

BI-ANNUAL 2018 NATIONAL

LEE & ASSOCIATES SUPPLY CHAIN & LOGISTICS REPORT



PLANNING



MANAGEMENT



TRANSPORT



INVENTORY



PACKAGING



DISTRIBUTION

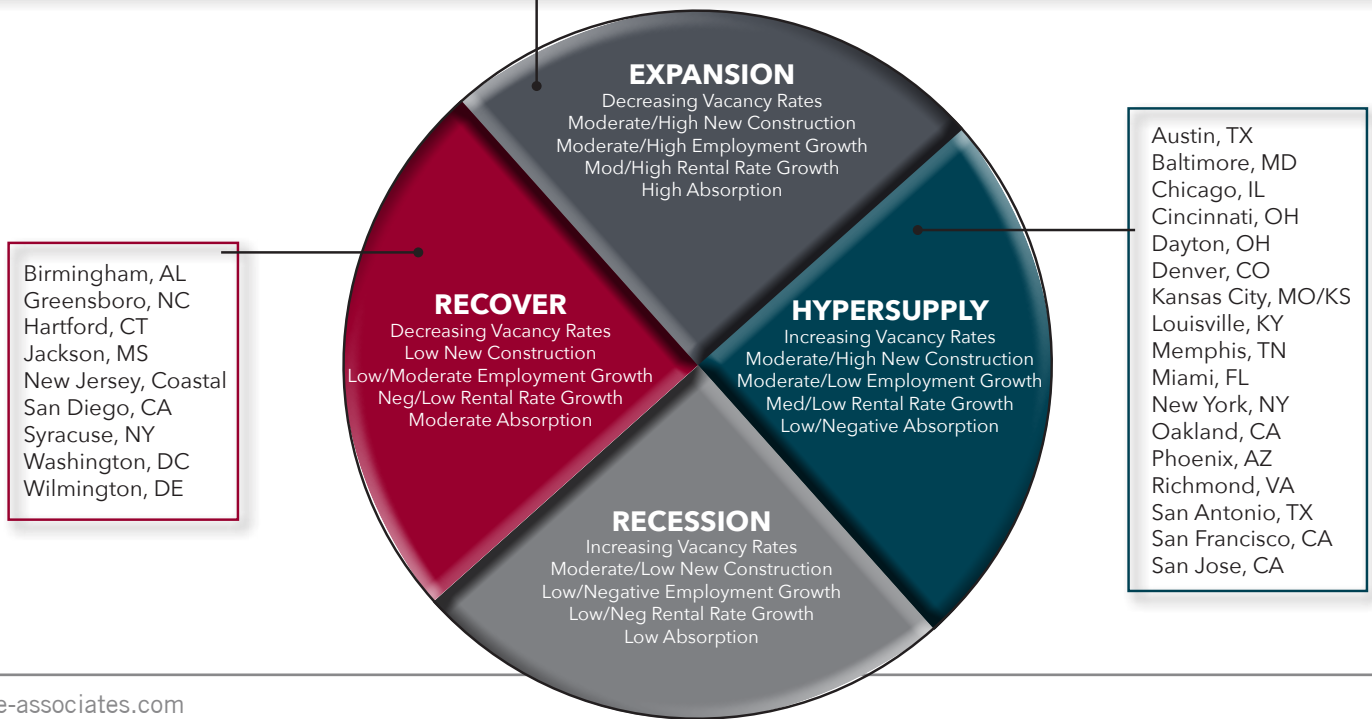


TOP 28 NORTH AMERICAN DISTRIBUTION MARKETS



● Top Tier US Markets
 ● Second Tier Markets
 ● Third Tier Markets
 ● Lee Nationwide Office Locations

Atlanta, GA	Columbus, OH	Las Vegas, NV	Orange County, CA	Tulsa, OK
Boise, ID	Dallas, TX	Los Angeles, CA	Philadelphia, PA	Sacramento, CA
Boston, MA	Detroit, MI	Long Island, NY	Pittsburgh, PA	Salt Lake City, UT
Broward-Palm Beach, FL	Fort Wroth, TX	Minneapolis, MN	Portland, OR	Seattle, WA
Charleston, SC	Greenville, SC	Naples, FL	Providence, RI	St. Louis, MO
Charlotte, NC	Houston, TX	Nashville, TN	Raleigh, NC	
Cleveland, OH	Indianapolis, IN	New Jersey, No.	Sarasota, FL	
Columbia, SC	Jacksonville, FL	Orlando, FL	Tampa, FL	



LEE SUPPLY CHAIN: REGIONAL MAP STATS

Office	Market Size	Bulk Market Size	Rental Rate Bulk Modern	Vacancy end of Q4	Under Construction end of Q4	Absorption Q3 & Q4
Atlanta	707,263,552	638,493,061	\$3.70	6.10%	17,192,609	6,994,354
Charlotte	334,489,905	303,800,981	\$4.42	4.40%	4,245,457	3,693,602
Chicago	1,285,301,574	77,019,965	\$4.89	6.38%	12,077,842	9,605,505
Columbus	268,795,433	78,321,744	\$3.68	4.50%	1,278,690	3,167,240
Dallas / Ft.Worth	878,665,205	746,191,636	\$3.85	6.40%	20,911,406	8,155,256
Denver	304,585,184	N/A	\$5.50	4.40%	6,011,000	3,525,000
Detroit	582,709,662	530,229,107	\$5.82	3.00%	4,850,572	4,339,888
East Bay / Oakland	264,613,687	210,429,641	\$9.60	3.00%	2,628,893	-348,151
Houston	595,336,752	436,996,634	\$6.80	5.70%	6,847,176	4,135,831
Indianapolis	331,210,598	306,696,007	\$3.50	5.60%	4,760,918	2,152,502
Kansas City	325,323,287	310,568,481	\$3.50	6.00%	4,897,865	2,769,205
Los Angeles (Inland Empire)	544,984,612	398,249,503	\$5.50	3.60%	24,137,040	8,356,646
Los Angeles (Long Beach)	997,479,756	934,044,596	\$15.82	1.90%	5,314,799	5,103,493
Louisville	211,981,568	201,179,696	\$3.91	5.00%	6,308,521	2,393,673
Memphis	257,178,379	247,528,760	\$3.25	5.60%	6,380,094	5,323,616
Miami-Dade County	239,969,058	223,222,151	\$7.25	3.90%	5,084,198	598,518
Minneapolis	119,631,983	N/A	\$6.70	8.60%	2,233,827	947,561
Nashville	214,386,146	197,966,639	\$4.25	4.10%	647,100	2,942,247
New Jersey	823,228,778	N/A	\$7.84	5.10%	14,105,712	7,599,446
Norfolk / Hampton	114,940,309	99,969,946	\$4.50	3.80%	256,282	698,263
Oklahoma City	120,615,584	110,452,232	\$3.45	3.20%	315,033	348,151
Orlando / Lakeland	190,363,363	161,409,478	\$5.00	3.80%	2,282,191	3,246,919
Philadelphia	1,104,866,708	439,248,595	\$5.05	5.69%	20,365,857	11,065,331
Phoenix	300,495,997	23,698,659	\$4.56	7.90%	5,196,802	4,252,257
Reno / Sparks	84,300,000	35,000,000	\$0.36	5.90%	3,500,000	2,850,000
Savanna	59,171,045	57,478,649	\$4.20	2.90%	1,919,884	3,916,781
Seattle	310,000,000	2,500,000	\$6.00	3.00%	5,412,187	1,501,452
St.Louis	272,219,892	255,819,968	\$3.77	5.20%	1,673,340	2,595,109
Stockton / Modesto	165,000,000	85,000,000	\$5.04	3.70%	15,873,308	1,980,600

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 Q4 2017)
Vacancy (%):	For warehouse product, excluding shallow bay and flex (at the end of Q4 2017).
Under Construction (SF):	Total industrial including flex (at the end of Q4 2017).
Absorption (SF):	Total industrial including flex. (include net absorption for last Q3 and Q4 2017)

FOR SALE or LEASE



424,280 SF
2700 S. Millers Ferry Rd.
Wilmer, TX



295,620 SF
2001 Baseline Road
Montgomery, IL



270,000 SF
Berks 61 - Brasler
Reading, PA



180,986 SF
21405 Trolley Industrial Drive
Taylor, MI



168,400 SF
8575 Volta Drive
Humble, TX



143,888 SF
4730 File Court
Stockton, CA



113,175 SF
301 South Trade Center
Conroe, TX



70,000 SF
23 Mile & Mound Roads
Shelby Twp, MI

FOR SALE



214,000 SF
Silverbell Technical Park
Orion Township, MI



155,540 SF
2020 & 2032 E. 220TH
Carson, CA



191,099SF
215 Hill Brady North
Battle Creek, MI



75,960 SF
9900 85th Ave N
Maple Grove, MN



65,634SF
2100 Xenium Lane
Plymouth, MN



28,800 SF
3100 84th Lane NE
Blaine, MN

FOR LEASE



2,600,000 SF
United Business Park
Matrix, PA



601,287 SF
2255 W. Lugonia Avenue
Redlands, CA



549,805 SF
SWC Dumas and Waterman
San Bernardino, CA



516,174 SF
2235 Spiegel Drive
Grove City, OH



512,000 SF
Brodhead Road
Bethlehem, PA



500,602 SF
2185 W. Lugonia Avenue
Redlands, CA.



450,000 SF
485 Distribution Center
Endurance, PA



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



345,800 SF
1205 E. Whitmore
Modesto, CA



329,000 SF
6th St. Rancho
Cucamonga, CA



324,000SF
3280 Southpark Plac
Grove City, OH



318,028 SF
Meridian Campus Corp Park
Lacey, WA



270,789 SF
5139 W 73rd St, Bedford
Park, IL



250,000 SF
Chrin Commerce Center
Carson, PA



214,431 SF
9988 Redwood Avenue
Fontana, CA.



190,400 SF
5701 N Meadows Drive
Grove City, OH



164,721 SF
4800 N. Sylvania Road
Fort Worth, TX



155,540 SF
Hogum Bay Logistics - Building 4
Lacey, WA



150,000 SF
3700 N Windsor Drive
Aurora, CO



135,200 SF
Southside Industrial Parkway
Hapeville, GA 30354



122,505 SF
Westech Corporate Center
Phoenix, AZ

FOR LEASE

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