

Q2 Broward Industrial Market Report



Vacancy Rate



Lease Rates



Net Absorption



"Vacancy rates in the Broward County industrial market are at the lowest level we've seen since Costar started tracking in 1999. We've seen this level only once before, in late 2017. If you need space, you have to act quickly."

-Lloyd C. Berger
President

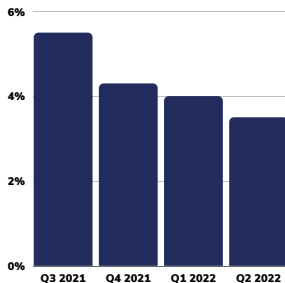
Period	Total RBA	Vacancy %	Asking Rate	Net Absorption
Q2 2022	115,200,517	3.5%	\$12.06	665,858
Q1 2022	115,043,320	4.0%	\$11.25	751,531
Q4 2021	114,686,727	4.3%	\$10.70	1,659,259
Q3 2021	114,330,981	5.5%	\$10.08	1,370,895

Significant Lease Activity

Address	Size	Tenant	Type
15501 SW 29th Street, Miramar	152,573 SF	Ryder Logistics	New
2650 Bridge Way, Davie	98,012 SF	Original Impressions	New
4030 S State Road 7, Dania	75,662 SF	Southeastern Paper Group	New

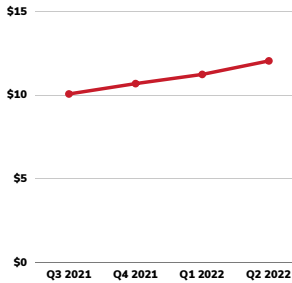
Significant Sales Activity

Address	Size	Buyer	Sales Price
3701 S Flamingo Rd, Miramar	573,362 SF	CenterPoint Properties	\$135.28M (\$235.94/SF)
1801 N Andrews Ave., Pompano Beach	113,610 SF	First Industrial Realty Trust, Inc.	\$25M (\$220.05/SF)
2701 SW 145th Ave., Miramar	108,800	CenterPoint Properties	\$19.81M (\$182.06/SF)



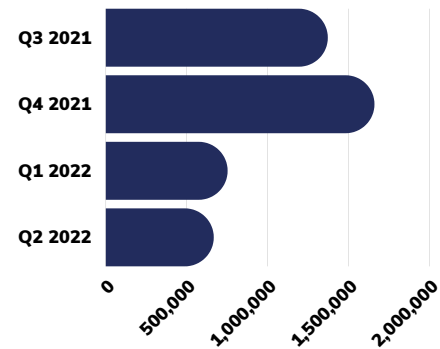
VACANCY %

From a survey of 2,341 Broward County industrial properties, rental rates are up and vacancy is down. Vacancy rates ended the quarter at 3.5%, down 50 basis points from the previous quarter.



RENTAL RATES

Quoted asking rental rates increased \$.81/SF from the previous quarter to \$12.06/SF



NET ABSORPTION

Net absorption was down in Q2, at 665,858 sf.