



SIGNIFICANT LEASE DEALS

Address	Submarket/City	SF	Tenant
Arrow Route Dist Center	Rancho Cucamonga	611,573	Steelcase
Watson Industrial Pk Bldg 839	Chino	505,735	Motivational Fulfillment
So Haven Bus Prk Bldg A	Ontario	436,994	Henkel

SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
City	Type of Sale	Cap Rate	Class	Seller
California Comm Center So Ontario	\$26,575,000 Investment	\$132.63 -	200,370 Class B	Realterm US, Inc. Ledvance, LLC
-	-	-	-	-
-	-	-	-	-

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
14874 Jurupa Avenue	Fontana	158,119	IDI Logistics
905 Wineville Ave	Ontario	121,090	Waxie Properties
-	-	-	-


LARGEST UNDER CONSTRUCTION


Address	Submarket/City	SF	Delivery Date
5051 Carpenter Ave	Ontario	1,197,820	Q4 2019
Goodman Ind Park, Bldg 2	Fontana	611,000	Q3 2019
15097 Van Vilet Ave	Chino	505,735	Q4 2019

TOTAL INDUSTRIAL MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates	Net SF Absorption	SF Inventory	SF Under Construction
Q1 2019	1.37%	\$8.292	583,120	314,414,452	8,555,446
Q4 2018	1.45%	\$8.160	1,624,090	312,310,181	6,004,339
Q3 2018	1.44%	\$7.884	1,977,152	311,034,499	6,121,130
Q2 2018	1.37%	\$7.764	3,934,735	308,416,088	6,028,198
Q1 2018	1.22%	\$7.656	4,255,287	307,224,537	8,833,887

 **583,120** NET ABSORPTION SF

 **1.37%** VACANCY 4,319,284 SF

 **\$8.292** AVG. ASKING RATE PSF

 **376,395** DELIVERIES 3 Buildings

 **8,555,446** UNDER CONSTRUCTION 42 Buildings

ANGELICA GUZMAN

Director Marketing & Research

The IEW lead the way with a strong amount of gross activity this quarter at over ±8.5 million square feet due to the fast-moving market, record low vacancies, and continue growth with e-commerce. Continued demand has pushed asking rates to their highest at \$0.691 NNN, an increase of 8.3% from the 1st quarter of 2018. The West submarket had ±376,395 square feet completed construction this quarter. Another ±8,555,446 square feet are currently under construction.