



SIGNIFICANT LEASE DEALS

Address	Submarket/City	SF	Tenant
1303 W. Pioneer	Lower GSW	858,000	Living Spaces
2401 N. Belt Line	Upper GSW	703,040	Haier
1001 Lakeside	Lewisville	449,300	PPG

SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
Submarket	Type of Sale	Cap Rate	Class	Seller
201 Sunridge Blvd	\$99,898,425	\$121.45	822,550	Granite
SE Dallas / Wilmer	Portfolio Sale	-	Class A	Blackstone
2555 S. Valley Pkwy	\$28,321,073	\$107.04	529,155	Oxford Properties Grp
Lewisville	Portfolio Sale	-	Class A	Ivanhoe
2400 Short Track Ct	\$27,612,235	\$75.74	729,157	Oxford Properties Grp
NE Tarrant / Ft Worth	Portfolio Sale	-	Class A	Ivanhoe

LARGEST DELIVERIES


Address	Submarket/City	SF	Developer
8601 E. Sam Lee Lane	Northlake	1,214,526	Hillwood
4000 E. Scyene Rd	Mesquite	877,230	Ashley Furniture
3201 Capital Blvd.	Rockwall	650,000	Lollicup


LARGEST UNDER CONSTRUCTION


Address	Submarket/City	SF	Delivery Date
2801 Marke St	Dallas	1,536,520	June 2019
9314 W. Jefferson Blvd	Grand Prairie	1,500,000	Dec 2019
200 FM 156	Fort Worth	1,200,536	Dec 2019


TOTAL INDUSTRIAL MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates	Net SF Absorption	SF Inventory	SF Under Construction
Q1 2019	6.3%	\$6.40	519,366	919,990,800	30,711,745
Q4 2018	6.2%	\$6.42	6,403,820	912,158,498	19,618,095
Q3 2018	6.1%	\$6.33	4,354,242	905,075,601	22,847,455
Q2 2018	5.8%	\$6.00	7,382,520	896,749,279	25,001,289
Q1 2018	5.8%	\$5.82	2,084,937	889,060,836	27,449,365

 **519,366** NET ABSORPTION SF

 **6.3%** VACANCY 58,000,000 SF

 **\$6.40** AVG. ASKING RATE PSF

 **822,800** DELIVERIES 54 Buildings

 **30,711,745** UNDER CONSTRUCTION 109 Buildings

PHILLIP ROSENFELD

Director

The DFW Industrial Market continued to inch closer to 1 billion SF. Currently at 921 million SF with another 30 million SF under construction, the Metroplex could see its largest development year ever, possibly topping 35 million SF constructed. Even with all of this new development, companies continue to absorb all of the new space. While net absorption was lower in the first quarter of 2019 (4.8 million SF), it is expected to triple over the next 2 quarters (18 million SF). Rental rates continue to slowly rise. Landlords that previously were happy with 3% annual rent growth baked into their leases are now pushing for even greater bumps, up to 4% or even more. Average sales prices have skyrocketed from the previous year (\$67.25/SF - \$74.63/SF), while product available for sale may be trending back up.