



SIGNIFICANT LEASE DEALS

Address	Submarket/City	SF	Tenant
17085 Masonic Blvd	Fraser	164,153	Mayco International, LLC
45755 Five Mile Rd	Plymouth	78,684	RMT Woodworth Heat Treating
50305 Patricia St	Chesterfield	61,650	Accurate Tooling Solutions

SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
Submarket	Type of Sale	Cap Rate	Class	Seller
2500 Executive Hills Dr	\$13,000,000	\$119.00	109,380	Webasto Roof Systems
Auburn Hills	Owner/User	-	Class B	Spirit Realty Capital
45755 Five Mile Rd	\$5,625,000	\$71.49	78,684	AVAK LR Ltd Partnership
Plymouth	Investment	7.5%	Class B	Shamie Development Co
24680 Mound Rd	\$5,550,000	\$64.22	86,422	AIC Ventures
Warren	Investment	8.0%	Class C	Quantum Ventures

LARGEST DELIVERIES


Address	Submarket/City	SF	Developer
30119 Research Dr	New Hudson	24,770	The Titan Group
5860 Belleville Rd (Costco)	Van Buren Twp	347,720	Intrepid Properties
6000 Rosa Parks Blvd	Detroit	275,000	Kirco Development


LARGEST UNDER CONSTRUCTION


Address	Submarket/City	SF	Delivery Date
1400 E. Ten Mile Rd Bldg 2	Hazel Park	651,610	Q4 2019
33600 Mount Rd	Sterling Heights	569,380	Q3 2019
1100 Entrance Dr	Auburn Hills	461,525	Q4 2019

TOTAL INDUSTRIAL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates	Net SF Absorption	SF Inventory	SF Under Construction
Q1 2019	3.0%	\$6.22	1,132,237	651,904,102	4,796,826
Q4 2018	3.3%	\$6.14	4,284,187	652,496,311	5,199,511
Q3 2018	3.4%	\$6.07	1,684,611	648,657,876	8,428,487
Q2 2018	3.3%	\$5.93	1,686,811	646,335,348	7,170,419
Q1 2018	3.4%	\$5.82	(781,091)	645,050,601	7,855,090

 **1,132,237** NET ABSORPTION SF

 **3.0%** VACANCY 19,736,289 SF

 **\$6.22** AVG. ASKING RATE PSF

 **607,791** DELIVERIES 12 Buildings

 **4,796,826** UNDER CONSTRUCTION 41 Buildings

JON SAVOY, CCIM, SIOR
President

Detroit's outlook continues to improve as nearly 40 new properties are under construction, more than 160 others are planned and population growth has returned to positive levels. The auto industry also is doing its part in Detroit's recovery. With driverless car technology gaining steam, Detroit has the opportunity to become a hub of innovation once again. Toyota has announced plans to create an autonomous-vehicle research facility in Ann Arbor. Ford has purchased property in the Corktown district for an autonomous vehicle center.