



### SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
1030 Runway Dr	Stockton	443,000	Prism Logistics
806-814 Kiernan Ave	Modesto	94,194	Ball Metalpack
-	-	-	-

### SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
City	Type of Sale	Cap Rate	Class	Seller
None to Report	-	-	-	-
-	-	-	-	-
-	-	-	-	-

### LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
1137 E. Grant Line Rd	Tracy	610,914	Black Creek Group
14900 W. Schulte Rd	Tracy	490,000	LBA
4747 Logistics Dr	Stockton	285,480	USAA/Seefried


### LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
Sugar Rd	Tracy	1,000,000	Q1, 2020
IPC #9 - Prologis	Tracy	640,973	Q3 2019
Mountain Technology Ctr	Tracy	520,000	Q4 2019


### TOTAL INDUSTRIAL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q2 2019	6.20%	\$5.04	776,250	179,298,311	6,047,814
Q1 2019	6.10%	\$5.04	388,495	179,092,855	5,273,235
Q4 2018	5.20%	\$5.04	620,485	178,021,399	5,359,938
Q3 2018	4.70%	\$5.04	1,580,350	176,735,629	6,034,794
Q2 2018	4.40%	\$5.04	1,128,103	175,087,427	5,874,164

 **776,250** NET ABSORPTION SF

 **6.2%** VACANCY  
9,378,456 SF

 **\$5.04** AVG. ASKING RATE PSF GROSS

 **1,386,393** DELIVERIES  
3 Buildings

 **6,047,814** UNDER CONSTRUCTION  
10 Buildings

**JIM MARTIN**, Senior Vice President

General market conditions remained relatively unchanged from first quarter 2019 to second quarter 2019. Vacancy increased slightly due to construction completions / new building deliveries and not attributed to major departures or negative absorption. Overall activity remains strong with several tenants/users with current requirements in excess of 200,000 square feet.