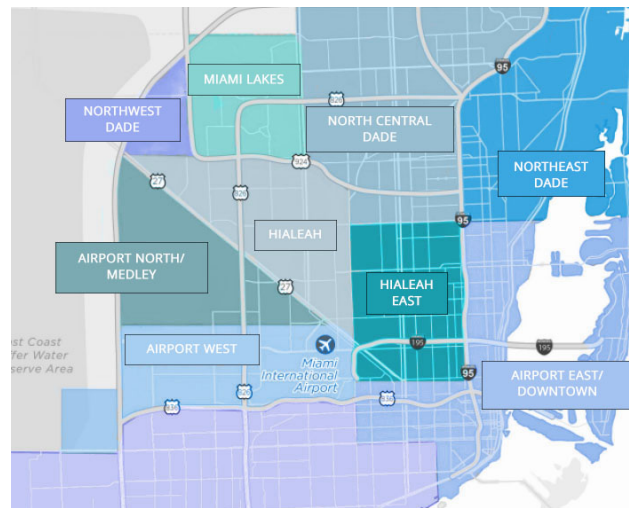


Industrial Market Overview

The Miami industrial real estate market has experienced a shift in recent times. After robust leasing activity in 2022, absorption slowed in the second quarter of 2023. Existing space is limited, with vacancies well below the national average. Construction remains active, but there's high demand, with most new space already occupied. Miami's logistics space is in demand, with significant development underway. This demand has led to strong rent gains, although growth is moderating. Miami's strategic location and international connections make it a critical logistics hub, with strong tenant demand expected to continue. However, sales volume has decreased in 2023 compared to the previous years due to rising interest rates and changing property trends. Despite these challenges, the market has seen significant price appreciation in recent years.



Market Indicators



Vacancy Rate

2.4% ▼



12 Mo Net Absorption SF

2.7M ▲



Under Construction SF

9.1M ▲



Market Rent Price/SF

\$19.73 ▲



Market Sale Price/SF

\$254 ▲



Total Inventory SF

267M ▲

Economic Indicators

With healthy in-migration and its strong tourism sector benefiting from the shift in consumer spending towards travel and dining out, Miami had robust growth in 2022. Its annual job growth of 5% exceeded the U.S. growth of 3.4% last year. Job growth was led by restaurants, retail trade, and ambulatory health care. Oxford Economics forecasts that Miami will see an average job growth rate of 0.8% in 2024 through 2027, above the forecasted U.S. rate of 0.6%. The net job change from Q1 2020 to Q4 2022 was 3.3%, above the U.S. net growth of 1.6%

Demographic Category	Metro	US
Population	2,695,267	334,635,375
Households	985,374	129,943,828
Median Household Income	\$66,675	\$75,739
Labor Force	1,385,737	165,921,656
Unemployment	2.1%	3.6%

Miami-Dade County Notable Submarkets - Statistical Data Q3 2023

	Bldgs	SF (000)	Market %	Under Construction SF(000)	Market Rent PSF	Vacancy %
Miami Airport West	1,178	48,775	18.3%	332	\$22.24	3.0%
Miami Airport East	524	21,972	8.2%	-	\$20.31	2.7%
N. Miam Beach	1,125	42,574	16.0%	2,553	\$17.49	2.3%
Medley	987	41,47	15.5%	637	\$18.42	2.0%
Hialeah	1,675	31,679	11.9%	-	\$14.39	2.6%

Notable Lease Transactions

Size SF	Tenant	Tenant Industry
6715 NW 36th St, Miami Airport East	-	-
9950 NW 17th St, Miami Airport West	Aeropost International Serv	Transport Services Freight
1530 NW 98th Ct, Miami Airport West	Riverstone Logistics	Forwarding Services

Notable Sales Transactions

Size SF	Sale Date	Sale Price
7201-7275 NE 4th Ave, Miami	Rail 71	\$ 34.4M (300PSF)
7201-7275 NE 4th Ave, Miami	Rail 71	\$ 34.4M (300PSF)
7201-7275 NE 4th Ave, Miami	Rail 71	\$ 34.4M (300PSF)