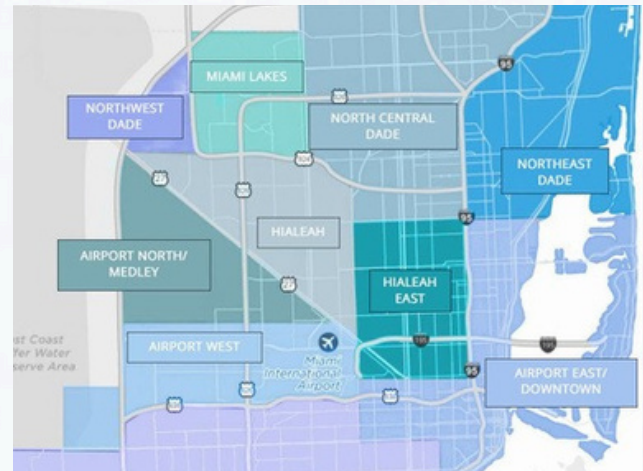


Industrial Market Overview

Miami's industrial market is slowing. Net absorption is negative at -1.6M SF, and vacancy has climbed to 6.3%, though still below the U.S. average. Demand for modern space remains strong, with post-2015 buildings 96% leased, but absorption of newer facilities has cooled. Rents, up 22% in three years, are now moderating, with annual gains slowing to 2.4% as softer demand shifts leverage toward tenants.

Miami remains a critical logistics hub, supported by its 6.1M residents, international trade through its airport and seaport, and limited development capacity due to the Everglades. These supply constraints should keep vacancies relatively low and support rent growth reacceleration by 2026. Investment is holding firm, with \$2.6B in 2023 sales above the 10-year average, led by major institutional buyers.



Market Indicators



Vacancy Rate

6.3% ▲



12 Mo Net Absorption SF

-1.6M ▼



Under Construction SF

4.8M ▼



Market Rent Price NNN / PSF

\$20.90 ▼



Market Sale Price / PSF

\$252 ▲



Total Inventory SF

280M ▲

Economic

Miami-Dade gained \$9.5B in wealth between 2020–2022, driven by affluent migration and office job growth, boosting retail sales but pushing housing costs sharply higher. By 2025, shelter inflation has slowed to 3%, aided by new supply and cooling demand, while real wages are rising again. Yet nearly 50% of households face affordability challenges, with a deficit of 116,000 affordable units projected by 2030. Despite these pressures, Miami continues to attract high-paying firms like Apple and JPMorgan, sustaining inflows of higher-income residents.

Demographic Category	Metro	US
Population	2,859,545	342,152,563
Households	1,052,483	134,528,000
Median Households	\$75,360	\$81,359
Income	1,445,643	170,831,359
Labor Force Unemployment	2.6%	4.2%

Notable Submarkets - Statistical Data

	Bldgs	SF (000)	Market %	Under Construction SF (000)	Market Rent NNN / PSF	Vacancy %
Miami Airport West	1,211	49,302	17.7%	2,799	\$23.47	5.2%
Miami Airport East	531	22,611	8.1%	140	\$21.46	6.3%
N. Miami Beach	1,137	44,824	16.1%	310	\$18.63	10.0%
Medley	996	41,663	14.9%	690	\$19.49	7.9%
Hialeah	1,686	31,664	11.3%	-	\$15.69	4.6%

Notable Lease Transactions

Size SF	Tenant	Deal Type
11390 W 43rd Ave	Asian Food Distributor	New lease
6501 NW 37th Ave	Biscayne Bedding	New Lease
2301 NW 107th Ave	Beauty & Logistics	New Lease

Notable Sales Transactions

Size SF	Buyer	Sale Price
16300 NW 97th Ave	Martinez Distributors	\$52,894,000 (309 PSF)
3151 NW 125th St	Easton Group	\$16.9M (175 PSF)
15201 NW 34th Ave	MIG Real Estate	\$8.14M (155 PSF)