


SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
6700-6750 Artesia Blvd	Buena Park	447,055	IDC Logistics
6565 Valley View St	La Palma	424,285	Quiet Logistics
7340 Lampson Ave	Garden Grove	76,080	Pacific Athletic Wear

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
1382 Bell Tustin	\$25,000,000 Investment	\$208.00 -	120,000 Class A	GVI SW Bell Ave LLC C2H2 LTD
3080 Airway Costa Mesa	\$21,700,000 Investment	\$275.00 -	78,738 Class A	Finishing Line Auto Stor Pacific Industrial
445-449 W. Freedom Ave Orange	\$18,000,000 Investment	\$194.00 -	92,647 Class B	Rexford Industrial Realty Colony Capital Inc.

LARGEST DELIVERIES


Address	Submarket/City	SF	Developer
None to Report	-	-	-
-	-	-	-
-	-	-	-


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
1585 MacArthur Blvd	Costsa Mesa	100,276	Q3 2019
705 Alton Ave	Santa Ana	166,722	Q2 2020
2906 Tech Center Dr	Santa Ana	79,128	Q2 2020


TOTAL INDUSTRIAL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q2 2019	3.50%	\$13.08	(519,000)	301,000,000	811,943
Q1 2019	3.15%	\$13.08	(1,500,000)	300,550,000	100,276
Q4 2018	3.00%	\$12.88	3,387	300,670,000	368,780
Q3 2018	2.70%	\$12.76	(862,970)	299,6887,049	1,557,384
Q2 2018	2.40%	\$12.54	(64,292)	299,682,090	1,457,108


(519,000) **NET ABSORPTION**
SF


3.50% **VACANCY**
10,535,000 SF


\$13.08 **AVG. ASKING RATE**
PSF GROSS


0 **DELIVERIES**
0 Buildings


811,943 **UNDER CONSTRUCTION**
11 Buildings

JACK HALEY, Principal

Overall demand for industrial space continued to ease in the second quarter, pushing up the countywide vacancy rate to 3.5%, a percentage point more than a year ago and its highest in five years. Space options remain limited in Orange County especially below 15,000 SF where the vacancy rate is tightest. With minimal new buildings under construction and strong demand, vacancy rates are expected to remain at historic lows.