



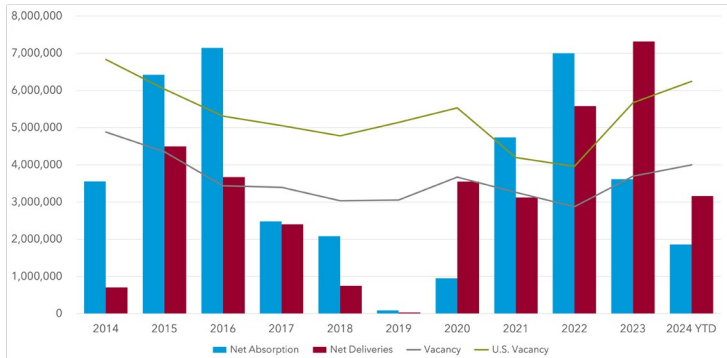
### INDUSTRIAL MARKET OVERVIEW

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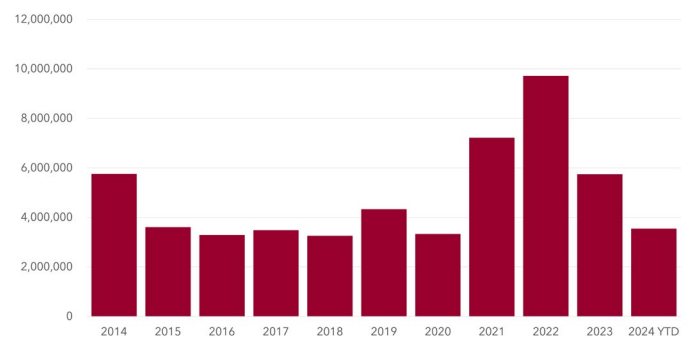
In the first quarter of 2024, the industrial commercial real estate market in Minneapolis experienced steady growth despite ongoing challenges. Demand for industrial space remained robust, driven by e-commerce expansion and increased warehousing needs. Vacancy rates remained relatively low. However, supply chain disruptions and labor shortages posed some challenges, affecting construction timelines and leasing activity. Despite these hurdles, rental rates continued to rise, reflecting the market's resilience. Overall, the industrial commercial real estate sector in Minneapolis showed resilience and adaptability in navigating through the complexities of the current economic landscape.

MARKET INDICATORS	Q1 2024	Q4 2023	Q3 2023	Q2 2023	Q1 2023
▼ 12 Mo. Net Absorption SF	3,392,586	3,615,180	3,678,457	5,856,935	8,280,019
▲ Vacancy Rate	4.0%	3.7%	3.5%	3.1%	2.9%
▲ Avg NNN Asking Rate PSF	\$8.59	\$8.55	\$8.25	\$8.13	\$8.00
▼ SF Under Construction	3,545,177	5,746,183	8,620,615	9,138,073	7,853,051
▲ Inventory SF	425,432,054	422,448,005	418,471,655	416,705,228	416,211,355

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
7401 N. Kilmer Lane Osseo, MN	315,819 SF	\$11,495,006 \$36.40 PSF	CJK Atlas Holdings	Class B
240 Chester Street St. Paul, MN	219,664 SF	\$13,325,000 \$60.66 PSF	Americold Realty Trust Highlands REIT	Class B
6850 NW Sunwood Drive Anoka, MN	158,517 SF	\$16,500,000 \$104.09 PSF	Three Leaf Partners Knoll Properties	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6300 Highway 55 Golden Valley, MN	182,000 SF	United Properties	Undisclosed	Undisclosed
10600 Fountains Drive Maple Grove, MN	96,214 SF	Endeavor Development	Revo Brand Group	Marketing
9100 Wyoming Avenue N. Brooklyn Park, MN	85,852 SF	Prologis	EH Enterprises	Electrical

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