

### SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
14100 NW 60th Ave	Miami Lakes, FL	192,454	Miami Intn'l Freight Solutions
3423 McIntosh Rd	Hollywood, FL	142,454	International Warehouse Svcs
1530 NW 98th Ct	Miami, FL	117,000	Withheld

### SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
2201 W. Broward Blvd Fort Lauderdale, FL	\$38,200,000 Investment	\$172.00 3.2%	221,542 Class A	ASB Real Estate Bridge Development Ptnr
7200 NW 25th St Miami, FL	\$25,000,000 Investment	\$152.00 5.9%	164,000 Class C	AEW Capital COFE Properties
201 NW 21st St Miami, FL	\$26,400,000 Redevelopment	\$986.00 -	26,764 -	Izmirlian Family D&R Design District

### LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
1971, 1981 & 1991 N Powerline	Pompano Beach, FL	467,832	Bridge Dev Ptnrs
3850 W. 108th St	Hialeah, FL	252,000	Flagler Global Logist
1021 Tyger Lake Rd	Hialeah Gardens, FL	163,200	TRX Investments

### LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
21500 NW 47th Ave, A,B,C	Miami Gardens, FL	1,108,866	Q3 2019
3870-3880-3980 W. 108th St	Hialeah, FL	652,849	Q4 2019
2290-2398 NW 119th St	Miami, FL	446,800	Q3 2019


### TOTAL INDUSTRIAL MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q2 2019	4.00%	\$10.60	477,803	441,779,487	7,626,221
Q1 2019	3.80%	\$10.42	664,950	440,219,751	7,140,899
Q4 2018	3.60%	\$10.45	1,312,823	438,510,595	6,144,035
Q3 2018	3.40%	\$10.43	1,659,953	436,347,470	7,686,409
Q2 2018	3.60%	\$10.26	1,763,159	435,281,236	6,966,561

 **477,803** NET ABSORPTION SF

 **4.0%** VACANCY  
16,947,472 SF

 **\$10.60** AVG. ASKING RATE PSF GROSS

 **1,477,748** DELIVERIES  
15 Buildings

 **7,626,221** UNDER CONSTRUCTION  
70 Buildings

**MATTHEW ROTOLANTE, SIOR,**  
CCIM President

South Florida's Industrial market remains stable with average asking lease rates for the region at \$10.60/SF/yr up from \$10.42/SF/yr from last quarter for Miami-Dade, Broward, and Palm Beach Counties. Vacancy increased slightly to 4% from 3.8% last quarter, and we had roughly 1.5m SF new deliveries to our market with over 7.6m still under construction. Sales volume so far year to date comes in at over \$925m, down 15% year over year, with average price per square foot for South Florida holding steady at around \$132/sf, and cap rates averaging at around 6%.