWTH (YOY %)



NET POPULATION CHANGE (YOY)

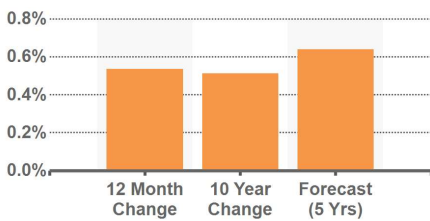


DEMOGRAPHIC TRENDS

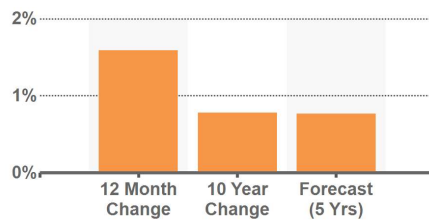
Demographic Category	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
	Metro	US	Metro	US	Metro	US	Metro	US
Population	4,926,950	334,510,438	0.5%	0.4%	0.5%	0.6%	0.6%	0.5%
Households	1,950,962	129,877,422	0.8%	0.7%	0.9%	0.9%	0.8%	0.6%
Median Household Income	\$108,653	\$75,567	3.6%	4.4%	4.1%	3.8%	3.1%	3.0%
Labor Force	2,747,551	165,937,922	1.6%	1.0%	0.8%	0.6%	0.8%	0.3%
Unemployment	2.7%	3.6%	-0.7%	0%	-0.3%	-0.4%	-	-

Source: Oxford Economics

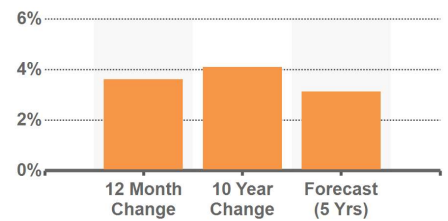
POPULATION GROWTH



LABOR FORCE GROWTH

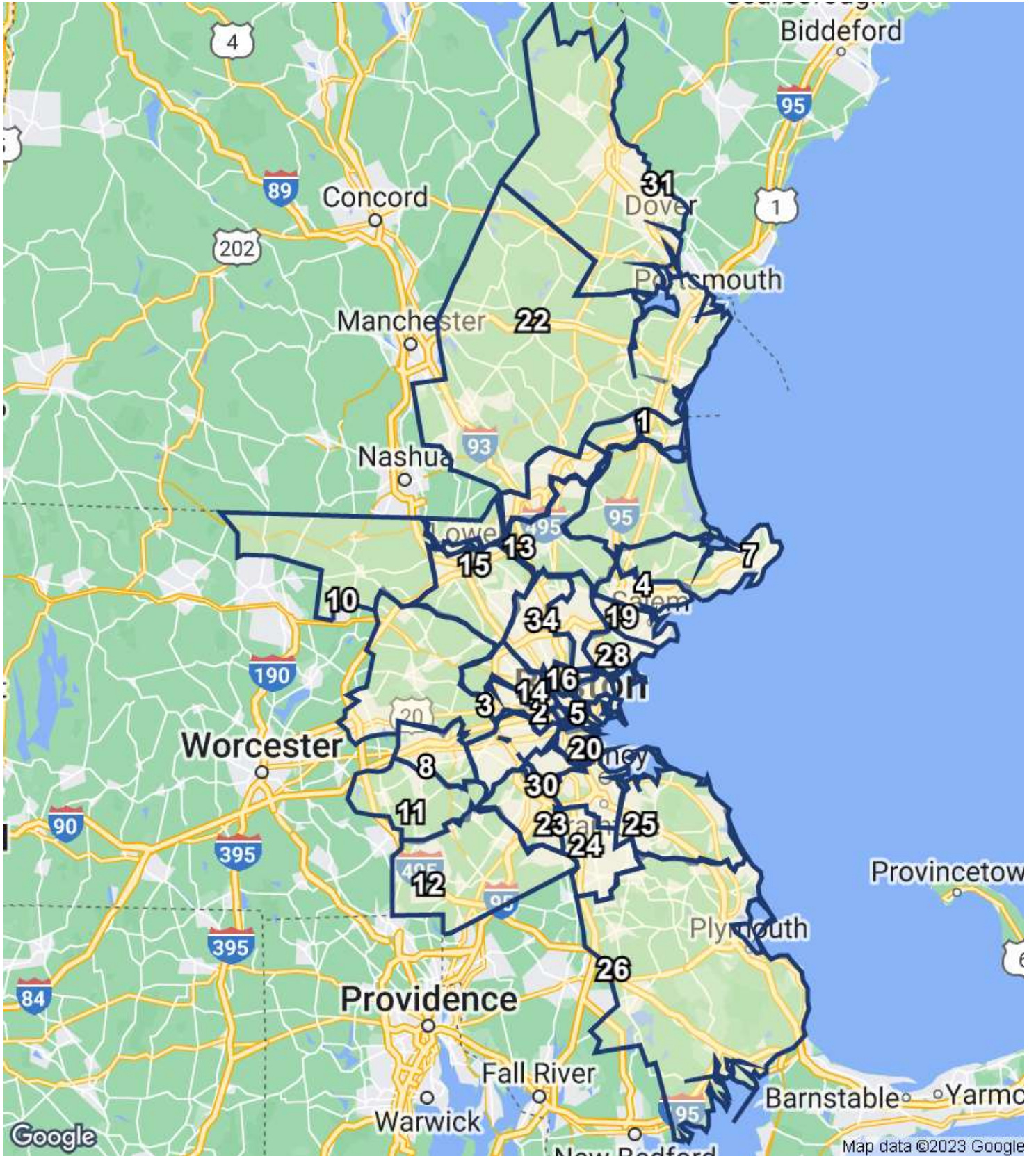


INCOME GROWTH



Source: Oxford Economics

BOSTON SUBMARKETS



SUBMARKET INVENTORY

No.	Submarket	Inventory				12 Month Deliveries				Under Construction			
		Bldgs	SF (000)	% Market	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
1	Amesbury/Ipswich	335	8,966	2.5%	13	0	0	0%	-	1	50	0.6%	13
2	Brighton/Fenway	79	2,440	0.7%	29	0	0	0%	-	0	-	-	-
3	Concord/Maynard	525	20,581	5.8%	8	8	185	0.9%	5	3	226	1.1%	7
4	Danvers/Beverly	190	6,555	1.8%	20	1	96	1.5%	8	1	43	0.7%	14
5	Downtown Boston	120	4,848	1.4%	23	0	0	0%	-	0	-	-	-
6	E Cambridge	27	859	0.2%	34	0	0	0%	-	0	-	-	-
7	Essex/Gloucester	132	3,558	1.0%	28	0	0	0%	-	0	-	-	-
8	Framingham/Natick	208	7,362	2.1%	19	0	0	0%	-	1	127	1.7%	10
9	Ft Pt Chan/S Boston	90	4,649	1.3%	25	0	0	0%	-	2	398	8.6%	5
10	Groton/Townsend	227	7,999	2.2%	16	1	7	0.1%	14	2	16	0.2%	19
11	Hopkinton/Holliston	197	7,700	2.2%	18	1	9	0.1%	13	1	19	0.2%	17
12	I-95 Corridor South	532	23,103	6.5%	5	8	832	3.6%	1	10	918	4.0%	2
13	Lawrence/Andover	523	29,557	8.3%	1	3	167	0.6%	6	7	4,377	14.8%	1
14	Lexington/Arlington	71	2,349	0.7%	30	0	0	0%	-	1	35	1.5%	15
15	Lowell/Chelmsford	587	26,519	7.4%	4	2	227	0.9%	4	3	381	1.4%	6
16	Medford/Malden	208	4,856	1.4%	22	0	0	0%	-	0	-	-	-
17	Mid-Cambridge	37	959	0.3%	33	0	0	0%	-	0	-	-	-
18	Newton/Dover	157	3,970	1.1%	27	0	0	0%	-	2	22	0.6%	16
19	Peabody/Salem	224	9,305	2.6%	12	1	5	0.1%	16	0	-	-	-
20	Quincy/Braintree	258	9,924	2.8%	11	0	0	0%	-	0	-	-	-
21	Reading/Melrose	76	1,687	0.5%	31	0	0	0%	-	1	94	5.6%	11
22	Rockingham	790	28,427	8.0%	2	3	90	0.3%	9	3	180	0.6%	9
23	Route 1 South	384	17,888	5.0%	9	0	0	0%	-	0	-	-	-
24	Route 24	590	20,938	5.9%	7	2	50	0.2%	10	2	190	0.9%	8
25	Route 3 Corridor	268	6,334	1.8%	21	0	0	0%	-	0	-	-	-
26	Route 3 South	680	21,507	6.0%	6	14	398	1.8%	2	5	567	2.6%	3
27	Roxbury/Dorchester	382	7,968	2.2%	17	0	0	0%	-	2	58	0.7%	12
28	Saugus/Lynn	136	4,685	1.3%	24	0	0	0%	-	0	-	-	-
29	Somerville/Chelsea	409	11,122	3.1%	10	1	143	1.3%	7	1	5	0%	20
30	South Suffolk County	117	4,389	1.2%	26	1	40	0.9%	11	1	19	0.4%	18
31	Stafford County	206	8,138	2.3%	15	1	30	0.4%	12	0	-	-	-
32	W Cambridge	66	1,464	0.4%	32	1	5	0.3%	15	0	-	-	-
33	Waltham/Watertown	321	8,423	2.4%	14	0	0	0%	-	0	-	-	-
34	Wilmington/Winchester	716	28,160	7.9%	3	3	236	0.8%	3	2	457	1.6%	4

SUBMARKET RENT

No.	Submarket	Market Rent		12 Month Market Rent		QTD Annualized Market Rent	
		Per SF	Rank	Growth	Rank	Growth	Rank
1	Amesbury/Ipswich	\$13.92	24	6.3%	19	3.8%	24
2	Brighton/Fenway	\$34.86	2	5.4%	29	4.4%	7
3	Concord/Maynard	\$14.20	21	6.1%	23	4.2%	9
4	Danvers/Beverly	\$17.05	14	5.8%	26	3.9%	20
5	Downtown Boston	\$24.40	7	6.9%	11	3.9%	19
6	E Cambridge	\$34.57	3	5.1%	32	4.5%	5
7	Essex/Gloucester	\$15.28	17	7.0%	8	3.6%	30
8	Framingham/Natick	\$14.48	19	6.6%	16	3.9%	18
9	Ft Pt Chan/S Boston	\$21.19	9	6.6%	15	4.0%	15
10	Groton/Townsend	\$12.19	32	7.1%	7	3.6%	29
11	Hopkinton/Holliston	\$12.22	31	5.5%	27	4.2%	12
12	I-95 Corridor South	\$12.62	27	7.3%	3	3.8%	23
13	Lawrence/Andover	\$12.61	28	6.8%	13	4.8%	1
14	Lexington/Arlington	\$31.08	5	4.8%	34	4.5%	3
15	Lowell/Chelmsford	\$13.93	23	6.2%	22	4.1%	13
16	Medford/Malden	\$19.06	11	6.8%	12	3.6%	27
17	Mid-Cambridge	\$41.17	1	4.9%	33	4.6%	2
18	Newton/Dover	\$24.07	8	5.3%	30	4.2%	11
19	Peabody/Salem	\$15.45	16	6.2%	21	4.5%	4
20	Quincy/Braintree	\$14.39	20	6.9%	10	3.8%	22
21	Reading/Melrose	\$18.13	13	6.1%	24	3.9%	17
22	Rockingham	\$12.43	29	6.4%	18	3.7%	26
23	Route 1 South	\$13.73	25	6.6%	14	4.2%	10
24	Route 24	\$11.17	33	7.5%	2	3.5%	32
25	Route 3 Corridor	\$13.66	26	5.9%	25	3.8%	21
26	Route 3 South	\$12.42	30	7.3%	4	3.5%	31
27	Roxbury/Dorchester	\$20.63	10	6.9%	9	3.3%	34
28	Saugus/Lynn	\$14.53	18	6.2%	20	3.6%	28
29	Somerville/Chelsea	\$18.64	12	7.1%	6	3.4%	33
30	South Suffolk County	\$14.17	22	8.8%	1	3.7%	25
31	Strafford County	\$9.88	34	7.1%	5	4.4%	6
32	W Cambridge	\$31.65	4	5.4%	28	4.2%	8
33	Waltham/Watertown	\$26.45	6	5.3%	31	4.1%	14
34	Wilmington/Winchester	\$17	15	6.6%	17	4.0%	16

SUBMARKET VACANCY & NET ABSORPTION

No.	Submarket	Vacancy			12 Month Absorption			
		SF	Percent	Rank	SF	% of Inv	Rank	Construc. Ratio
1	Amesbury/Ipswich	211,896	2.4%	6	(34,443)	-0.4%	21	-
2	Brighton/Fenway	631,993	25.9%	33	(45,027)	-1.8%	23	-
3	Concord/Maynard	637,599	3.1%	10	(90,203)	-0.4%	28	-
4	Danvers/Beverly	62,295	1.0%	2	215,634	3.3%	2	0.4
5	Downtown Boston	404,312	8.3%	29	(79,033)	-1.6%	27	-
6	E Cambridge	8,500	1.0%	3	(5,174)	-0.6%	15	-
7	Essex/Gloucester	66,236	1.9%	4	(30,281)	-0.9%	20	-
8	Framingham/Natick	158,172	2.1%	5	(74,067)	-1.0%	26	-
9	Ft Pt Chan/S Boston	112,889	2.4%	7	(48,947)	-1.1%	24	-
10	Groton/Townsend	64,064	0.8%	1	91,599	1.1%	5	0.1
11	Hopkinton/Holliston	460,066	6.0%	22	(188,033)	-2.4%	31	-
12	I-95 Corridor South	1,399,916	6.1%	24	(4,495)	0%	14	-
13	Lawrence/Andover	1,159,993	3.9%	14	(3,107)	0%	13	-
14	Lexington/Arlington	141,049	6.0%	23	(41,895)	-1.8%	22	-
15	Lowell/Chelmsford	2,212,673	8.3%	30	170,125	0.6%	3	1.3
16	Medford/Malden	486,733	10.0%	31	(162,035)	-3.3%	30	-
17	Mid-Cambridge	36,936	3.9%	13	13,064	1.4%	11	-
18	Newton/Dover	110,364	2.8%	9	(12,948)	-0.3%	18	-
19	Peabody/Salem	289,745	3.1%	11	94,258	1.0%	4	0.1
20	Quincy/Braintree	395,929	4.0%	16	83,970	0.8%	6	-
21	Reading/Melrose	-	-	-	3,278	0.2%	12	-
22	Rockingham	1,037,741	3.7%	12	(276,219)	-1.0%	32	-
23	Route 1 South	781,461	4.4%	19	(8,245)	0%	17	-
24	Route 24	1,189,640	5.7%	21	(289,639)	-1.4%	34	-
25	Route 3 Corridor	270,204	4.3%	17	(71,642)	-1.1%	25	-
26	Route 3 South	990,246	4.6%	20	223,157	1.0%	1	1.7
27	Roxbury/Dorchester	315,352	4.0%	15	19,106	0.2%	10	-
28	Saugus/Lynn	298,528	6.4%	25	(156,559)	-3.3%	29	-
29	Somerville/Chelsea	712,794	6.4%	26	(284,611)	-2.6%	33	-
30	South Suffolk County	525,902	12.0%	32	(15,791)	-0.4%	19	-
31	Strafford County	577,278	7.1%	28	22,364	0.3%	8	1.3
32	W Cambridge	38,745	2.6%	8	(6,702)	-0.5%	16	-
33	Waltham/Watertown	542,252	6.4%	27	74,724	0.9%	7	-
34	Wilmington/Winchester	1,222,206	4.3%	18	22,088	0.1%	9	10.7

OVERALL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2027	359,370,310	(233,097)	-0.1%	(745,861)	-0.2%	-
2026	359,603,407	(1,461,083)	-0.4%	411,847	0.1%	-
2025	361,064,490	(1,902,299)	-0.5%	1,862,700	0.5%	-
2024	362,966,789	821,403	0.2%	(237,888)	-0.1%	-
2023	362,145,386	6,679,883	1.9%	153,483	0%	43.5
YTD	357,187,520	1,722,017	0.5%	(596,890)	-0.2%	-
2022	355,465,503	1,451,016	0.4%	2,271,187	0.6%	0.6
2021	354,014,487	1,336,362	0.4%	1,565,877	0.4%	0.9
2020	352,678,125	(258,706)	-0.1%	678,811	0.2%	-
2019	352,936,831	346,783	0.1%	664,992	0.2%	0.5
2018	352,590,048	145,725	0%	2,576,054	0.7%	0.1
2017	352,444,323	(523,182)	-0.1%	(12,998)	0%	-
2016	352,967,505	(1,712,601)	-0.5%	2,387,352	0.7%	-
2015	354,680,106	(935,414)	-0.3%	688,459	0.2%	-
2014	355,615,520	(1,040,965)	-0.3%	3,830,823	1.1%	-
2013	356,656,485	(2,234,180)	-0.6%	3,829,351	1.1%	-
2012	358,890,665	(2,120,038)	-0.6%	(1,041,879)	-0.3%	-
2011	361,010,703	(2,094,701)	-0.6%	(455,768)	-0.1%	-

SPECIALIZED INDUSTRIAL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2027	82,045,546	(398,017)	-0.5%	(423,943)	-0.5%	-
2026	82,443,563	(439,412)	-0.5%	24,573	0%	-
2025	82,882,975	(455,342)	-0.5%	297,630	0.4%	-
2024	83,338,317	(105,014)	-0.1%	(569,599)	-0.7%	-
2023	83,443,331	(195,649)	-0.2%	(1,204,302)	-1.4%	-
YTD	83,554,243	(84,737)	-0.1%	(197,609)	-0.2%	-
2022	83,638,980	(555,888)	-0.7%	468,002	0.6%	-
2021	84,194,868	(269,478)	-0.3%	(967,940)	-1.1%	-
2020	84,464,346	(552,315)	-0.6%	(705,141)	-0.8%	-
2019	85,016,661	595,370	0.7%	306,087	0.4%	1.9
2018	84,421,291	(575,344)	-0.7%	870,612	1.0%	-
2017	84,996,635	(584,318)	-0.7%	560,811	0.7%	-
2016	85,580,953	(272,049)	-0.3%	(58,490)	-0.1%	-
2015	85,853,002	(1,479,811)	-1.7%	(7,506)	0%	-
2014	87,332,813	(229,389)	-0.3%	1,291,708	1.5%	-
2013	87,562,202	(1,130,643)	-1.3%	846,076	1.0%	-
2012	88,692,845	(1,140,719)	-1.3%	(586,864)	-0.7%	-
2011	89,833,564	(846,308)	-0.9%	(399,622)	-0.4%	-

LOGISTICS SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2027	175,636,331	425,967	0.2%	3,153	0%	135.1
2026	175,210,364	(573,947)	-0.3%	335,645	0.2%	-
2025	175,784,311	(931,433)	-0.5%	1,164,362	0.7%	-
2024	176,715,744	924,036	0.5%	845,171	0.5%	1.1
2023	175,791,708	6,581,999	3.9%	2,535,187	1.4%	2.6
YTD	170,844,247	1,634,538	1.0%	(178,511)	-0.1%	-
2022	169,209,709	1,268,409	0.8%	1,034,625	0.6%	1.2
2021	167,941,300	1,172,387	0.7%	2,091,142	1.2%	0.6
2020	166,768,913	884,822	0.5%	1,790,431	1.1%	0.5
2019	165,884,091	(14,447)	0%	648,325	0.4%	-
2018	165,898,538	1,257,194	0.8%	1,461,188	0.9%	0.9
2017	164,641,344	5,262	0%	(543,347)	-0.3%	-
2016	164,636,082	(1,434,662)	-0.9%	1,563,361	0.9%	-
2015	166,070,744	1,009,314	0.6%	368,070	0.2%	2.7
2014	165,061,430	(649,415)	-0.4%	1,138,887	0.7%	-
2013	165,710,845	(633,090)	-0.4%	2,311,191	1.4%	-
2012	166,343,935	(1,037,614)	-0.6%	(510,822)	-0.3%	-
2011	167,381,549	(1,022,296)	-0.6%	(395,463)	-0.2%	-

FLEX SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2027	101,688,433	(261,047)	-0.3%	(325,071)	-0.3%	-
2026	101,949,480	(447,724)	-0.4%	51,629	0.1%	-
2025	102,397,204	(515,524)	-0.5%	400,708	0.4%	-
2024	102,912,728	2,381	0%	(513,460)	-0.5%	-
2023	102,910,347	293,533	0.3%	(1,177,402)	-1.1%	-
YTD	102,789,030	172,216	0.2%	(220,770)	-0.2%	-
2022	102,616,814	738,495	0.7%	768,560	0.7%	1.0
2021	101,878,319	433,453	0.4%	442,675	0.4%	1.0
2020	101,444,866	(591,213)	-0.6%	(406,479)	-0.4%	-
2019	102,036,079	(234,140)	-0.2%	(289,420)	-0.3%	-
2018	102,270,219	(536,125)	-0.5%	244,254	0.2%	-
2017	102,806,344	55,874	0.1%	(30,462)	0%	-
2016	102,750,470	(5,890)	0%	882,481	0.9%	-
2015	102,756,360	(464,917)	-0.5%	327,895	0.3%	-
2014	103,221,277	(162,161)	-0.2%	1,400,228	1.4%	-
2013	103,383,438	(470,447)	-0.5%	672,084	0.7%	-
2012	103,853,885	58,295	0.1%	55,807	0.1%	1.0
2011	103,795,590	(226,097)	-0.2%	339,317	0.3%	-

OVERALL RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2027	\$18.26	219	3.8%	25.4%	17,709,404	4.9%	0.1%
2026	\$17.60	211	5.8%	20.9%	17,242,758	4.8%	-0.5%
2025	\$16.63	199	5.3%	14.2%	19,095,796	5.3%	-1.0%
2024	\$15.80	189	3.0%	8.5%	22,841,573	6.3%	0.3%
2023	\$15.33	184	5.3%	5.3%	21,763,044	6.0%	1.7%
YTD	\$15.03	180	6.5%	3.3%	17,553,709	4.9%	0.6%
2022	\$14.56	175	9.8%	0%	15,234,802	4.3%	-0.3%
2021	\$13.25	159	8.4%	-9.0%	16,068,653	4.5%	-0.1%
2020	\$12.23	147	5.9%	-16.0%	16,396,990	4.6%	-0.3%
2019	\$11.55	138	6.3%	-20.7%	17,322,507	4.9%	-0.1%
2018	\$10.86	130	6.5%	-25.4%	17,829,339	5.1%	-0.7%
2017	\$10.20	122	5.7%	-29.9%	20,243,868	5.7%	-0.1%
2016	\$9.66	116	4.6%	-33.7%	20,724,870	5.9%	-1.1%
2015	\$9.23	111	4.9%	-36.6%	24,845,605	7.0%	-0.4%
2014	\$8.80	106	3.9%	-39.6%	26,445,852	7.4%	-1.4%
2013	\$8.46	102	2.9%	-41.9%	31,339,766	8.8%	-1.6%
2012	\$8.22	99	1.8%	-43.5%	37,403,397	10.4%	-0.2%
2011	\$8.08	97	0.5%	-44.5%	38,483,256	10.7%	-0.4%

SPECIALIZED INDUSTRIAL RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2027	\$16.48	216	3.9%	23.0%	2,473,540	3.0%	0%
2026	\$15.85	208	6.0%	18.3%	2,455,111	3.0%	-0.5%
2025	\$14.96	196	5.4%	11.7%	2,915,618	3.5%	-0.9%
2024	\$14.19	186	3.2%	6.0%	3,665,367	4.4%	0.6%
2023	\$13.75	181	2.7%	2.7%	3,197,434	3.8%	1.2%
YTD	\$13.47	177	5.1%	0.6%	2,301,209	2.8%	0.1%
2022	\$13.40	176	11.3%	0%	2,188,337	2.6%	-1.2%
2021	\$12.04	158	9.3%	-10.2%	3,212,227	3.8%	0.8%
2020	\$11.01	145	7.0%	-17.8%	2,513,765	3.0%	0.2%
2019	\$10.29	135	6.1%	-23.2%	2,360,939	2.8%	0.1%
2018	\$9.69	127	6.8%	-27.6%	2,225,279	2.6%	-1.7%
2017	\$9.08	119	7.3%	-32.2%	3,671,235	4.3%	-1.3%
2016	\$8.46	111	3.3%	-36.8%	4,816,364	5.6%	-0.2%
2015	\$8.19	108	5.3%	-38.9%	5,029,923	5.9%	-1.6%
2014	\$7.78	102	3.4%	-41.9%	6,502,228	7.4%	-1.7%
2013	\$7.52	99	1.8%	-43.8%	8,023,325	9.2%	-2.1%
2012	\$7.39	97	1.0%	-44.8%	10,000,044	11.3%	-0.5%
2011	\$7.32	96	0.4%	-45.3%	10,553,899	11.7%	-0.4%

LOGISTICS RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2027	\$16.70	238	3.8%	27.9%	7,396,102	4.2%	0.2%
2026	\$16.08	230	5.9%	23.2%	6,997,249	4.0%	-0.5%
2025	\$15.19	217	5.3%	16.3%	7,896,336	4.5%	-1.2%
2024	\$14.42	206	3.1%	10.4%	9,981,442	5.6%	0%
2023	\$13.99	200	7.1%	7.1%	9,891,236	5.6%	2.2%
YTD	\$13.72	196	8.8%	5.0%	7,656,762	4.5%	1.0%
2022	\$13.06	186	11.4%	0%	5,843,713	3.5%	0.1%
2021	\$11.72	167	10.4%	-10.2%	5,623,609	3.3%	-0.6%
2020	\$10.61	152	6.6%	-18.7%	6,542,364	3.9%	-0.5%
2019	\$9.96	142	7.1%	-23.8%	7,416,973	4.5%	-0.4%
2018	\$9.29	133	6.6%	-28.8%	8,110,745	4.9%	-0.2%
2017	\$8.72	125	5.3%	-33.2%	8,314,739	5.1%	0.3%
2016	\$8.29	118	5.3%	-36.6%	7,755,530	4.7%	-1.8%
2015	\$7.87	112	6.2%	-39.7%	10,753,553	6.5%	0.4%
2014	\$7.41	106	4.6%	-43.3%	10,089,383	6.1%	-1.1%
2013	\$7.08	101	3.3%	-45.8%	11,900,611	7.2%	-1.7%
2012	\$6.86	98	1.8%	-47.5%	14,844,892	8.9%	-0.3%
2011	\$6.74	96	1.0%	-48.4%	15,371,684	9.2%	-0.3%

FLEX RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2027	\$22.38	200	3.6%	23.8%	7,839,762	7.7%	0.1%
2026	\$21.60	193	5.6%	19.5%	7,790,398	7.6%	-0.4%
2025	\$20.45	182	5.1%	13.2%	8,283,842	8.1%	-0.8%
2024	\$19.47	174	2.9%	7.7%	9,194,764	8.9%	0.5%
2023	\$18.93	169	4.7%	4.7%	8,674,374	8.4%	1.4%
YTD	\$18.56	166	4.7%	2.7%	7,595,738	7.4%	0.4%
2022	\$18.07	161	7.1%	0%	7,202,752	7.0%	-0.1%
2021	\$16.87	150	5.5%	-6.7%	7,232,817	7.1%	-0.1%
2020	\$15.98	143	4.5%	-11.5%	7,340,861	7.2%	-0.2%
2019	\$15.30	136	5.5%	-15.3%	7,544,595	7.4%	0.1%
2018	\$14.51	129	6.2%	-19.7%	7,493,315	7.3%	-0.7%
2017	\$13.66	122	5.3%	-24.4%	8,257,894	8.0%	0.1%
2016	\$12.98	116	4.6%	-28.2%	8,152,976	7.9%	-0.9%
2015	\$12.41	111	3.4%	-31.3%	9,062,129	8.8%	-0.7%
2014	\$12	107	3.5%	-33.6%	9,854,241	9.5%	-1.5%
2013	\$11.60	103	3.2%	-35.8%	11,415,830	11.0%	-1.1%
2012	\$11.24	100	2.2%	-37.8%	12,558,461	12.1%	0%
2011	\$11	98	0%	-39.1%	12,557,673	12.1%	-0.5%

OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2027	-	-	-	-	-	-	\$211.75	334	7.0%
2026	-	-	-	-	-	-	\$199.40	315	7.2%
2025	-	-	-	-	-	-	\$181.09	286	7.4%
2024	-	-	-	-	-	-	\$168.32	266	7.5%
2023	-	-	-	-	-	-	\$169.55	268	7.3%
YTD	164	\$1.3B	1.9%	\$9,022,525	\$197.37	7.0%	\$179.15	283	6.8%
2022	507	\$4.1B	4.9%	\$8,949,329	\$245.55	6.3%	\$180.63	285	6.5%
2021	623	\$4.6B	8.7%	\$8,273,804	\$167.03	5.9%	\$166.91	264	6.1%
2020	516	\$4.2B	7.0%	\$9,244,236	\$175.51	7.0%	\$132.38	209	6.8%
2019	475	\$2.5B	5.8%	\$6,219,587	\$138.20	6.8%	\$112.47	178	7.3%
2018	468	\$1.7B	5.6%	\$4,676,953	\$99.42	7.3%	\$102.76	162	7.4%
2017	346	\$1.4B	4.6%	\$4,740,148	\$91.01	7.7%	\$94.28	149	7.5%
2016	441	\$1.8B	6.0%	\$4,468,617	\$89.66	8.4%	\$91.86	145	7.1%
2015	479	\$1.3B	5.8%	\$2,848,569	\$66.16	7.8%	\$87.13	138	7.1%
2014	367	\$953.4M	4.2%	\$2,716,325	\$65.96	6.7%	\$78.06	123	7.6%
2013	350	\$829.3M	3.6%	\$2,591,434	\$67.89	8.3%	\$70.66	112	7.9%
2012	341	\$739M	3.6%	\$2,415,058	\$59.84	8.3%	\$66.86	106	8.0%

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(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

SPECIALIZED INDUSTRIAL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2027	-	-	-	-	-	-	\$191.96	336	7.1%
2026	-	-	-	-	-	-	\$180.63	316	7.2%
2025	-	-	-	-	-	-	\$163.98	287	7.4%
2024	-	-	-	-	-	-	\$152.31	267	7.6%
2023	-	-	-	-	-	-	\$153.20	268	7.3%
YTD	40	\$103.2M	1.1%	\$3,034,947	\$125.41	-	\$161.62	283	6.9%
2022	114	\$598M	4.5%	\$5,750,430	\$166.46	5.9%	\$163.34	286	6.5%
2021	111	\$729.9M	6.3%	\$6,886,067	\$137.98	4.4%	\$151.65	266	6.1%
2020	106	\$512.6M	4.8%	\$5,759,041	\$133.02	7.6%	\$118.99	208	6.9%
2019	81	\$468.4M	4.4%	\$6,888,645	\$146.94	6.1%	\$101.46	178	7.4%
2018	86	\$212.2M	4.0%	\$3,120,531	\$68.74	7.6%	\$92.79	163	7.5%
2017	69	\$222.4M	3.9%	\$3,529,427	\$70.57	7.7%	\$84.57	148	7.5%
2016	88	\$294.7M	5.2%	\$3,426,396	\$67.08	8.2%	\$82.62	145	7.2%
2015	112	\$286.3M	6.4%	\$2,626,169	\$55.77	7.8%	\$78.85	138	7.1%
2014	89	\$221.6M	4.2%	\$2,576,682	\$70.23	6.8%	\$70.58	124	7.6%
2013	70	\$104.5M	2.6%	\$1,559,806	\$46.56	8.8%	\$64.07	112	7.9%
2012	70	\$128.5M	3.0%	\$2,008,311	\$50.39	7.2%	\$60.67	106	8.1%

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LOGISTICS SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2027	-	-	-	-	-	-	\$205.25	344	7.0%
2026	-	-	-	-	-	-	\$193.14	323	7.1%
2025	-	-	-	-	-	-	\$175.22	293	7.3%
2024	-	-	-	-	-	-	\$162.71	272	7.5%
2023	-	-	-	-	-	-	\$163.92	274	7.2%
YTD	88	\$553.1M	2.5%	\$7,577,393	\$141.06	8.8%	\$173.48	290	6.8%
2022	263	\$1.5B	4.7%	\$6,355,019	\$193.22	6.5%	\$174.78	293	6.4%
2021	340	\$2.1B	9.3%	\$7,099,903	\$158.98	6.0%	\$162.12	271	6.0%
2020	282	\$2.2B	8.7%	\$8,764,853	\$155.48	6.4%	\$128.06	214	6.7%
2019	288	\$1B	6.5%	\$4,285,713	\$108.99	6.9%	\$107.06	179	7.3%
2018	247	\$737.3M	5.5%	\$3,921,874	\$93.30	6.8%	\$97.66	163	7.4%
2017	172	\$544.7M	4.4%	\$3,655,416	\$78.79	7.5%	\$89.36	150	7.4%
2016	220	\$746.1M	6.5%	\$3,622,051	\$73.13	8.4%	\$87.11	146	7.1%
2015	244	\$561.5M	5.9%	\$2,441,420	\$59.99	7.0%	\$82.48	138	7.1%
2014	180	\$338.8M	3.8%	\$2,004,787	\$55.26	7.5%	\$73.66	123	7.5%
2013	190	\$346.3M	4.0%	\$2,013,355	\$54.99	8.2%	\$66.33	111	7.9%
2012	169	\$324.6M	3.8%	\$2,094,256	\$54.12	8.5%	\$62.79	105	8.0%

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FLEX SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2027	-	-	-	-	-	-	\$238.93	320	7.1%
2026	-	-	-	-	-	-	\$225.37	302	7.2%
2025	-	-	-	-	-	-	\$205.06	275	7.4%
2024	-	-	-	-	-	-	\$190.91	256	7.6%
2023	-	-	-	-	-	-	\$192.47	258	7.3%
YTD	36	\$597.8M	1.6%	\$18,681,034	\$371.32	6.1%	\$203.12	272	6.9%
2022	130	\$2B	5.4%	\$17,003,585	\$375.55	6.3%	\$204.68	274	6.5%
2021	172	\$1.8B	9.7%	\$11,531,065	\$195.98	6.6%	\$187.50	251	6.2%
2020	128	\$1.5B	6.0%	\$12,966,937	\$249.32	7.3%	\$150.65	202	6.9%
2019	106	\$981.2M	5.7%	\$10,664,851	\$183.43	7.1%	\$130.67	175	7.3%
2018	135	\$748.2M	7.1%	\$6,992,763	\$122.91	8.1%	\$119.60	160	7.4%
2017	105	\$636.1M	5.6%	\$7,572,295	\$118.83	7.8%	\$110.61	148	7.4%
2016	133	\$760M	5.8%	\$6,847,207	\$138.46	8.5%	\$107.52	144	7.1%
2015	123	\$436.9M	4.9%	\$3,901,123	\$88.72	8.4%	\$101.84	137	7.1%
2014	98	\$393M	5.1%	\$4,094,026	\$76.04	5.9%	\$91.66	123	7.5%
2013	90	\$378.5M	4.0%	\$4,672,282	\$103.02	8.3%	\$83.44	112	7.8%
2012	102	\$285.9M	3.8%	\$3,285,819	\$75.21	8.5%	\$78.86	106	8.0%

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