



SIGNIFICANT LEASE DEALS

Address	Submarket/City	SF	Tenant
DCT Blair Distribution Ctr	Port of Tacoma/Fife	600,000	Ashley Furniture
Pacific Gateway Bus Park	Kent	245,000	Wilmar Corporation
IPT Tacoma, Building A	Tacoma	100,432	Stryder Logistics

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
Woodinville, Fife,	\$1,200,000,000	Blended	1,600,000	Colony Capital
Lakewood and Lacey	Portfolio	-	Class A	Dermody Properties
Medline Building	\$36,100,000	\$158.00	227,964	Duke Realty
Puyallup/Sumner	Investment	4.1%	Class A	Exeter Property Group
Park at Woodinville	\$47,194,000	\$199.00	237,281	Radford & Company
Woodinville	Investment	4.9%	Class B	KBS Realty Advisors

LARGEST DELIVERIES


Property	Submarket/City	SF	Developer
Hogum Bay Logistics Center	Lacey	288,646	IDS Real Estate Group
Fennel Creek Industrial Pk	Bonney Lake	202,000	Vector Development
Pacific Logistics South	Pacific	128,262	Panattoni

LARGEST UNDER CONSTRUCTION


Address	Submarket/City	SF	Delivery Date
Supervalu	Centralia	1,200,000	Q2 2019
The Cubes at DuPont Corp Ct	Building A - DuPont	747,488	Q2 2019
DuPont Logistics Center	DuPont	628,640	Q2 2019

TOTAL INDUSTRIAL MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates	Net SF Absorption	SF Inventory	SF Under Construction
Q1 2019	4.3%	\$10.69	(187,412)	324,390,065	5,798,991
Q4 2018	3.6%	\$10.31	459,282	324,316,265	5,124,702
Q3 2018	3.2%	\$10.15	1,536,909	322,256,607	4,943,675
Q2 2018	3.3%	\$10.18	1,016,448	321,090,451	5,538,517
Q1 2018	2.8%	\$10.16	189,595	318,598,371	6,460,778


(187,412) NET
ABSORPTION SF


4.3% VACANCY
13,948,772 SF


\$10.69 AVG. ASKING
RATE PSF


618,908 DELIVERIES
3 Buildings


5,798,991 UNDER
CONSTRUCTION
26 Buildings

CHRISTIAN MATTSON
Principal

Vacancy has crept up more than 50 basis points due in part to speculative projects coming online late Q4 and Q1. Developers remain bullish on the market, particularly close in Seattle and south end Tacoma areas. They continue to push lease rates. The dip in absorption is contradicted by the assumption that large box users are likely to reverse this trend, affirming the development community's collective bet on construction and rates. In the meantime, users can take advantage of the dip to gain rent concessions.