

Las Vegas



Market Facts

387,424

Square footage of deliveries

6,708,378

Square footage under construction

75

Number of industrial sales

163

Number of industrial leases signed

Industrial Market Overview

Activity in the industrial market continued strong in the fourth quarter. There was approximately 387,424 square feet of new deliveries with almost 7 million square feet under construction. These new deliveries pushed vacancy down slightly to 4.5 percent with approximately 900,308 square feet of positive absorption. Average asking lease rates for distribution product remained the same while average asking rates for flex spaces increased slightly.

There were approximately 163 industrial leases executed in the fourth quarter of 2018. While the largest lease was 215,804 square feet, there were only six leases completed over 50,000 square feet, with a majority being under 15,000 square feet. By comparison, there were approximately 271 industrial leases executed in the fourth quarter of 2017. The largest lease was 482,300 square feet, with a majority being under 30,000 square feet.

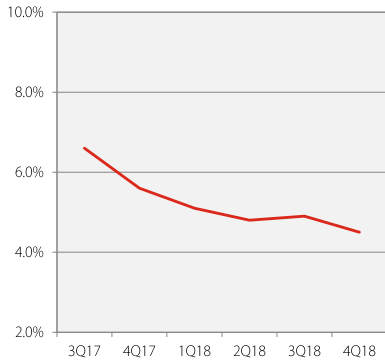
In the fourth quarter of 2018, there were approximately 75 industrial sales, with the largest sale being a 482,300 square foot warehouse in the Henderson submarket which

sold for \$51,050,000 or \$105.85/SF. A majority of the sales that took place were under 75,000 square feet. By comparison, there were approximately 81 industrial sales completed in the fourth quarter of 2017. The largest sale was a 813,120 square foot warehouse in the North Las Vegas submarket which sold for \$73,418,000 or \$90.29/SF. A majority of sales that took place in the fourth quarter of 2017 were under 100,000 square feet.

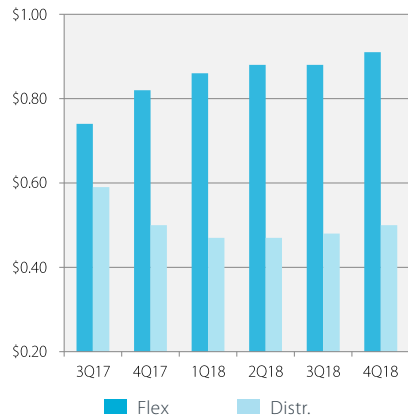
By the end of the fourth quarter, there was approximately 387,424 square feet of deliveries and 6,708,378 square feet of industrial product under construction. In the fourth quarter of 2017, there was 1,875,462 square feet of deliveries and 2,945,949 square feet was under construction.

Industrial Market Snapshot

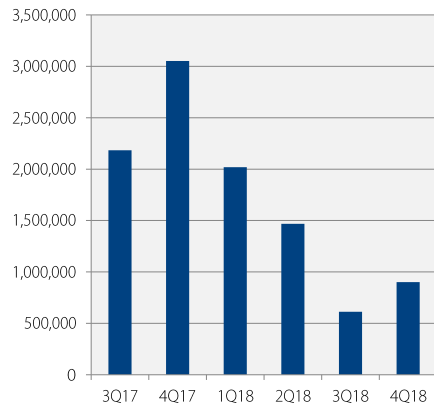
Vacancy Rates



Asking Rents

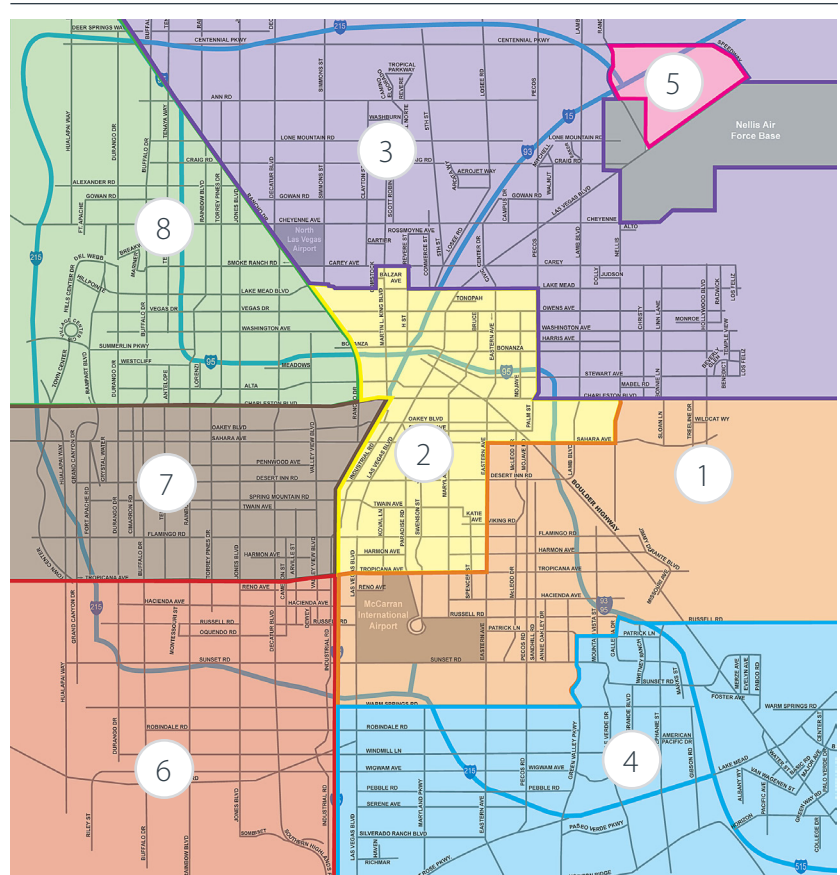


Absorption



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 SF	Vacancy	Current Net Absorption	YTD Net Absorption	Under Construction	Avg. Asking Rate Flex	Avg. Asking Rate Mfg./Distr.
Airport/East	15,526,022	473,878	3.1%	1,000	(40,767)	224,752	\$0.99	\$0.74
Central/Downtown	13,264,930	230,241	1.7%	12,265	(5,374)	0	\$0.60	\$0.54
North Las Vegas	40,822,334	2,681,296	6.6%	(13,617)	496,116	2,415,014	\$0.64	\$0.45
Northwest	878,168	40,420	4.6%	5,628	(1,000)	0	\$1.04	\$0.82
Henderson/SE	17,366,373	622,729	3.6%	546,756	22,668	0	\$0.73	\$0.45
Speedway/NE	4,141,781	465,349	11.2%	257,657	11,138	2,788,701	\$0.49	\$0.51
Southwest	29,968,570	797,873	2.7%	77,037	290,082	1,279,911	\$1.08	\$0.60
West	10,704,384	641,365	6.0%	13,685	(47,734)	0	\$0.91	\$0.67
Totals	132,672,562	5,953,151	4.5%	900,308	725,412	6,708,378	\$0.91	\$0.50

* Includes buildings over 5,000 SF

Top Transactions of the Quarter

Tenant/Buyer	Address	Submarket	Size	Term	Rate/Price
BCI IV Executive Airport DC	1775 Executive Airport Dr	Henderson	482,300 SF	Sale	\$51,050,000
NR Henderson 215	820 Wigwam Pkwy	Henderson	197,120 SF	Sale	\$25,100,000
National Indoor RV Centers	4640 Nexus Way	North Las Vegas	215,804 SF	11 Years	\$0.40/SF
Matheson Flight Extenders	6335 Hollywood Blvd	Speedway	156,455 SF	62 Months	\$0.49/SF
n/a	4610 Donovan Way	North Las Vegas	154,400 SF	n/a	\$0.39/SF



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