



Industrial Submarket Report

Outlying Broward

Fort Lauderdale - FL

PREPARED BY


**WAREHOUSE
REALTY**
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 **CoStar™**

INDUSTRIAL SUBMARKET REPORT

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Overview

Outlying Broward Industrial

12 Mo Deliveries in SF

0

12 Mo Net Absorption in SF

(2.7 K)

Vacancy Rate

12.9%

12 Mo Rent Growth

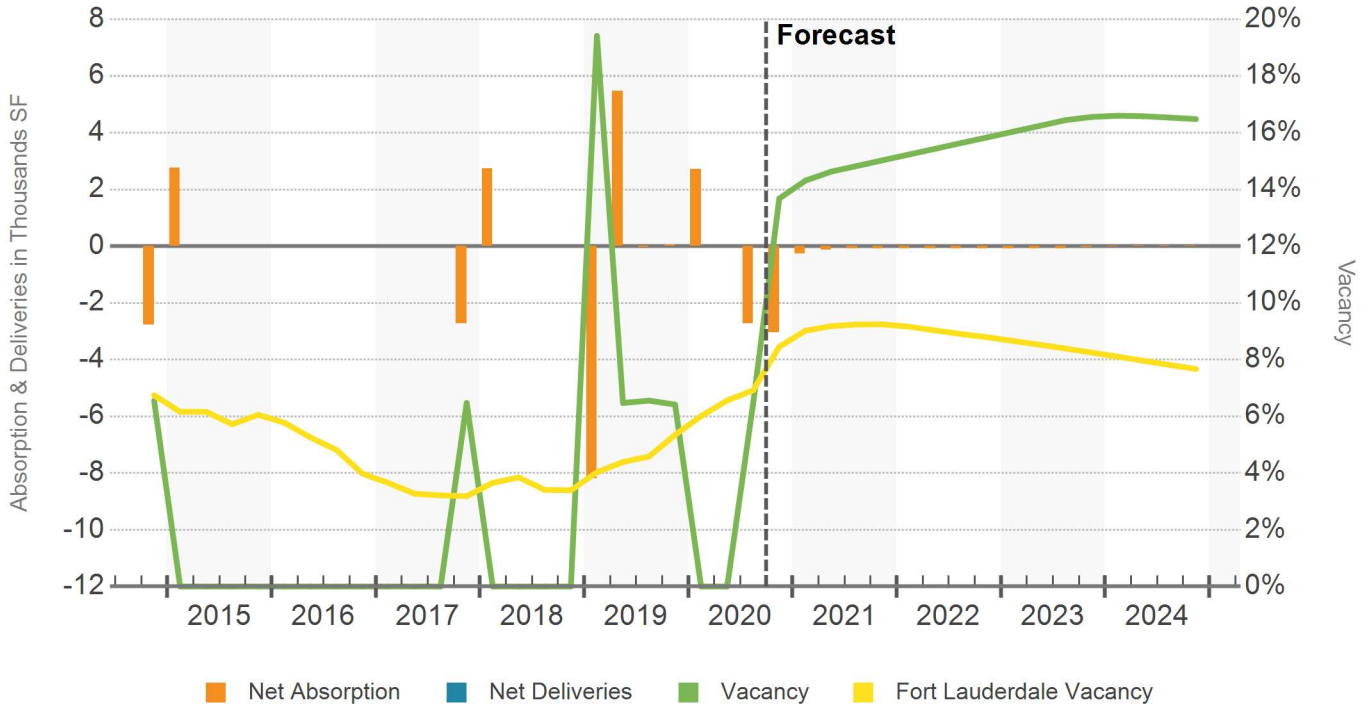
8.3%

KEY INDICATORS

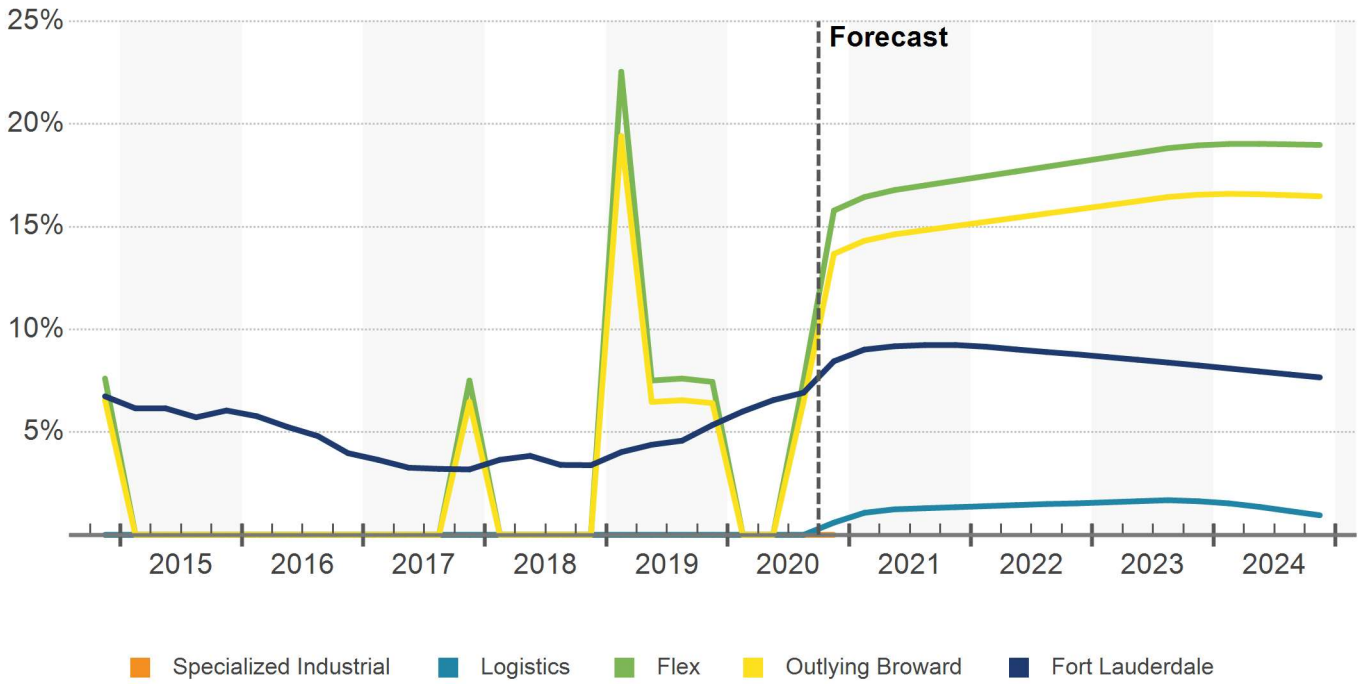
Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Logistics	5,861	0%	\$14.85	0%	0	0	0
Specialized Industrial	0	-	-	-	0	0	0
Flex	36,387	15.0%	\$21.60	15.0%	(2,734)	0	0
Submarket	42,248	12.9%	\$20.66	12.9%	(2,734)	0	0

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	6.4%	4.3%	15.8%	71.0%	2002 Q3	0%	2020 Q2
Net Absorption SF	(2.7 K)	1,655	(1,113)	33,653	2003 Q2	(8,202)	2019 Q1
Deliveries SF	0	1,754	0	36,387	2003 Q2	0	2020 Q3
Rent Growth	8.3%	2.9%	4.0%	8.0%	2019 Q4	-9.5%	2010 Q2
Sales Volume	\$0	\$0	N/A	\$0	2020 Q3	\$0	2020 Q3

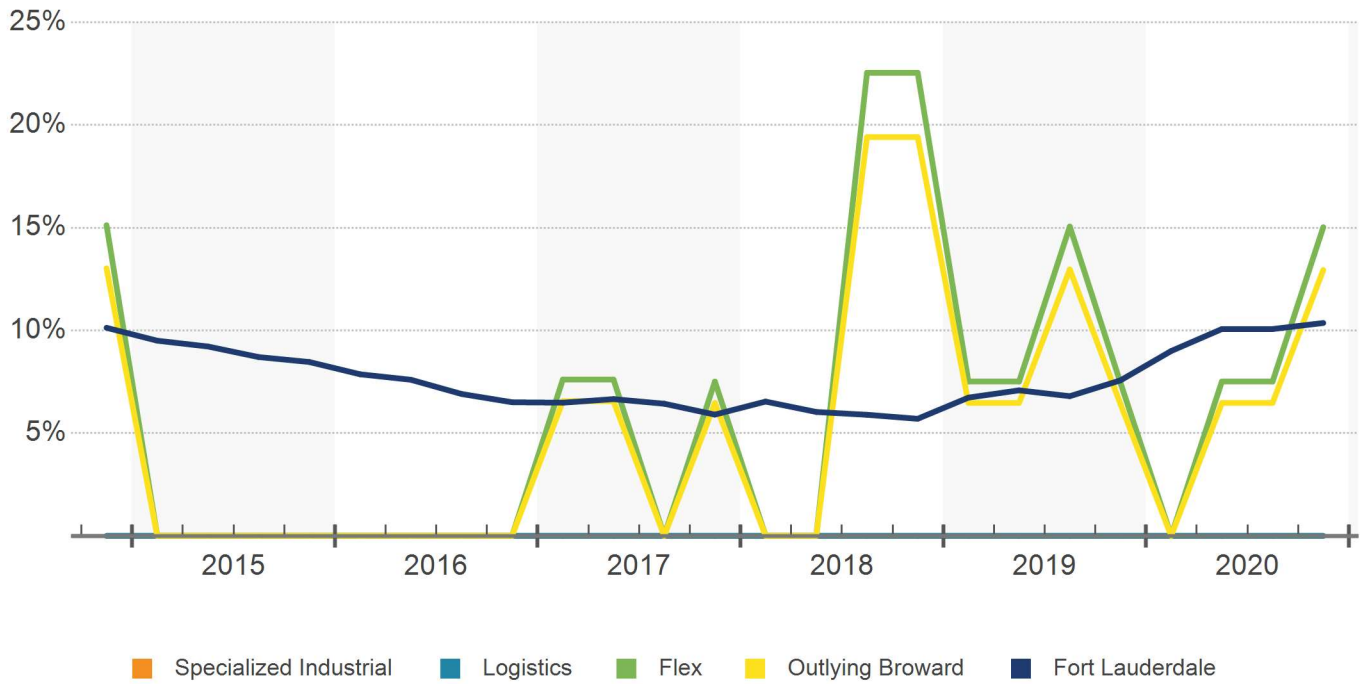
NET ABSORPTION, NET DELIVERIES & VACANCY



VACANCY RATE



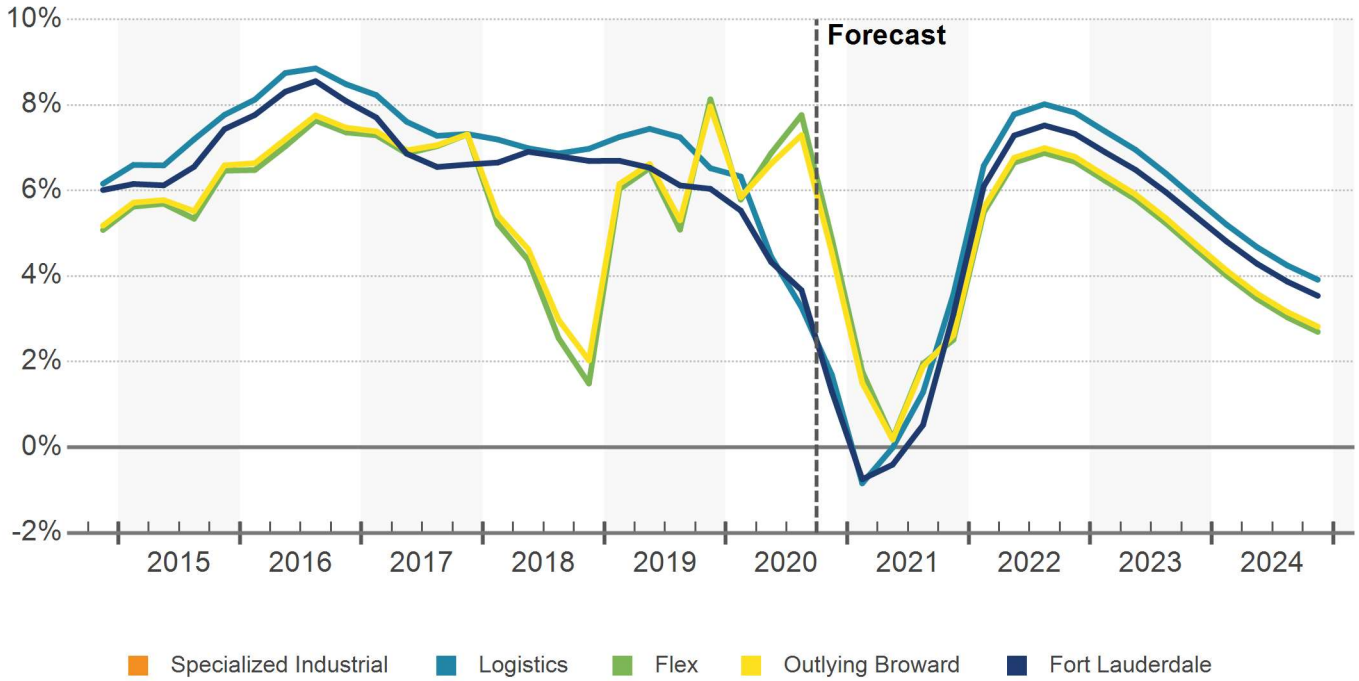
AVAILABILITY RATE



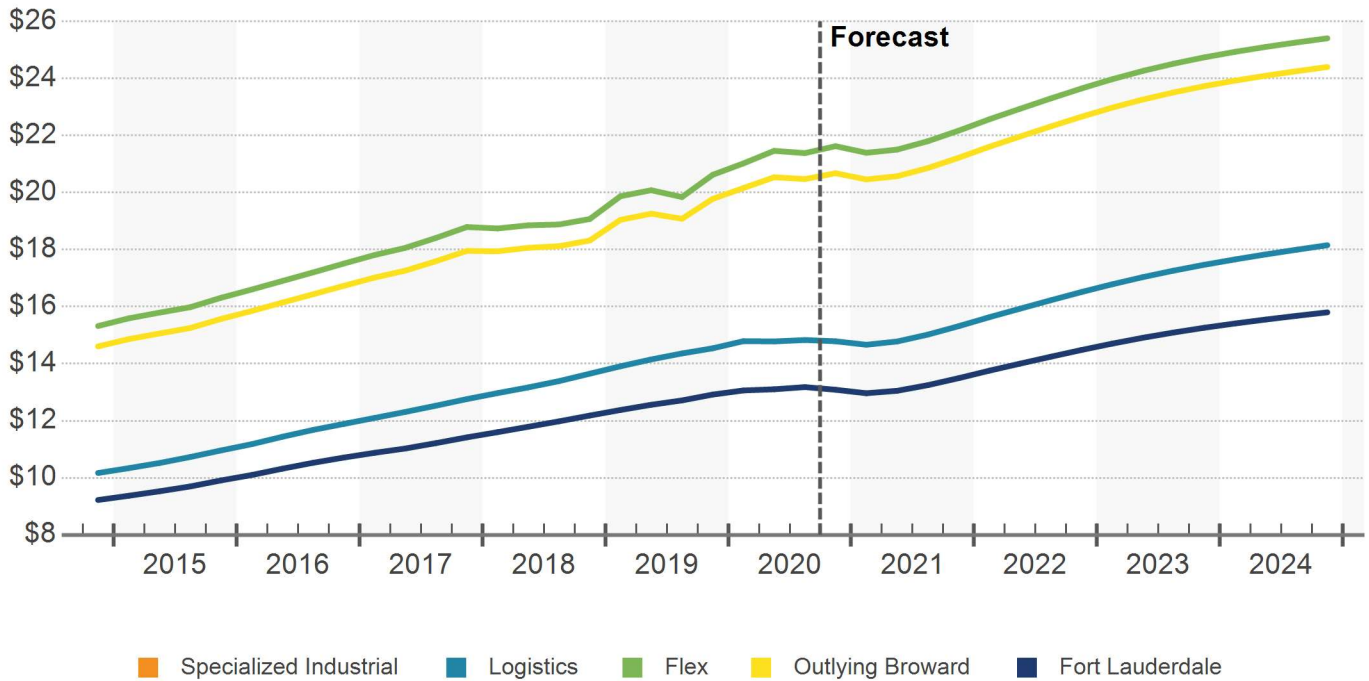
3 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

Property Name/Address	Rating	RBA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
National Safety Council Center 4171 W Hillsboro Blvd	★★★★★	36,387	1	2,710	6.0%	(772)

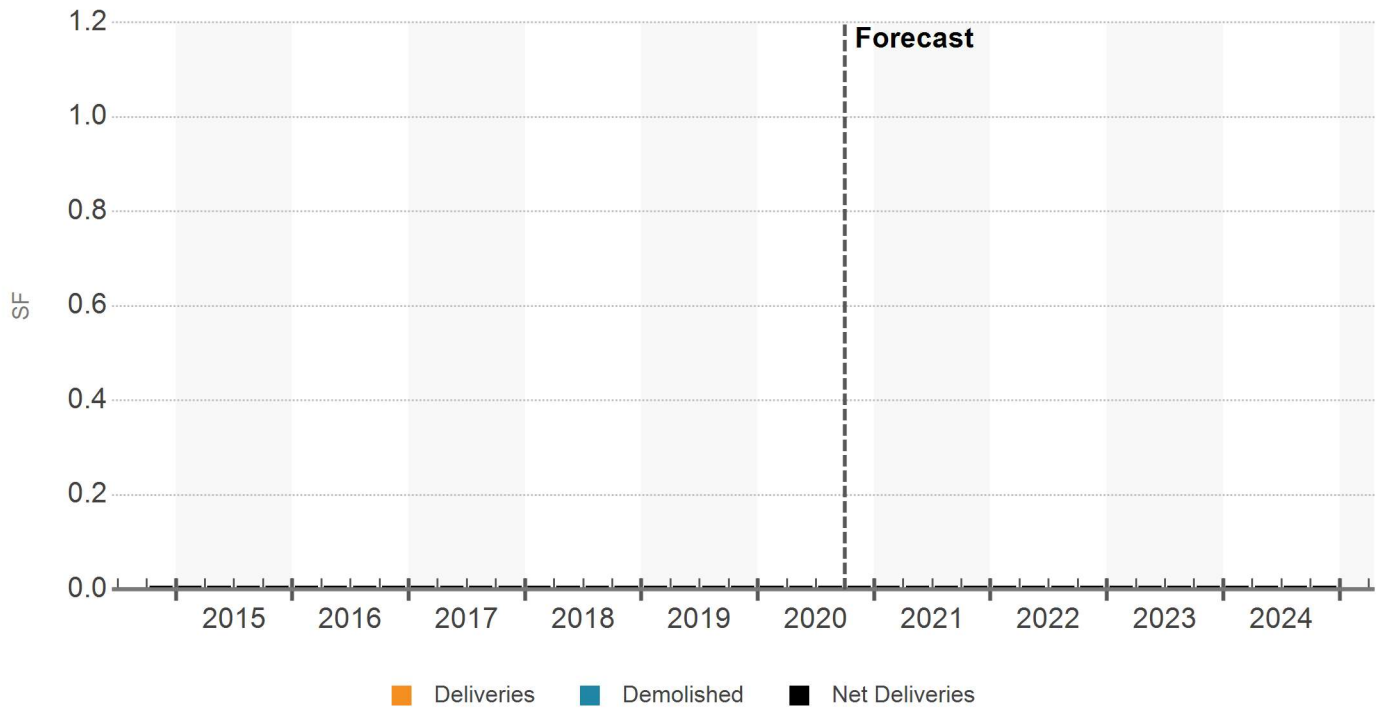
MARKET RENT GROWTH (YOY)



MARKET RENT PER SQUARE FEET



DELIVERIES & DEMOLITIONS



Construction

Outlying Broward Industrial

All-Time Annual Avg. Square Feet

1,692

Delivered Square Feet Past 8 Qtrs

0

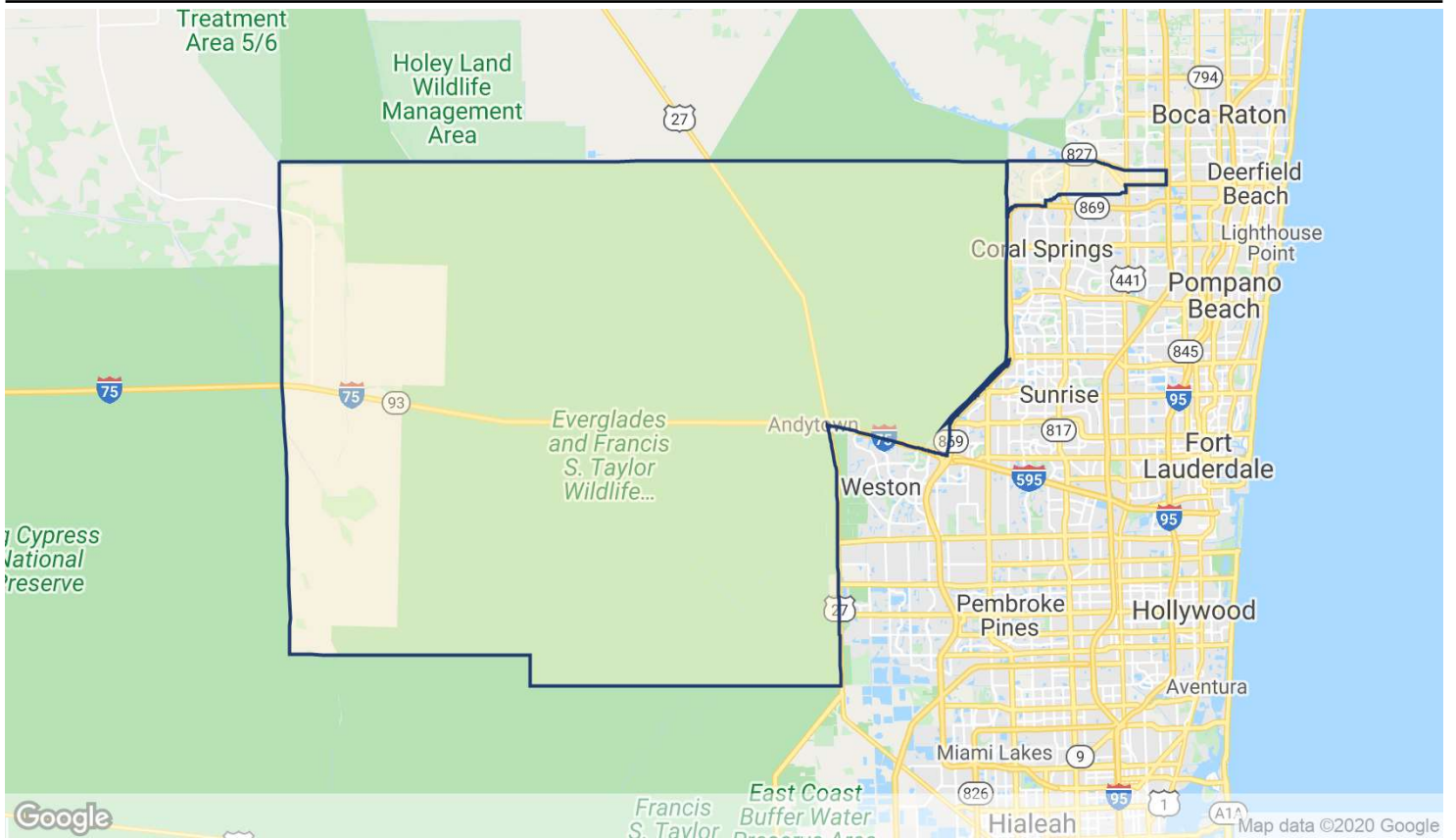
Delivered Square Feet Next 8 Qtrs

0

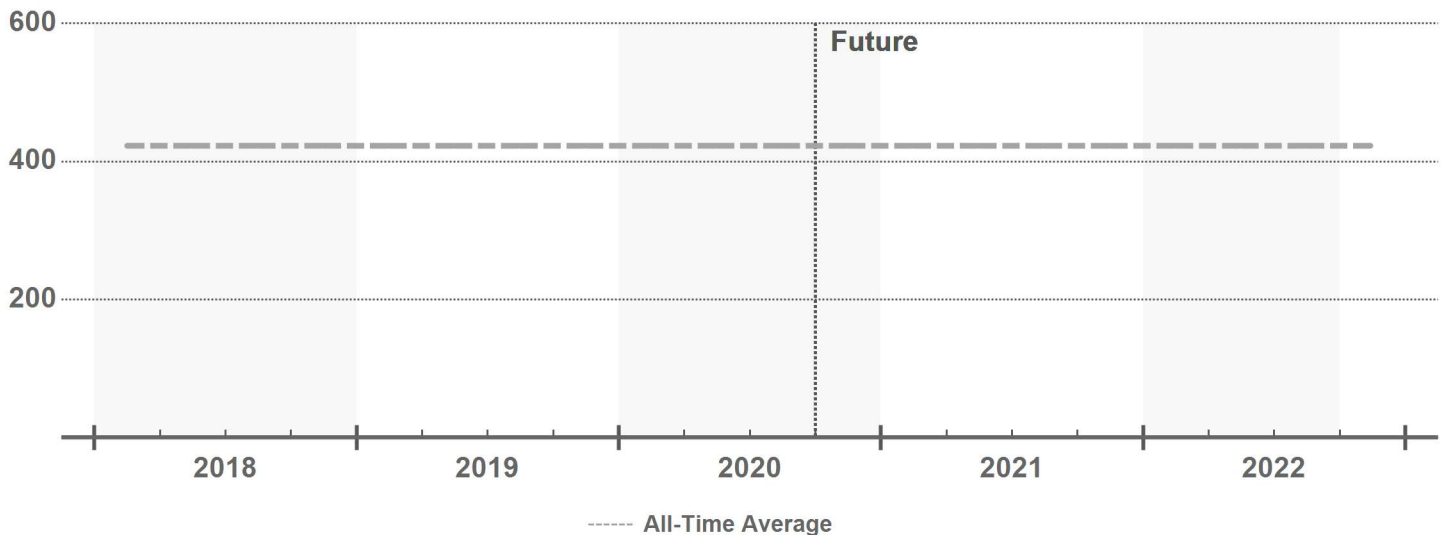
Proposed Square Feet Next 8 Qtrs

0

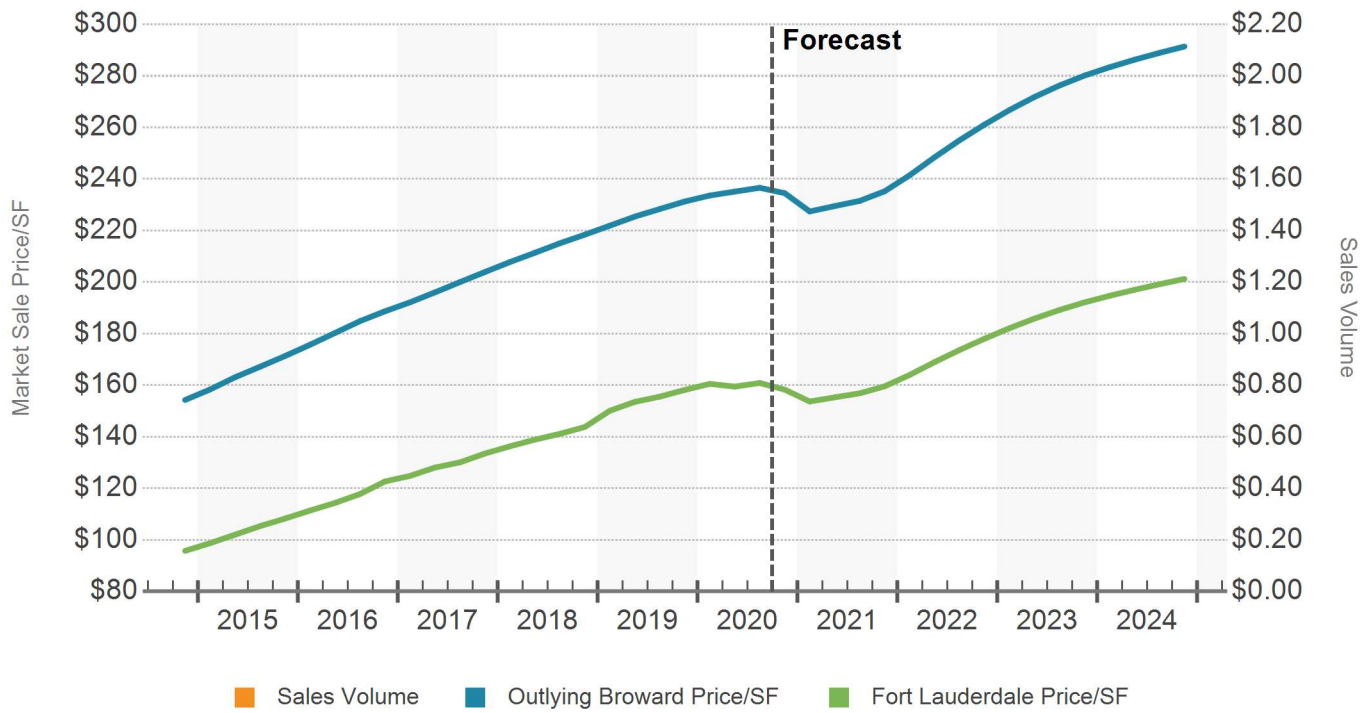
PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



PAST & FUTURE DELIVERIES IN SQUARE FEET



SALES VOLUME & MARKET SALE PRICE PER SF



Sales Past 12 Months

Outlying Broward Industrial

Sale Comparables

Avg. Cap Rate

Avg. Price/SF

Avg. Vacancy At Sale

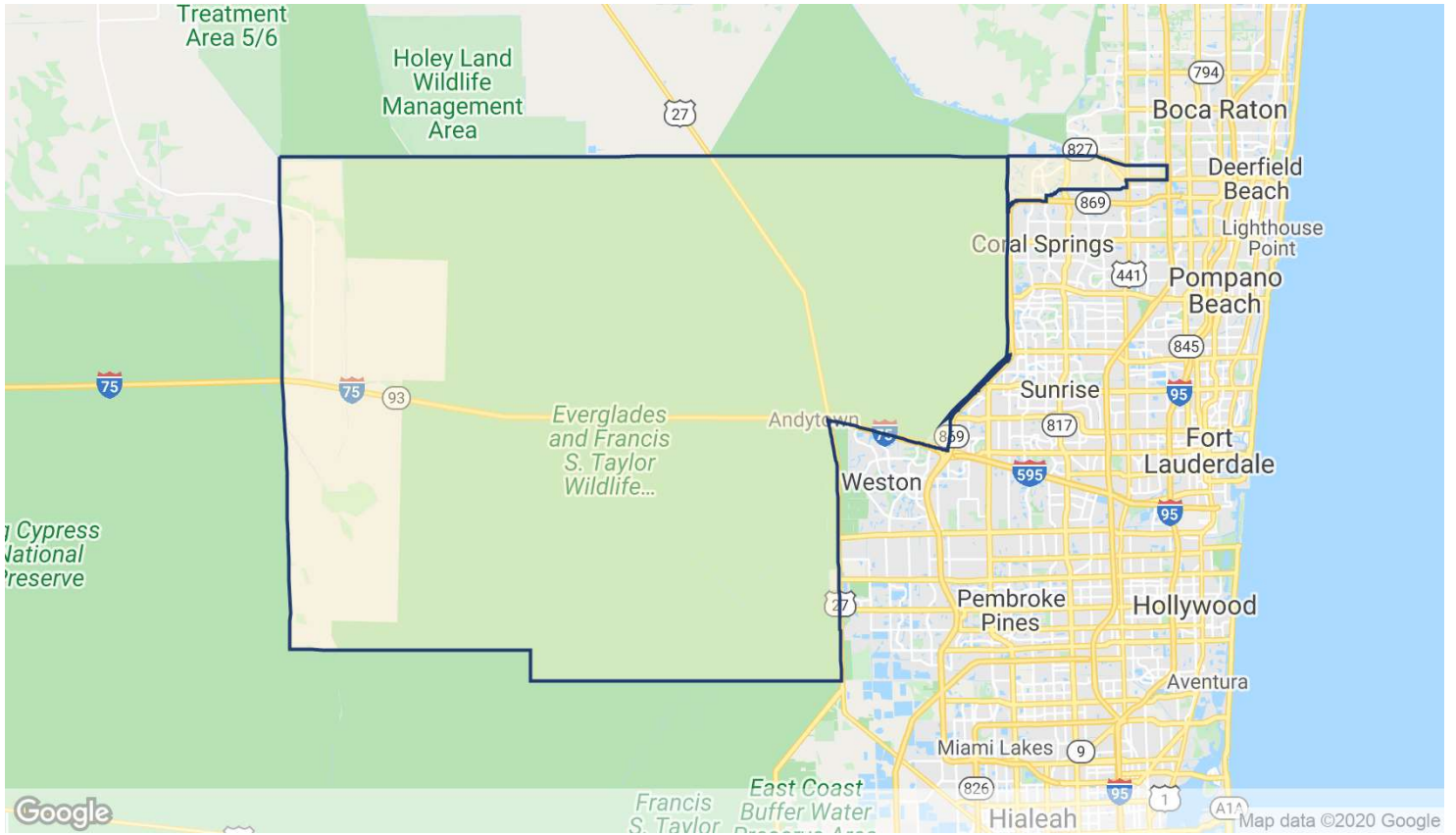
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SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	-	-	-	-
Price/SF	-	-	-	-
Cap Rate	-	-	-	-
Time Since Sale in Months	-	-	-	-
Property Attributes	Low	Average	Median	High
Building SF	-	-	-	-
Ceiling Height	-	-	-	-
Docks	-	-	-	-
Vacancy Rate At Sale	-	-	-	-
Year Built	-	-	-	-
Star Rating	-	-	-	-

Supply & Demand Trends

Outlying Broward Industrial

OVERALL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2024	42,248	0	0%	32	0.1%	0
2023	42,248	0	0%	(303)	-0.7%	-
2022	42,248	0	0%	(340)	-0.8%	-
2021	42,248	0	0%	(573)	-1.4%	-
2020	42,248	0	0%	(3,069)	-7.3%	-
YTD	42,248	0	0%	(2,758)	-6.5%	-
2019	42,248	0	0%	(2,710)	-6.4%	-
2018	42,248	0	0%	2,734	6.5%	0
2017	42,248	0	0%	(2,734)	-6.5%	-
2016	42,248	0	0%	-	-	-
2015	42,248	0	0%	2,769	6.6%	0
2014	42,248	0	0%	20	0%	0
2013	42,248	0	0%	(2,789)	-6.6%	-
2012	42,248	0	0%	-	-	-
2011	42,248	0	0%	-	-	-
2010	42,248	0	0%	2,734	6.5%	0
2009	42,248	0	0%	2,377	5.6%	0
2008	42,248	0	0%	(2,377)	-5.6%	-

LOGISTICS SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2024	5,861	0	0%	40	0.7%	0
2023	5,861	0	0%	(6)	-0.1%	-
2022	5,861	0	0%	(11)	-0.2%	-
2021	5,861	0	0%	(44)	-0.8%	-
2020	5,861	0	0%	(35)	-0.6%	-
YTD	5,861	0	0%	-	-	-
2019	5,861	0	0%	-	-	-
2018	5,861	0	0%	-	-	-
2017	5,861	0	0%	-	-	-
2016	5,861	0	0%	-	-	-
2015	5,861	0	0%	-	-	-
2014	5,861	0	0%	-	-	-
2013	5,861	0	0%	-	-	-
2012	5,861	0	0%	-	-	-
2011	5,861	0	0%	-	-	-
2010	5,861	0	0%	-	-	-
2009	5,861	0	0%	-	-	-
2008	5,861	0	0%	-	-	-

Supply & Demand Trends

Outlying Broward Industrial

FLEX SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2024	36,387	0	0%	(8)	0%	-
2023	36,387	0	0%	(297)	-0.8%	-
2022	36,387	0	0%	(329)	-0.9%	-
2021	36,387	0	0%	(529)	-1.5%	-
2020	36,387	0	0%	(3,034)	-8.3%	-
YTD	36,387	0	0%	(2,758)	-7.6%	-
2019	36,387	0	0%	(2,710)	-7.4%	-
2018	36,387	0	0%	2,734	7.5%	0
2017	36,387	0	0%	(2,734)	-7.5%	-
2016	36,387	0	0%	-	-	-
2015	36,387	0	0%	2,769	7.6%	0
2014	36,387	0	0%	20	0.1%	0
2013	36,387	0	0%	(2,789)	-7.7%	-
2012	36,387	0	0%	-	-	-
2011	36,387	0	0%	-	-	-
2010	36,387	0	0%	2,734	7.5%	0
2009	36,387	0	0%	2,377	6.5%	0
2008	36,387	0	0%	(2,377)	-6.5%	-

OVERALL RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2024	\$24.40	164	2.8%	23.4%	6,963	16.5%	-0.1%
2023	\$23.73	159	4.7%	20.0%	6,995	16.6%	0.7%
2022	\$22.66	152	6.8%	14.6%	6,692	15.8%	0.8%
2021	\$21.22	142	2.6%	7.3%	6,352	15.0%	1.4%
2020	\$20.68	139	4.5%	4.5%	5,779	13.7%	7.3%
YTD	\$20.66	139	4.5%	4.5%	5,468	12.9%	6.5%
2019	\$19.78	133	8.0%	0%	2,710	6.4%	6.4%
2018	\$18.32	123	2.0%	-7.4%	0	0%	-6.5%
2017	\$17.95	121	7.3%	-9.2%	2,734	6.5%	6.5%
2016	\$16.73	112	7.5%	-15.4%	0	0%	0%
2015	\$15.57	105	6.6%	-21.3%	0	0%	-6.6%
2014	\$14.61	98	5.2%	-26.1%	2,769	6.6%	0%
2013	\$13.89	93	4.5%	-29.8%	2,789	6.6%	6.6%
2012	\$13.29	89	4.0%	-32.8%	0	0%	0%
2011	\$12.78	86	-0.8%	-35.4%	0	0%	0%
2010	\$12.88	86	-7.8%	-34.9%	0	0%	-6.5%
2009	\$13.96	94	-6.3%	-29.4%	2,734	6.5%	-5.6%
2008	\$14.90	100	-1.1%	-24.7%	5,111	12.1%	5.6%

LOGISTICS RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2024	\$18.15	188	3.9%	24.8%	56	1.0%	-0.7%
2023	\$17.47	181	5.8%	20.1%	96	1.6%	0.1%
2022	\$16.51	171	7.8%	13.6%	90	1.5%	0.2%
2021	\$15.31	159	3.6%	5.3%	79	1.3%	0.8%
2020	\$14.79	153	1.7%	1.7%	35	0.6%	0.6%
YTD	\$14.85	154	2.1%	2.1%	0	0%	0%
2019	\$14.54	151	6.5%	0%	0	0%	0%
2018	\$13.65	141	7.0%	-6.1%	0	0%	0%
2017	\$12.76	132	7.3%	-12.2%	0	0%	0%
2016	\$11.89	123	8.5%	-18.2%	0	0%	0%
2015	\$10.96	113	7.8%	-24.6%	0	0%	0%
2014	\$10.17	105	6.2%	-30.1%	0	0%	0%
2013	\$9.58	99	4.2%	-34.1%	0	0%	0%
2012	\$9.19	95	2.3%	-36.8%	0	0%	0%
2011	\$8.98	93	-0.2%	-38.2%	0	0%	0%
2010	\$9.00	93	-2.3%	-38.1%	0	0%	0%
2009	\$9.21	95	-4.7%	-36.7%	0	0%	0%
2008	\$9.66	100	-1.3%	-33.6%	0	0%	0%

FLEX RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2024	\$25.40	161	2.7%	23.2%	6,907	19.0%	0%
2023	\$24.74	157	4.6%	20.0%	6,899	19.0%	0.8%
2022	\$23.65	150	6.7%	14.7%	6,602	18.1%	0.9%
2021	\$22.17	141	2.5%	7.5%	6,273	17.2%	1.5%
2020	\$21.62	137	4.9%	4.9%	5,744	15.8%	8.3%
YTD	\$21.60	137	4.8%	4.8%	5,468	15.0%	7.6%
2019	\$20.62	131	8.1%	0%	2,710	7.4%	7.4%
2018	\$19.07	121	1.5%	-7.5%	0	0%	-7.5%
2017	\$18.79	119	7.3%	-8.9%	2,734	7.5%	7.5%
2016	\$17.51	111	7.4%	-15.1%	0	0%	0%
2015	\$16.31	104	6.5%	-20.9%	0	0%	-7.6%
2014	\$15.32	97	5.1%	-25.7%	2,769	7.6%	-0.1%
2013	\$14.58	93	4.5%	-29.3%	2,789	7.7%	7.7%
2012	\$13.95	89	4.2%	-32.3%	0	0%	0%
2011	\$13.39	85	-0.8%	-35.1%	0	0%	0%
2010	\$13.50	86	-8.4%	-34.5%	0	0%	-7.5%
2009	\$14.73	94	-6.4%	-28.6%	2,734	7.5%	-6.5%
2008	\$15.74	100	-1.1%	-23.7%	5,111	14.0%	6.5%