

Las Vegas



Market Facts

2.8M

Square footage of deliveries

3.1M

Square footage under construction

79

Number of industrial sales

157

Number of industrial leases signed

Industrial Market Overview

Activity in the industrial market continued strong in the second quarter. There was approximately 2.8 million square feet of new deliveries with almost 3.1 million square feet under construction. These new deliveries pushed vacancy up to 4.2 percent with approximately 953,808 square feet of positive absorption. Average asking lease rates rose slightly for all product types.

There were approximately 157 industrial leases executed in the second quarter of 2019. While the largest lease was 213,316 square feet, there were only five leases completed over 50,000 square feet, with a majority being under 20,000 square feet. By comparison, there were approximately 253 industrial leases executed in the second quarter of 2018. The largest lease was 855,000 square feet, with a majority being under 25,000 square feet.

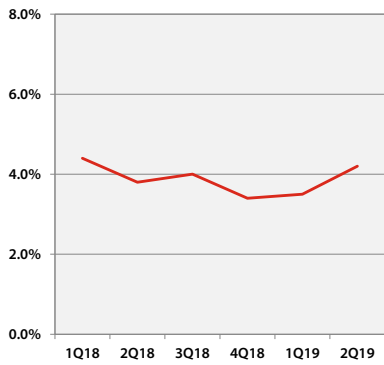
In the second quarter of 2019, there were approximately 79 industrial sales, with the largest sale being a 95,899 square foot warehouse in the southwest submarket which sold for \$17,400,000 or \$181.44/SF. A majority of the sales that took place were under 50,000

square feet. By comparison, there were approximately 102 industrial sales completed in the second quarter of 2018. The largest sale was a 558,286 square foot warehouse in the North Las Vegas submarket which sold for \$64,074,491 or \$114.77/SF. A majority of sales that took place in the second quarter of 2018 were under 50,000 square feet.

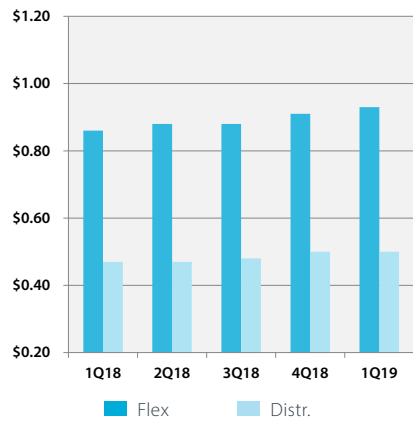
By the end of the second quarter, there were approximately 2.8 million square feet of deliveries and 3.1 million square feet of industrial product under construction. In the second quarter of 2018, there was 1.1 million square feet of deliveries and 1.8 million square feet was under construction.

Industrial Market Snapshot

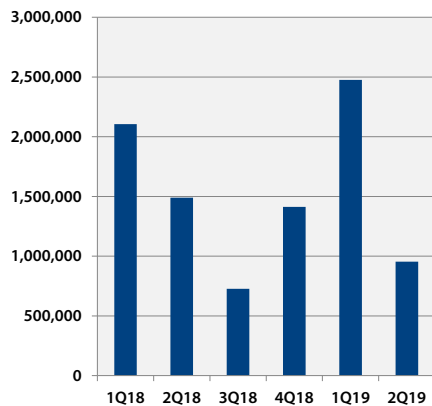
Vacancy Rates



Asking Rents

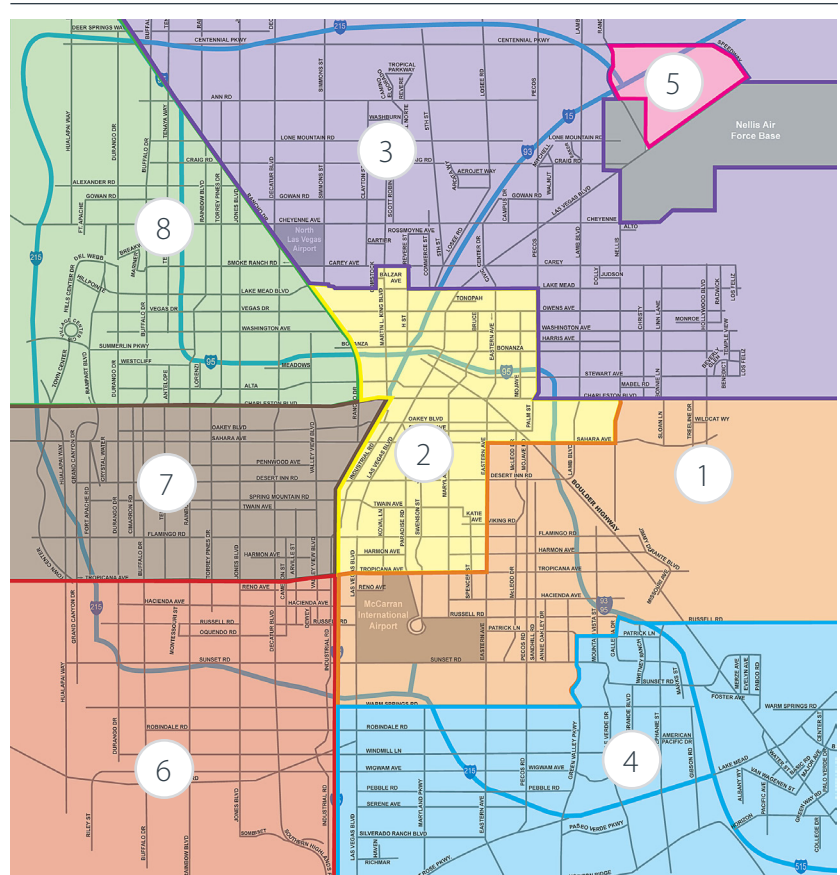


Absorption



Las Vegas Industrial Submarkets

1. Airport East
2. Central
3. North Las Vegas
4. Henderson/SE
5. Speedway
6. Southwest
7. West
8. Northwest



Market Indicators

Submarket	Total SF *	Vacant Available SF	Vacant Available %	Current Net Absorption	YTD Net Absorption	Under Construction	Avg. Asking Rate Flex	Avg. Asking Rate Mfg./Distr.
Airport/East	15,728,932	340,233	2.2%	183,599	225,723	0	\$1.15	\$0.75
Central/Downtown	13,828,021	245,296	1.8%	32,776	(1,000)	0	\$0.65	n/a
North Las Vegas	42,170,488	2,201,010	5.2%	647,232	1,140,153	975,948	\$0.71	\$0.47
Northwest	884,536	78,924	8.9%	(16,797)	(31,904)	0	\$0.96	\$0.90
Henderson/SE	17,672,505	604,811	3.4%	(147,094)	(196,647)	428,489	\$0.74	\$0.47
Speedway/NE	7,059,201	1,137,936	16.1%	(8,962)	1,806,565	1,143,824	\$0.55	\$0.54
Southwest	30,981,021	676,345	2.2%	649,852	490,703	548,027	\$1.07	\$0.69
West	10,566,831	511,867	4.8%	(99,555)	(78,742)	0	\$1.15	\$0.63
Totals	138,891,535	5,774,195	4.2%	953,808	3,355,205	3,096,288	\$0.98	\$0.53

* Includes buildings over 5,000 SF

Top Transactions of the Quarter

Tenant/Buyer	Address	Submarket	Size	Term	Rate/Price
Industrial Logistics Properties Trust	7000 West Post Rd	Southwest	95,899 SF	Sale	\$17,400,000
Black Creek Group	7445 Dean Martin Rd	Southwest	106,346 SF	Sale	\$17,078,983
Insomniac	4660 Berg St	North Las Vegas	213,316 SF	60 Months	n/a
Amazon	2821 Marion Dr	North Las Vegas	124,546 SF	n/a	n/a
n/a	1720 Executive Airport Dr	SE/Henderson	86,880 SF	n/a	n/a



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