



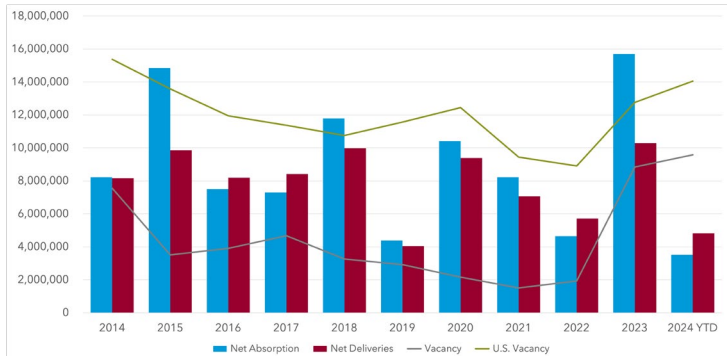
INDUSTRIAL MARKET OVERVIEW

KARLY KAZANJIAN, *Director of Operations*

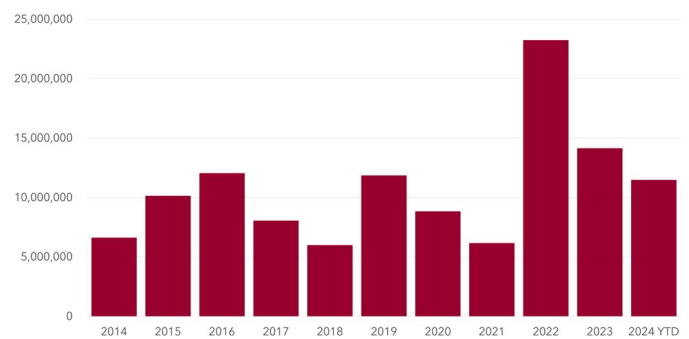
The Inland Empire West submarket saw extraordinary Tenant activity given overall current market conditions. Three lease transactions over 1M square feet were executed in the first quarter of this supposedly tumultuous year. These substantial deals heavily contributed to the positive net absorption seen in Q1. Vacancy continues to tick up as the development pipeline trends down. A few prominent investment sales occurred, with a Class A building trading hands at completion and Goodyear Tire completing a Sale-Leaseback. Asking rates are compressing largely due to the substantial amount of discounted sublease space available.

MARKET INDICATORS	Q1 2024	Q4 2023	Q3 2023	Q2 2023	Q1 2023
▼ Qtrly Net Absorption SF	3,518,076	3,782,953	2,372,610	(1,327,177)	(341,964)
▲ Vacancy Rate	4.26%	3.93%	3.50%	3.09%	1.33%
▼ Avg NNN Asking Rate PSF	\$16.20	\$17.27	\$18.84	\$20.28	\$20.47
▼ SF Under Construction	11,497,705	14,152,366	18,587,253	20,988,000	25,562,676
▲ Inventory SF	365,894,032	363,615,462	361,829,546	359,917,966	359,568,117

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
13600 Napa Street Fontana, CA	118,984 SF	\$75,000,000 \$630.34 PSF	Up Trucking & Logistics Solutions McLeod Properties Fontana LLC	Class B
8545 Pecan Avenue Rancho Cucamonga, CA	98,685 SF	\$33,750,270 \$342.00 PSF	Pecan Ave LLC Xebec Realty Partners	Class A
13351 12th Street Chino, CA	67,315 SF	\$25,000,000 \$371.39 PSF	First Industrial Realty Goodyear Tires	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6120 Clinker Drive Jurupa Valley, CA	1,025,132 SF	CT Realty / PGIM	Amazon	E-Commerce
4000 S. Hamner Avenue Ontario, CA	1,003,918 SF	Dermody Properties	Amazon	E-Commerce
11281 Citrus Avenue Fontana, CA	1,003,592 SF	Alere Property Group	eLogistics	Logistics

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