

MID-YEAR 2017 NATIONAL

LEE & ASSOCIATES SUPPLY CHAIN & LOGISTICS REPORT



TOP 28 NORTH AMERICAN DISTRIBUTION MARKETS

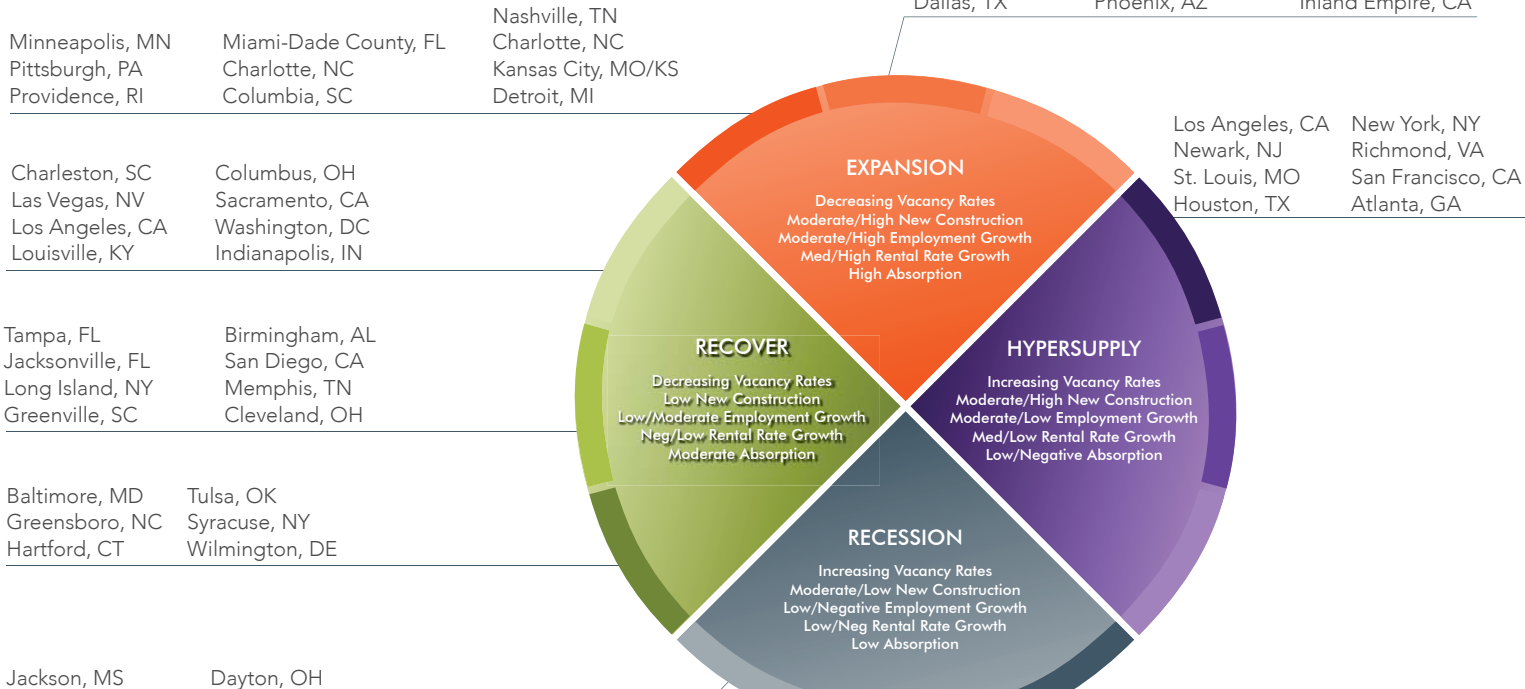


Top Tier US Markets

Second Tier Markets

Third Tier Markets

Lee Nationwide Office locations



LEE SUPPLY CHAIN: REGIONAL MAP STATS

#	City	Market Size *	Bulk Market Size *	Rental Rate * (Bulk Modern)	Vacancy *	Under Construction *	Absorption * (Q1 & Q2)
1a.	Los Angeles	761,886,350 SF	727,292,097 SF	\$9.48	1.2%	7,983,302 SF	100,387 SF
1b.	Inland Empire	392,711,051 SF	377,432,058 SF	\$6.61	3.31%	24,230,530 SF	8,255,488 SF
2.	Chicago	1,277,302,383 SF	1,205,210,568 SF	\$4.26	6.5%	16,447,558 SF	15,634,491 SF
3	Northern New Jersey	816,662,964 SF	753,308,910 SF	\$7.10	5.6%	12,531,438 SF	1,577,152 SF
4.	Dallas / Ft.Worth	864,478,597 SF	731,318,582 SF	\$3.65	6.5%	22,269,488 SF	10,599,170 SF
5.	Atlanta	626,454,619 SF	474,631,625 SF	\$3.54	6.7%	16,963,258 SF	12,757,657 SF
6.	Philadelphia	1,089,388,733 SF	1,002,204,385 SF	\$4.84	5.9%	15,226,755 SF	11,713,693 SF
7.	Detroit	568,656,562 SF	516,734,861 SF	\$5.52	3.4%	4,127,980 SF	(259,881 SF)
8.	Houston	586,162,279 SF	534,539,256 SF	\$6.74	5.6%	4,440,619 SF	2,942,663 SF
9.	Minneapolis	385,786,544 SF	308,467,397 SF	\$6.63	4.1%	1,632,600 SF	242,756 SF
10.	Seattle	300,000,000 SF	210,000,000 SF	\$5.75	3.3%	6,300,000 SF	3,650,000 SF
12.	Phoenix	299,334,022 SF	161,462,627 SF	\$4.56	8.4%	3,344,584 SF	4,014,033 SF
13.	Columbus	271,735,696 SF	59,225,814 SF	\$3.50	5.4%	4,817,291 SF	(268,582 SF)
16.	Denver	298,169,961 SF	247,515,179 SF	\$5.45	5.0%	4,012,307 SF	2,267,041 SF
17.	East Bay / Oakland	264,602,399 SF	209,886,487 SF	\$10.00	3.6%	1,692,123 SF	1,515,270 SF
18.	Memphis	254,566,458 SF	245,212,062 SF	\$3.48	7.4%	2,378,580 SF	892,055 SF
19.	Charlotte	327,959,027 SF	297,499,276 SF	\$4.53	4.6%	3,766,918 SF	3,788,184 SF
20.	St. Louis	271,238,015 SF	254,789,273 SF	\$4.41	6.1%	2,900,428 SF	2,090,355 SF
21.	Louisville	208,147,451 SF	198,042,559 SF	\$3.89	6.2%	3,944,302 SF	(599,969 SF)
22.	Orlando / Lakeland	188,676,779 SF	159,993,116 SF	\$6.43	4.9%	1,655,643 SF	1,682,917 SF
23.	Stockton / Modesto	165,000,000 SF	80,000,000 SF	\$4.49	3.0%	3,500,000 SF	1,500,000 SF
25.	Milwaukee	323,465,569 SF	277,843,438 SF	\$4.64	4.5%	1,922,510 SF	2,126,458 SF
26.	Norfolk / Hampton	114,022,715 SF	99,221,827 SF	\$5.87	5.1%	504,000 SF	1,723,260 SF
28.	Nashville	209,482,719 SF	193,255,761 SF	\$4.34	9.1%	3,852,000 SF	1,716,468 SF
29.	Savannah	55,747,883 SF	54,051,190 SF	\$4.25	3.1%	4,522,792 SF	945,030 SF

PLEASE SEE DEFINITIONS BELOW

*	Market Size (SF):	Includes shallow bay & flex.
	Bulk Market Size (SF):	Excludes shallow bay & flex.
	Rental Rates (\$):	NNN lease rate for a 200,000 SF, 30'-36' high modern, and functional building (at the end of Q2 in 2017).
	Vacancy (%):	For warehouse product, excluding shallow bay and flex (at the end of Q2 in 2017).
	Under Construction (SF):	Total industrial including flex (at the end of Q2 in 2017).
	Absorption (SF):	Total industrial including flex. (include net absorption for last 2 quarters)

RECENT NATIONAL SIGNIFICANT (Mid-Year 2017)

SUPPLY CHAIN LOGISTIC TRANSACTIONS

SQ. FT.	BUYER/TENANT	LANDLORD/SELLER	CITY/STATE	SQ. FT.	BUYER/TENANT	LANDLORD/SELLER	CITY/STATE
2,399,500	Amazon	Trammell Crow	Thornton, CO	304,800	Elkay Plastics	Prologis	Schaumburg, IL
1,039,570	ASOS	Majestic Realty	Atlanta, GA	299,810	Dematic	Ridge Property Trust	Fort Worth, TX
1,022,554	DSC Logistics	Liberty Property Trust	Elwood, IL	270,764	Yusen Logistics	Prologis	Carson, CA
1,014,592	Green Door Capital	Prologis	Columbus, OH	268,905	Pinchal & Co.	Pizzuti/USAA	Columbus, OH
1,007,705	Amazon	Goodman Birtcher	Mira Loma, CA	261,880	Essendant	Liberty Property Trust	Phoenix, AZ
1,004,400	Lindt	Panattoni	McDonough, GA	250,000	Century Plastics	Quadrate Development	Macomb, MI
1,002,189	Amazon	Lewis	Riverside, CA	245,340	Summit Warehouse	St. Paul	Denver, CO
1,000,821	Uline	Ackerman	Braselton, GA	222,000	Capital Logistics	20100 Alameda Property Co II LP	Compton, CA
1,000,000	Conair	Conair	Glendale, AZ	219,280	Simple Human	Sores Regis	Long Beach, CA
1,000,000	Amazon	Ashley Capital	Livonia, MI	204,600	Liberty Property Trust	AEK Realty	Moonachie, NJ
915,643	M. Block & Sons, Inc.	Hillwood	Tinley Park, IL	198,094	Unis	Kings Road Apts.	Long Beach, CA
900,000	Amazon	Kojain	Romulus, MI	195,000	Fisher Intl	GLP	South Brunswick, NJ
822,257	Amazon	Trammell Crow	Jefferson, GA	181,348	Kwal Paint	First Industrial	Aurora, CO
800,000	Uline	IDS	Lacey, WA	180,848	West Rock	Prologis	La Mirada, CA
777,620	Amazon	Prologis	Redlands, CA	180,000	Nippon Express	Prologis	Columbus, OH
770,195	UPS	Prologis	Tacoma, WA	178,370	Mars PetCare	Duke/CRAA	Columbus, OH
718,219	Target	Bridge Development	Perth Amboy, NJ	176,031	Capital Logistics	Neil J. Curry Trust	Long Beach, CA
702,668	Lifetime Brands	Panattoni	Rialto, CA	173,900	System Services of America	Prologis	Tracy, CA
652,195	Sealy & Co.	DHL	Columbus, OH	170,596	LSI (3PL)	Ave 55	Puyallup, WA
646,000	Ikea	Divco West Properties	Canyon, CA	170,000	Systems Services of America	Prologis	Tracy, CA
618,350	UPS	First Industrial	Phoenix, AZ	168,398	Quick Pick Express	Watson Land Company	Carson, CA
604,852	Mars	LaSalle	Austell, GA	160,000	FST Logistics	Exeter	Columbus, OH
604,178	B. Braun Medical	Alere	Ontario, CA	157,000	1 Commerce, LLC	Jarod Realty	Cranford, NJ
600,000	Amazon	IDI Gazely	Stockton, CA	155,800	Vie Logistics	Z/A Torrance Associates, LLC	Torrance, CA
573,899	Best Buy	JP Morgan	Ontario, CA	148,800	Classic Accessories	CenterPoint	Kent, WA
552,677	Arvato Digital (Microsoft)	JP Morgan	Ontario, CA	141,790	Lasership (Amazon)	Duke/CRAA	Columbus, OH
500,000	Medline	Medline	Lacey, WA	140,000	CVS	Five Star	Phoenix, AZ
492,322	S&S Activewear, LLC	Hunt Southwest	Fort Worth, TX	132,000	Home Brands	Prologis	Phoenix, AZ
479,310	Best Buy	LA Brickyard LLC	Compton, CA	130,000	Inroe Plastics	General Development	Auburn Hills, MI
474,454	Office Depot	Prologis	Fremont, CA	125,919	UPS	International Airport Centers	Puyallup, WA
474,235	Techstyle	Circle Industrial	Perris, CA	125,081	Uriman Company	Comstock Realty Partners	Union City, CA
474,082	Amazon	Prologis	Phoenix, AZ	123,864	Wizards of the Coast, Inc.	GLP	Grand Prairie, TX
450,438	LKQ	AEW	Mira Loma, CA	115,200	Samsung	Transpacific Dev. Co.	Coppell, TX
447,606	Armada	Duke Realty	East Point, GA	115,000	Lennox Industries	Panattoni	Fife, WA
441,675	Radial Logistics (Zara)	Thrifty Oil	Rialto, CA	112,000	Furniture Factory Direct	Principal	Fife, WA
438,150	Amazon	Ridgeline/Cabot	Crest Hill, IL	110,000	CapRock	SunChase Holdings	Phoenix, AZ
417,125	DHL	Exeter	Columbus, OH	101,700	Coast Aluminum	IBG Huntwood Associates	Hayward, CA
406,625	Kuehne + Nagel, Inc.	Robinson Weeks Partners	Ellenwood, GA	101,297	R+E Automated Systems	Four Star Realty, LLC	Romeo, MI
401,076	Amazon	WA Capital Management	Sumner, WA	92,130	DTS	Majestic Realty	Aurora, CO
398,485	Kubota	DCT Industrial Trust	Pendergrass, GA	91,600	D&J CFS	Prologis	Edison, NJ
368,931	Atlanta Bonded Warehouse	Industrial Property Trust	Kennesaw, GA	91,000	Amazon	Exeter	Manteca, CA
365,400	Auto-Man	Prologis	South Brunswick, NJ	90,000	Dart Container	GPS Intl	Stockton, CA
360,709	Expeditors	Prologis	Roselle, IL	82,000	Jenoptik	BTS-Jenoptik	Rochester Hills, MI
357,555	UPS	Consolidated	Aurora, CO	64,366	Adient US, LLC	WKW	Battle Creek, MI
352,338	Samsung	Liberty Property Trust	Bolingbrook, IL	64,000	Trademark	EastGroup	Phoenix, AZ
316,320	XPO Logistics	Exeter Property Group	Fairburn, GA	60,000	ANS	EastGroup	Chandler, AZ
310,458	Expeditors	Pannatoni	Franklin Park, IL	55,984	Lineage Logistics, LLC	Owens Coming Automotive, LLC	Novi, MI
				53,000	Pac-CLAD	Colony Industrial	Phoenix, AZ

LEE & ASSOCIATES TRANSACTIONS ARE HIGHLIGHTED IN GREY

FOR LEASE



1,101,889 SF
2185, 2255 W. Lugonia Ave.
Redlands, CA



120,000 SF
1385 Valentine Industrial Parkway
Pendergrass, GA



424,280 SF
2800 S. Millers Ferry Rd.
Wilmer, TX



121,295 SF
E of NEC Arizona Ave. & Palomino
Chandler, AZ



106,000 SF
17500 Twenty Three Mile Rd.
Macomb Township, MI



771,839 SF
1300 California Ave.
Redlands, CA



312,750 SF
501 Steward Rd.
Rochelle, IL



417,600 SF
17100 S. Harlan Rd.
Lathrop, CA



516,174 SF
2235 Spiegel Dr.
Groveport, OH



190,400 SF
5701 Meadows Dr.
Grove City, OH



135,200 SF
Southside Industrial Parkway
Hapeville, GA



73,062 SF
17150 Margay Ave.
Carson, CA

FOR SALE



191,000 SF
215 N Hill Brady
Battle Creek, MI



90,552 SF
9310 S. McKemy St.
Tempe, AZ



199,069 SF
2020 & 2032 E. 220th
Carson, CA



86,900 SF
28355 Lakeview
Lyon Township, MI



362,670 SF
5180 N. Railhead Rd.
Fort Worth, TX



295,620 SF
2001 Baseline Dr.
Montgomery, AL



408,908 SF
5100 West 70th Place
Bedford Park, IL



322,000 SF
3265 Southpark Place
Grove City, OH



132,601 SF
6455 Kinsley St.
Dearborn, MI



269,831 SF
5900 Meadows Dr.
Grove City, OH



414,020 SF
2255 S. Waterman Ave.
San Bernardino, CA



200,500 SF
7405 Graham Rd.
Fairburn, GA



110,710 SF
225 South 51st St.
Phoenix, AZ



151,600 SF
Danview Technology Ct.
Shelby Township, MI



421,405 SF
Brewster Creek Blvd.
Bartlett, IL



329,000 SF
Santa Anita Ave.
Cucamonga, CA



143,888 SF
4730 Fite Ct
Stockton, CA



203,656 SF
2700 S. Millers Ferry Rd.
Wilmer, TX



549,805 SF
Waterman Dist. Center
San Bernadino, CA



485,850 SF
7879 Lemont Rd.
Darien, IL



172,640 SF
5356 Georgia Hwy 85
Atlanta, GA



159,332 SF
1235 Commerce Rd.
Morrow, GA



76,460 SF
1840-1880 S. 7th Ave.
Phoenix, AZ



96,320 SF
SW Corner of Presidio & Greenfield
Mesa, AZ

FOR LEASE

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