



SIGNIFICANT LEASE DEALS

Address	Submarket/City	SF / Lease Rate	Tenant
22000 Opportunity Way	Riverside	503,592	Capital Logistics & Whrsng
375 W. Markham St	Perris	456,652	Geodis Logistics
15810 Heacock St	Moreno Valley	500,935	iHerb Vitamin Comapny

SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
City	Type of Sale	Cap Rate	Class	Seller
4150 Patterson Ave	\$43,512,000	\$107.00	406,650	KKR
Perris	Investment	-	Class A	Rockefeller Group
4982 Hallmark Pkwy	\$33,328,000	\$98.00	340,080	Bixby Land Company
San Bernardino, CA	Investment	-	Class A	Shaw Properties
1898 Marigold St	\$31,286,000	\$1078.00	289,683	Liberty Property Trust
Redlands	Investment	-	Class B	Kensington Redlands

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
4323 Indian Ave	Perris	656,695	Duke Realty Corp
24960 San Michele Rd	Moreno Valley	244,336	Duke Realty Corp
14000-14118 Meridian Pkwy	Riverside - 11 Bldgs	143,033	Silagi Dev & Mgmt

LARGEST UNDER CONSTRUCTION


Address	Submarket/City	SF	Delivery Date
24400 Krameria Ave	Moreno Valley	1,331,763	Q4 2019
3520 S. Cactus Ave	Rialto	1,264,102	Q4 2019
1010 W. 4th St.	Beaumont	1,074,628	Q3 2019


TOTAL INDUSTRIAL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates GRS	Gross SF Absorption	SF Inventory	SF Under Construction
Q1 2019	4.71%	\$8.43	3,869,865	234,034,555	18,750,669
Q3 2018	5.50%	\$8.81	8,363,013	229,308,545	15,205,970
Q3 2018	5.29%	\$8.64	6,244,653	224,108,619	14,994,108
Q2 2018	5.09%	\$8.22	6,830,974	220,826,264	17,307,247
Q1 2018	6.04%	\$8.26	5,849,999	216,182,812	16,460,544

 **GROSS ABSORPTION SF**
3,869,865

 **VACANCY**
11,019,785 SF
4.71%

 **AVG. ASKING RATE PSF GRS**
\$8.43

 **DELIVERIES**
15 Buildings
1,072,860

 **UNDER CONSTRUCTION**
51 Buildings
18,750,669

TOBY TEWELL, Vice President
CAROLINE PAYAN, Dir. Mktg & Research

Gross activity continues at a break-neck pace despite low vacancy. Investor purchases and lease renewals account for much of the activity. There also is a steady stream of owner-user purchases and new leases. Gross absorption in Q1 slowed to 3.4 million SF possibly demonstrating the predicted easing. Distribution space continues to attract companies seeking lower prices and rents compared to areas near the Port of LA/Long Beach. Most new construction is expected in the 200,000+ SF segment. Prices and rents in nearly every submarket continue to break records.