



### SIGNIFICANT LEASE DEALS

Address	Submarket/City	SF	Tenant
Stateline 94 Corp Park	Wisconsin/Plsnt Praire	590,525	Fresenius Kabi
555 Saint James Gate	I-55 Corr/Bolingbrook	403,777	RR Donnelley & Sons Co
101 CenterPoint Rd	I-39 Corr/Rochelle	400,393	TOMY International, Inc.

### SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
Submarket	Type of Sale	Cap Rate	Class	Seller
100 E. Millsdale Rd	\$50,624,640	\$51.00	992,640	NFI Industries, Inc.
I-80 Corr/Joliet	User	-	Class A	Hillwood Inv Prop
6500 S. US Hwy	\$16,050,000	\$25.39	632,000	NorthPoint Development
421 Indiana/Westville	Investment	-	Class B	Spartan Nash
3 Building Portfolio	\$45,656,651	\$84.35	541,283	Black Creek Group
Chicago Metro	Investment	-	Varies	Molto Properties

### LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
901-1001 Bluff Rd	Romeoville	657,540	CT Realty Investors
11601 Copenhagen Ct	Franklin Park	400,370	Panattoni Dev
703-709 W. Algonquin Rd	Arlington Heights	330,720	Hamilton Partners

### LARGEST UNDER CONSTRUCTION


Address	Submarket/City	SF	Delivery Date
3501 S. Pulaski Rd	Chicago	1,054,852	Q1 2020
25101 S. Ridgeland Ave	Monee	879,040	Q2 2019
3901 Brandon Rd	Elwood	826,755	Q2 2019


### TOTAL INDUSTRIAL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates	Net SF Absorption	SF Inventory	SF Under Construction
Q1 2019	5.72%	\$6.20	4,291,980	1,301,352,095	18,323,465
Q4 2018	5.86%	\$5.70	3,154,364	1,298,817,068	19,198,878
Q3 2018	5.84%	\$5.60	4,898,667	1,295,224,449	15,370,601
Q2 2018	6.13%	\$5.55	6,084,959	1,294,226,395	8,813,635
Q1 2018	6.21%	\$5.49	5,570,360	1,288,824,670	11,039,615

 **4,291,980** NET ABSORPTION SF

 **5.72%** VACANCY 74,450,131

 **\$6.20** AVG. ASKING RATE PSF

 **4,078,994** DELIVERIES 18 Buildings

 **18,323,465** UNDER CONSTRUCTION 50 Buildings

#### DIANA PEREZ

Director of Research

The Chicago industrial market experienced an improvement in its vacancy rate in the first quarter of 2019 due to heightened user activity. Tenant activity, although strong, did not keep pace with the prior quarter's results, while net absorption remained positive. Steady tenant demand coupled with heightened user demand sustained the first quarter net absorption of positive 4.3 million square feet - the thirteenth consecutive positive quarterly output.