



SIGNIFICANT LEASE DEALS

Address	Submarket/City	SF	Tenant
Grand Natn'l Bus Park	Hwy 290/Tomball Pkwy	770,640	Home Depot
5623 Ameriport Pkwy	East/Southeast Far Baytown	337,040	Plantgistix
9800 Derrington Rd	Hwy 290/Tomball Pkwy	134,900	Norlyn Enterprises

SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
Submarket	Type of Sale	Cap Rate	Class	Seller
4023 Westhollow Pkwy	\$8,795,868	\$40.91	215,000	Nuveen Real Estate
Houston	Portfolio	-	Class A	Colony Capital, Inc.
9777 W. Gulf Bank Rd	\$13,920,000	\$55.33	251,569	Gulf BK LLC
Houston	Investment	6.5%	Class C	First Industrial Rlty Tr
12200 Parc Crest Dr	\$6,500,000	\$61.73	105,300	Chia Harvest LLC
Stafford	Owner/User	-	Class B	Titan R.E. Inv. Group

LARGEST DELIVERIES


Address	Submarket/City	SF	Developer
9800 Derrington Rd, Bldg 6	Houston	368,467	Trammell Crow Co.
2851 E. Pasadena Blvd	Deer Park	349,050	Crow Holdings Ind
5623 AmeriPort Pkwy	Baytown	337,040	National Property Hldgs


LARGEST UNDER CONSTRUCTION


Address	Submarket/City	SF	Delivery Date
Fallbrook Dr	Houston	1,000,000	Mar 2019
10629 Red Bluff Dr	Pasadena	784,000	Feb 2019
14803 Woodham Dr	Houston	727,600	Mar 2019


TOTAL INDUSTRIAL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates	Net SF Absorption	SF Inventory	SF Under Construction
Q1 2019	5.8%	\$7.44	2,000,490	626,736,048	16,216,987
Q4 2018	5.5%	\$7.42	9,424,500	620,406,250	11,940,852
Q3 2018	5.8%	\$7.33	1,963,952	616,187,554	11,169,277
Q2 2018	5.6%	\$7.23	2,755,417	609,179,265	12,678,385
Q1 2018	5.4%	\$6.92	1,526,532	604,972,549	8,166,968

 **2,000,490** NET ABSORPTION SF

 **5.8%** VACANCY 36,458,758 SF

 **\$7.44** AVG. ASKING RATE PSF

 **3,491,685** DELIVERIES 56 Buildings

 **16,216,987** UNDER CONSTRUCTION 182 Buildings

CHASE CRIBBS

Principal

Houston's industrial market continues to expand with the growth of e-commerce and plastics industry. There are over 100 buildings for a total of 16.2 million square feet currently under construction to be delivered in 2019, early 2020. The Northwest and Southeast parts of the metro remain the strongest areas for Houston's industrial growth. Some tenants expanding in the Metro are Coca Cola, Conns HomePlus, Plastic Bagging & Packaging and Grocers Supply. Overall rental rates are up slightly over the first quarter to 7.41 PSF NNN. Nationally the Houston Metro ranked in the top 10 in terms of inventory size and 12-month absorption.