



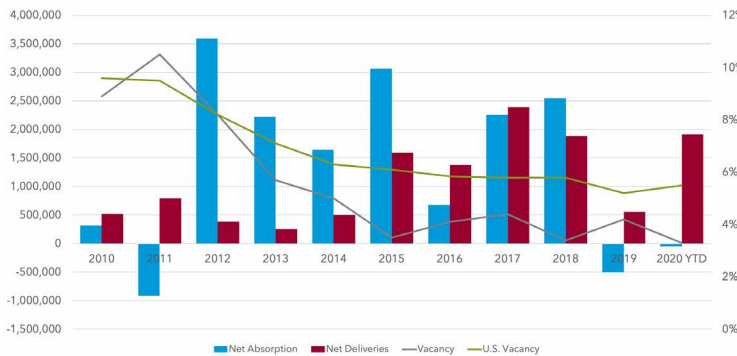
INDUSTRIAL MARKET OVERVIEW

LEJO MAMMEN, *Director of IT/Market Research*

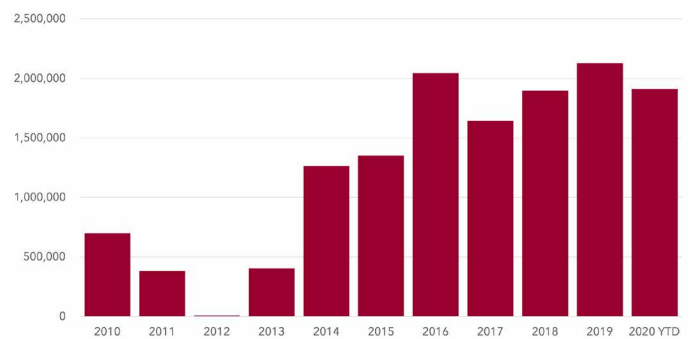
The overall vacancy was up 150 bps from a year ago due to the loss of occupancy and the addition of 600,000 SF of new product. With an average size of 28,000 SF, available sublease space has increased by 39.0% since year-end 2019 and now accounts for 12.6% of the total available space on the market. Renewal activity for large tenants has been strong. Renewals accounted for three out of the five top leases for the quarter. Overall rents are holding steady with an average asking NNN rate of \$10.32 on an annual basis.

MARKET INDICATORS	Q3 2020	Q2 2020	Q1 2020	Q4 2019	Q3 2019
▼ Net Absorption	619,111 SF	1,100,446 SF	(1,176,990) SF	(562,729) SF	254,956 SF
▼ Vacancy Rate	3.3%	3.4%	3.7%	2.3%	1.9%
▲ Avg NNN Asking Rate	\$10.32 PSF	\$10.08 PSF	\$9.84 PSF	\$9.84 PSF	\$9.96 PSF
▼ Under Construction	92,466 SF	495,846 SF	1,035,857 SF	2,127,301 SF	2,108,392 SF
▼ Inventory	168,686,275 SF	168,854,706 SF	168,250,030 SF	167,014,587 SF	167,014,587 SF

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
707 N Barranca Ave. Covina, CA	79,600 SF	\$14,797,500.00 \$185.90 PSF	Trumark Companies Vita-Pakt Citrus	Class C
1736 Wright Ave La Verne, CA	42,945 SF	\$8,400,000.00 \$195.60 PSF	Alon Mirzrahi Ying Hsiao-Chu	Class B
18333-18343 Gale Ave City of Industry, CA	35,460 SF	\$7,574,000.00 \$213.59 PSF	NNJN LLC IFA, LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
13000 Temple City of Industry, CA	407,638	Majestic Realty	Pilot Inc	Manufacturing
918 S Stimson Ave City of Industry, CA	282,377	LBA Realty	Made Good	Retailer
3200 Pomona Blvd Pomona, CA	146,138	Invesco Advisors	Unicraft Cabinetry	Retailer

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 Proprietary Data. ©

© Copyright 2020 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com