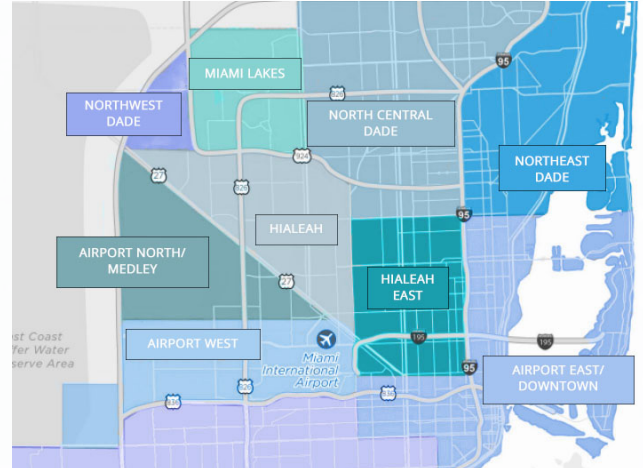


Industrial Market Overview

Miami's industrial real estate market has experienced a significant slowdown in net absorption, with vacancies rising from a low of 2.0% in 2022 to 4.4% in the second quarter of 2024, driven by the departure of major transportation tenants. Despite limited availability and continued rent growth, the market faces moderating demand and rising vacancies due to higher interest rates. However, Miami's position as a critical logistics hub and the constraints on new development have kept vacancies well below the national average, suggesting that rent growth is likely to reaccelerate in 2025-2026 as fewer new projects are completed. Sales volume has returned to pre-pandemic levels, with major buyers continuing to acquire properties in the market.



Market Indicators


Vacancy Rate

4.4% ▲


12 Mo Net Absorption SF

2 M ▲


Under Construction SF

6.4 M ▼


Market Rent Price PSF

\$20.40 ▲


Market Sale Price/SF

\$260 ▲


Total Inventory SF

277M ▲

Economic Indicators

Miami-Dade County has experienced a slowdown in population growth due to a decline in international migration and rising cost of living, leading to domestic out-migration. However, the county has attracted a significant influx of high-net-worth individuals, particularly from the Northeast, driving rapid home price appreciation. This has resulted in strong income growth and retail sales, though recent months have seen a slowdown due to inflation and higher interest rates. Despite the challenges, Miami's economy has continued to recover, with the job market outpacing the national average, particularly in office-using sectors, which have exceeded pre-pandemic trends.

Demographic Category	Metro	US
Population	2,705,553	336,179,375
Households	997,658	131,337,766
Median Households Income	\$70,228	\$77,408
Labor Force	1,392,258	167,824,938
Unemployment	1.7%	3.8%

Notable Submarkets - Statistical Data

	Bldgs	SF (000)	Market %	Under Construction SF(000)	Market Rent PSF	Vacancy %
Miami Airport West	1,189	48,563	17.6%	1,241	\$23.11	5.4%
Miami Airport East	532	22,489	8.2%	-	\$21.05	2.3%
N. Miami Beach	1,132	44,172	16.0%	1,718	\$18.08	6.9%
Medley	989	41,345	15.0%	445	\$18.99	3.7%
Hialeah	1,676	31,621	11.5%	-	\$15.05	3.9%

Notable Lease Transactions

	Size SF	Tenant	Deal Type
11130 NW 122nd St, Medley, FL	80,174	Runway Logistics	New Lease
3380 NW 114th St, N. Miami Beach, FL	70,825	Packaging Corp of America	New Lease
1900 NW 129th Ave, Doral, FL	59,649	TireHub	New Lease

Notable Sales Transactions

	Size SF	Buyer	Sale Price
15801 NW 49th Ave, Miami, FL	133,914	Undisclosed	\$25,500,000 (\$190 PSF)
3201 NW 116th St, Miami, FL	77,430	RBA/Bridge Investment Group	\$11,700,000 (\$151 PSF)
2185 W 76th St, Hialeah, FL	49,627	Sunshine Gasoline Distributors	\$18,300,000 (\$369 PSF)