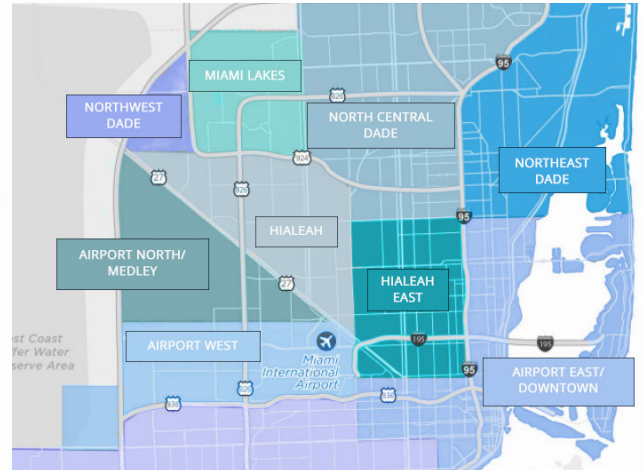


Industrial Market Overview

Miami's industrial market remains a crucial logistics hub despite slower economic growth. While tenant demand has cooled and vacancies increased slightly, limited existing space, and continued new construction kept vacancies well below the national average. Rents are still rising, though at a more moderate pace, thanks to tight market conditions. Access to a large population, Miami International Airport, and the Port of Miami attract both local and international players, driving competition for space and keeping market fundamentals strong. Sales volume and transaction sizes contracted significantly due to rising interest rates, but cap rates remain attractive, especially for well-located and modern properties. Overall, Miami's industrial market is well-positioned for continued growth despite near-term challenges.



Market Indicators


Vacancy Rate

3.2% ▲


12 Mo Net Absorption SF

1.5M ▼


Under Construction SF

7.37M ▼


Market Rent Price PSF

\$20.11 ▲


Market Sale Price / PSF

\$254.78 ▲


Total Inventory SF

224M ▲

Economic Indicators

Miami-Dade County experienced a return in population growth after a two-year decline, with a notable influx of high-wealth individuals contributing over \$6.4 billion in new wealth in 2021. Despite challenges in affordability for the average worker, Miami's real retail sales and job growth exceeded national averages. The city's GDP growth outperformed the U.S., led by sectors like finance and insurance. Miami attracted notable financial firms during the pandemic, while its tech sector faced challenges. Office-using sectors, including professional services, continued to thrive. Although tourism hasn't fully recovered, Miami's startup ecosystem has flourished, ranking 31st globally and attracting substantial venture capital funding, positioning the city as a growing hub for startups.

Demographic Category	Metro	US
Population	2,702,634	335,185,875
Households	988,642	130,872,977
Median Households Income	\$67,767	\$76,274
Labor Force	1,386,056	167,600,859
Unemployment	1.8%	3.6%

Notable Submarkets - Statistical Data

	Bldgs	SF (000)	Market %	Under Construction SF (000)	Market Rent PSF	Vacancy %
Miami Airport West	1,182	49,318	18.1%	1,358	\$22.61	4.4%
Miami Airport East	525	22,300	8.2%	-	\$20.61	2.5%
N. Miami Beach	1,130	42,520	15.6%	1,763	\$17.85	3.8%
Medley	988	41,537	15.2%	924	\$18.74	1.9%
Hialeah	1,673	31,598	11.6%	25	\$14.76	3.0%

Notable Lease Transactions

	Size SF	Tenant	Deal Type
8501 NW 80th St, Medley, FL	257,074	Nestle	Renewal
6905-6909 NW 25th St, Miami, FL	145,855	The Queen's Flowers Corp	New Lease
21301 NW 47th Ave, North Miami Beach, FL	397,167	Iberia Foods	New Lease

Notable Sales Transactions

	Size SF	Buyer	Sale Price
Beacon Logistics Park, 4120-4221 W 91st Pl, Hialeah, FL	1,087,957	Property Reserve	\$174,340,000 (\$160PSF)
Bridge Point Cold Logistics Center, 8855 NW 35th Ln, Doral, FL	312,103	Ponte Gadea USA, Inc.	\$113,000,000 (\$362PSF)
Longpoint Partners Portfolio (11 of 25 properties)	786,423	Longpoint Partners	\$104,785,103 (\$133PSF)