

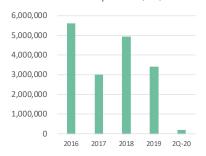
# Miami-Dade County

After several years of record-setting economic growth, Florida's real estate markets abruptly paused in mid-March due to the spread of the novel coronavirus (COVID-19). While the full impact is yet to be felt, second quarter statistics provide an indication of the Miami market's health. Third quarter activity is expected to provide greater clarity.

#### Vacancy Rate



#### YTD Net Absorption (SF)



# Average Asking Rent Rate (\$/SF/NNN)



## Record E-Commerce Sales and Demand for Cold Storage Fuel Growth for Miami's Industrial Sector

- As the industrial sector positions itself as the commercial real estate sector most insulated from the current pandemic, Miami's industrial market has continued to perform well through mid-year. Net absorption ended the second quarter in positive territory, although significantly down from the same time last year, and vacancy remained below 5% despite new speculative deliveries during the second quarter.
- The rapid growth of e-commerce has been further accelerated by the spread of COVID-19 due to a significant uptick in online ordering. As a result, Amazon has been aggressively expanding throughout South Florida, signing leases over 200,000 sf in both Hialeah and Pompano Beach during the second quarter. The e-commerce giant also plans to buy 76.9 acres in Homestead for \$22.1 million to build a distribution facility that would total more than 1 million sf.
- Leasing activity in the Northeast Dade submarket was particularly active with a handful of large deals including Caterpillar, Coulisse Distribution and Nova Health Solutions. The area has seen an increase in development and leasing activity as available land in Airport West becomes scarcer.
- Industrial and land development sales were among the few investment sales to move forward during the second quarter. Prologis recently purchased a truck parking area east of Miami International Airport for \$24.5 million.
- Bridge Development Partners and PGIM are planning to build a 312,103-sf speculative cold storage warehouse called Bridge Point Cold Logistics near Countyline Corporate Park in Northwest Dade. An increase in online grocery deliveries during the pandemic has accelerated the need for cold storage facilities in South Florida.

#### Trends to Watch



#### E-commerce Expansion

Accelerated e-commerce expansion is expected to fuel demand for warehouse space since it requires three times the logistics space as traditional distribution.



#### Vacancy Remains Low

Vacancy rose by only by 25 basis points over the quarter despite several speculative deliveries in 2Q20. There has yet to be a significant uptick in sublease space.



#### Demand in NW Dade

Development in Northwest Dade has been on fire, increasing the submarket's inventory by 22% within two years. Over 2 million sf is set to deliver by the end of 2020.

189.4 MSF

Total industrial inventory in the Miami-Dade County market

216,688 SF

Direct Y-T-D net absorption as of 2Q-2020

4.58%

Overall Vacancy

\$8.29/SF/NNN

Average rental rate for industrial space (excluding flex)

				Miam	i-Dade County					
Class Breakdown	Total RSF	Direct Vacant SF	Sublet Vacant SF	Lease Rate	Occupancy	Vacancy	Sublet Vacancy	Total Vacancy	Under Construction	Net Absorp
Bulk Distribution	40,878,921	3,145,055	292,105	\$8.23	92.31%	7.69%	0.71%	8.41%	2,781,951	414,990
Flex	17,196,095	613,477	17,236	\$14.50	96.43%	3.57%	0.10%	3.67%	38,000	94,136
Manufacturing	23,205,219	300,846	91,946	\$6.74	98.70%	1.30%	0.40%	1.69%	0	248,175
Warehouse / Distribution	108,179,598	3,570,615	637,957	\$8.46	96.70%	3.30%	0.59%	3.89%	1,195,587	(540,613
Total	189,459,833	7,629,993	1,039,244	\$8.79	95.97%	4.03%	0.55%	4.58%	4,015,538	216,688
Class Dura Indones	T-4-LDCF	Discot Valent CF	Cublet Versut CF		irport West	Manager	CohlatVasana	Tatal Vasanas	Hadas Canatonistics	Not About
Class Breakdown	Total RSF	Direct Vacant SF	Sublet Vacant SF	Lease Rate	Occupancy	Vacancy	Sublet Vacancy	Total Vacancy	Under Construction	Net Absorp
Bulk Distribution	12,320,416	803,165	82,385	\$9.19	93.48%	6.52%	0.67%	7.19%	189,958	179,129
Flex	8,679,150	372,259	12,436	\$13.97	95.71%	4.29%	0.14%	4.43%	0	69,988
Manufacturing	3,413,165	0	0	\$0.00	100.00%	0.00%	0.00%	0.00%	0	40,000
Warehouse / Distribution	42,881,436	1,545,635	333,495	\$9.18	96.40%	3.60%	0.78%	4.38%	181,533	(448,85)
otal	67,294,167	2,721,059	428,316	\$9.84	95.96%	4.04%	0.64%	4.68%	371,491	(159,/3)
				C	entral Dade					
lass Breakdown	Total RSF	Direct Vacant SF	Sublet Vacant SF	Lease Rate	Occupancy	Vacancy	Sublet Vacancy	Total Vacancy	Under Construction	Net Absorp
Bulk Distribution	0	0	0	\$0.00	0.00%	0.00%	0.00%	0.00%	0	0
Flex	873,516	65,057	0	\$16.91	92.55%	7.45%	0.00%	7.45%	0	25,178
Manufacturing	1,598,097	23,900	0	\$9.95	98.50%	1.50%	0.00%	1.50%	0	8,760
Warehouse / Distribution	6,006,875	184,558	0	\$9.01	96.93%	3.07%	0.00%	3.07%	0	(91,158
otal	8,478,488	273,515	0	\$10.97	96.77%	3.23%	0.00%	3.23%	0	(57,22)
					Hialeah					
ass Breakdown	Total RSF	Direct Vacant SF	Sublet Vacant SF	Lease Rate	Occupancy	Vacancy	Sublet Vacancy	Total Vacancy	Under Construction	Net Absor
Bulk Distribution	1,390,873	0	0	\$0.00	100.00%	0.00%	0.00%	0.00%	212,760	0
Flex	198,755	0	0	\$0.00	100.00%	0.00%	0.00%	0.00%	0	0
Manufacturing	6,375,261	73,343	61,500	\$5.51	98.85%	1.15%	0.96%	2.12%	0	283,67
•	12,151,717	75,545 354,903	43,253	\$7.55	97.08%	2.92%	0.36%	3.28%	202,700	(32,44
Warehouse / Distribution	20,116,606	428,246	104,753	\$7.55	97.08%	2.92%	0.52%	2.65%	415,460	251,22
Jtai	20,110,000	420,240	104,755	\$7.20	37.07/6	2.13%	0.32%	2.03%	415,400	231,22
					Kendall					
lass Breakdown	Total RSF	Direct Vacant SF	Sublet Vacant SF	Lease Rate	Occupancy	Vacancy	Sublet Vacancy	Total Vacancy	Under Construction	Net Absor
Bulk Distribution	0	0	0	\$0.00	0.00%	0.00%	0.00%	0.00%	0	0
Flex	2,206,217	41,826	0	\$13.75	98.10%	1.90%	0.00%	1.90%	38,000	325
Manufacturing	751,598	1,050	0	\$11.00	99.86%	0.14%	0.00%	0.14%	0	(1,050
Warehouse / Distribution	5,715,479	89,246	27,913	\$10.18	98.44%	1.56%	0.49%	2.05%	0	16,86
otal	8,673,294	132,122	27,913	\$11.31	98.48%	1.52%	0.32%	1.85%	38,000	16,143
					Medley					
lass Breakdown	Total RSF	Direct Vacant SF	Sublet Vacant SF	Lease Rate	Occupancy	Vacancy	Sublet Vacancy	<b>Total Vacancy</b>	<b>Under Construction</b>	Net Absor
Bulk Distribution	15,981,443	1,128,968	209,720	\$7.73	92.94%	7.06%	1.31%	8.38%	312,251	(159,60
Flex	933,348	21,424	0	\$15.22	97.70%	2.30%	0.00%	2.30%	0	8,226
Manufacturing	3,450,535	106,553	0	\$7.22	96.91%	3.09%	0.00%	3.09%	0	(40,00
•										
Warehouse / Distribution	11,456,307	358,378	107,441	\$7.97	96.87%	3.13%	0.94%	4.07%	390,884	18,20
·	11,456,307 31,821,633	358,378 1,615,323	107,441 317,161	\$7.97 \$7.85	94.92%	3.13% 5.08%	0.94% 1.00%	4.07% 6.07%	390,884 703,135	18,20 (173,18
·				\$7.85	94.92%					18,200
otal				\$7.85						(173,1
otal	31,821,633	1,615,323	317,161	\$7.85 <b>No</b> i	94.92% rthwest Dade	5.08%	1.00%	6.07%	703,135	(173,18 Net Absor
otal ass Breakdown	31,821,633 Total RSF	1,615,323  Direct Vacant SF	317,161 Sublet Vacant SF	\$7.85 Not Lease Rate	94.92% rthwest Dade Occupancy	5.08% Vacancy	1.00% Sublet Vacancy	6.07% Total Vacancy	703,135 Under Construction	(173,18 Net Absor 127,59
ass Breakdown Bulk Distribution	31,821,633 Total RSF 4,255,868	1,615,323  Direct Vacant SF 56,618	317,161  Sublet Vacant SF 0	\$7.85 Non Lease Rate \$7.75	94.92% rthwest Dade Occupancy 98.67%	5.08% Vacancy 1.33%	1.00% Sublet Vacancy 0.00%	6.07%  Total Vacancy 1.33%	703,135  Under Construction 1,620,089	(173,18 Net Absor 127,59
ass Breakdown Bulk Distribution Flex	31,821,633 Total RSF 4,255,868 1,368,770	1,615,323  Direct Vacant SF 56,618 9,900	317,161 Sublet Vacant SF 0 4,800	\$7.85 Not Lease Rate \$7.75 \$10.95	94.92% rthwest Dade Occupancy 98.67% 99.28%	5.08% Vacancy 1.33% 0.72%	1.00%  Sublet Vacancy 0.00% 0.35%	6.07%  Total Vacancy 1.33% 1.07%	703,135  Under Construction 1,620,089 0	Net Absor 127,59 20,023
ass Breakdown Bulk Distribution Flex Manufacturing Warehouse / Distribution	Total RSF 4,255,868 1,368,770 2,339,874	1,615,323  Direct Vacant SF 56,618 9,900 0	317,161 Sublet Vacant SF 0 4,800 0	\$7.85  Note the series of the	94.92% rthwest Dade Occupancy 98.67% 99.28% 100.00%	5.08% Vacancy 1.33% 0.72% 0.00%	1.00%  Sublet Vacancy 0.00% 0.35% 0.00%	6.07%  Total Vacancy 1.33% 1.07% 0.00%	703,135  Under Construction 1,620,089 0 0	Net Absor 127,59 20,023 0 74,28
ass Breakdown Bulk Distribution Flex Manufacturing Warehouse / Distribution	Total RSF 4,255,868 1,368,770 2,339,874 7,583,683	1,615,323  Direct Vacant SF 56,618 9,900 0 484,397	317,161 Sublet Vacant SF 0 4,800 0 55,855	\$7.85 Noi Lease Rate \$7.75 \$10.95 \$0.00 \$7.04 \$7.18	94.92% rthwest Dade Occupancy 98.67% 99.28% 100.00% 93.61% 96.46%	5.08% Vacancy 1.33% 0.72% 0.00% 6.39%	1.00%  Sublet Vacancy 0.00% 0.35% 0.00% 0.74%	6.07%  Total Vacancy 1.33% 1.07% 0.00% 7.12%	703,135  Under Construction 1,620,089 0 0 420,470	Net Absor 127,59 20,023 0 74,28
ass Breakdown Bulk Distribution Flex Manufacturing Warehouse / Distribution otal	Total RSF 4,255,868 1,368,770 2,339,874 7,583,683	1,615,323  Direct Vacant SF 56,618 9,900 0 484,397	317,161 Sublet Vacant SF 0 4,800 0 55,855	\$7.85 Noi Lease Rate \$7.75 \$10.95 \$0.00 \$7.04 \$7.18	94.92% rthwest Dade Occupancy 98.67% 99.28% 100.00% 93.61%	5.08% Vacancy 1.33% 0.72% 0.00% 6.39%	1.00%  Sublet Vacancy 0.00% 0.35% 0.00% 0.74%	6.07%  Total Vacancy 1.33% 1.07% 0.00% 7.12%	703,135  Under Construction 1,620,089 0 0 420,470	Net Absor 127,59 20,023 0 74,283 221,89
ass Breakdown Bulk Distribution Flex Manufacturing Warehouse / Distribution otal	Total RSF 4,255,868 1,368,770 2,339,874 7,583,683 15,548,195	1,615,323  Direct Vacant SF 56,618 9,900 0 484,397 550,915	317,161 Sublet Vacant SF 0 4,800 0 55,855 60,655	\$7.85 Noi Lease Rate \$7.75 \$10.95 \$0.00 \$7.04 \$7.18	94.92%  rthwest Dade  Occupancy  98.67%  99.28%  100.00%  93.61%  96.46%  rtheast Dade	5.08%  Vacancy 1.33% 0.72% 0.00% 6.39% 3.54%	1.00%  Sublet Vacancy 0.00% 0.35% 0.00% 0.74% 0.39%	6.07%  Total Vacancy 1.33% 1.07% 0.00% 7.12% 3.93%	703,135  Under Construction 1,620,089 0 420,470 2,040,559	Net Absor 127,59 20,023 0 74,281 221,89
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ass Breakdown Bulk Distribution Flex Manufacturing Warehouse / Distribution otal  ass Breakdown Bulk Distribution Flex Manufacturing	Total RSF 4,255,868 1,368,770 2,339,874 7,583,683 15,548,195 Total RSF 6,649,809 2,049,636 4,912,342	1,615,323  Direct Vacant SF 56,618 9,900 0 484,397 550,915  Direct Vacant SF 1,156,304 99,789 96,000	317,161  Sublet Vacant SF 0 4,800 0 55,855 60,655  Sublet Vacant SF 0 0 30,446	\$7.85  Note	94.92%  rthwest Dade  Occupancy 98.67% 99.28% 100.00% 93.61% 96.46%  rtheast Dade  Occupancy 82.61% 95.13% 98.05%	5.08%  Vacancy 1.33% 0.72% 0.00% 6.39% 3.54%  Vacancy 17.39% 4.87% 1.95%	1.00%  Sublet Vacancy 0.00% 0.35% 0.00% 0.74% 0.39%  Sublet Vacancy 0.00% 0.00% 0.62%	6.07%  Total Vacancy 1.33% 1.07% 0.00% 7.12% 3.93%  Total Vacancy 17.39% 4.87% 2.57%	703,135  Under Construction 1,620,089 0 0 420,470 2,040,559  Under Construction 446,893 0 0	Net Absor 127,59 20,023 0 74,283 221,89 Net Absor 267,87 (27,58 (43,20
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ass Breakdown Bulk Distribution Flex Manufacturing Warehouse / Distribution otal  ass Breakdown Bulk Distribution Flex Manufacturing Warehouse / Distribution	Total RSF 4,255,868 1,368,770 2,339,874 7,583,683 15,548,195 Total RSF 6,649,809 2,049,636 4,912,342 19,098,332	1,615,323  Direct Vacant SF 56,618 9,900 0 484,397 550,915  Direct Vacant SF 1,156,304 99,789 96,000 507,141	317,161  Sublet Vacant SF 0 4,800 0 55,855 60,655  Sublet Vacant SF 0 0 30,446 70,000	\$7.85  Note	94.92%  rthwest Dade  Occupancy 98.67% 99.28% 100.00% 93.61% 96.46%  rtheast Dade  Occupancy 82.61% 95.13% 98.05% 97.34% 94.32%	5.08%  Vacancy 1.33% 0.72% 0.00% 6.39% 3.54%  Vacancy 17.39% 4.87% 1.95% 2.66%	1.00%  Sublet Vacancy 0.00% 0.35% 0.00% 0.74% 0.39%  Sublet Vacancy 0.00% 0.00% 0.62% 0.37%	6.07%  Total Vacancy 1.33% 1.07% 0.00% 7.12% 3.93%  Total Vacancy 17.39% 4.87% 2.57% 3.02%	703,135  Under Construction 1,620,089 0 420,470 2,040,559  Under Construction 446,893 0 0 0	Net Absor 127,59 20,02: 0 74,28: 221,89 Net Absor 267,87 (27,58 (43,20 (70,28
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ass Breakdown Bulk Distribution Flex Manufacturing Warehouse / Distribution otal  ass Breakdown Bulk Distribution Flex Manufacturing Warehouse / Distribution otal	Total RSF 4,255,868 1,368,770 2,339,874 7,583,683 15,548,195 Total RSF 6,649,809 2,049,636 4,912,342 19,098,332 32,710,119	1,615,323  Direct Vacant SF 56,618 9,900 0 484,397 550,915  Direct Vacant SF 1,156,304 99,789 96,000 507,141 1,859,234  Direct Vacant SF	317,161  Sublet Vacant SF  0 4,800 0 55,855 60,655  Sublet Vacant SF 0 0 30,446 70,000 100,446  Sublet Vacant SF	\$7.85  Note	94.92%  rthwest Dade  Occupancy 98.67% 99.28% 100.00% 93.61% 96.46%  rtheast Dade  Occupancy 82.61% 95.13% 98.05% 97.34% 94.32%  South Dade  Occupancy	Vacancy 1.33% 0.72% 0.00% 6.39% 3.54%  Vacancy 17.39% 4.87% 1.95% 2.66% 5.68%	1.00%  Sublet Vacancy 0.00% 0.35% 0.00% 0.74% 0.39%  Sublet Vacancy 0.00% 0.62% 0.37% 0.31%  Sublet Vacancy	6.07%  Total Vacancy 1.33% 1.07% 0.00% 7.12% 3.93%  Total Vacancy 17.39% 4.87% 2.57% 3.02% 5.99%  Total Vacancy	703,135  Under Construction 1,620,089 0 420,470 2,040,559  Under Construction 446,893 0 0 446,893 Under Construction	Net Absor 127,59 20,023 0 74,283 221,89 Net Absor (27,58 (43,20 (70,28
ass Breakdown Bulk Distribution Flex Manufacturing Warehouse / Distribution otal  ass Breakdown Bulk Distribution Flex Manufacturing Warehouse / Distribution otal  ass Breakdown Bulk Distribution Flex Manufacturing Warehouse / Distribution otal	Total RSF 4,255,868 1,368,770 2,339,874 7,583,683 15,548,195 Total RSF 6,649,809 2,049,636 4,912,342 19,098,332 32,710,119	1,615,323  Direct Vacant SF 56,618 9,900 0 484,397 550,915  Direct Vacant SF 1,156,304 99,789 96,000 507,141 1,859,234  Direct Vacant SF 0	317,161  Sublet Vacant SF 0 4,800 0 55,855 60,655  Sublet Vacant SF 0 0 30,446 70,000 100,446  Sublet Vacant SF 0	\$7.85  Note	94.92%  rthwest Dade  Occupancy 98.67% 99.28% 100.00% 93.61% 96.46%  rtheast Dade  Occupancy 82.61% 95.13% 98.05% 97.34% 94.32%  south Dade  Occupancy 100.00%	Vacancy 1.33% 0.72% 0.00% 6.39% 3.54%  Vacancy 17.39% 4.87% 1.95% 2.66% 5.68%	1.00%  Sublet Vacancy 0.00% 0.35% 0.00% 0.74% 0.39%  Sublet Vacancy 0.00% 0.00% 0.62% 0.37% 0.31%  Sublet Vacancy 0.00%	6.07%  Total Vacancy 1.33% 1.07% 0.00% 7.12% 3.93%  Total Vacancy 17.39% 4.87% 2.57% 3.02% 5.99%  Total Vacancy 0.00%	703,135  Under Construction 1,620,089 0 420,470 2,040,559  Under Construction 446,893 0 0 446,893 Under Construction 0	Net Absor 127,59 20,023 0 74,281 221,89 Net Absor (27,58 (43,20 (70,28 126,80
ass Breakdown Bulk Distribution Flex Manufacturing Warehouse / Distribution otal  ass Breakdown Bulk Distribution Flex Manufacturing Warehouse / Distribution otal  ass Breakdown Bulk Distribution Flex Manufacturing Warehouse / Distribution otal	Total RSF 4,255,868 1,368,770 2,339,874 7,583,683 15,548,195 Total RSF 6,649,809 2,049,636 4,912,342 19,098,332 32,710,119	1,615,323  Direct Vacant SF 56,618 9,900 0 484,397 550,915  Direct Vacant SF 1,156,304 99,789 96,000 507,141 1,859,234  Direct Vacant SF 0 3,222	317,161  Sublet Vacant SF  0 4,800 0 55,855 60,655  Sublet Vacant SF 0 0 30,446 70,000 100,446  Sublet Vacant SF 0 0	\$7.85  Note	94.92%  rthwest Dade  Occupancy 98.67% 99.28% 100.00% 93.61% 96.46%  rtheast Dade  Occupancy 82.61% 95.13% 98.05% 97.34% 94.32%  couth Dade  Occupancy 100.00% 99.64%	Vacancy 1.33% 0.72% 0.00% 6.39% 3.54%  Vacancy 17.39% 4.87% 1.95% 2.66% 5.68%  Vacancy 0.00% 0.36%	1.00%  Sublet Vacancy 0.00% 0.35% 0.00% 0.74% 0.39%  Sublet Vacancy 0.00% 0.62% 0.37% 0.31%  Sublet Vacancy 0.00%	6.07%  Total Vacancy 1.33% 1.07% 0.00% 7.12% 3.93%  Total Vacancy 17.39% 4.87% 2.57% 3.02% 5.99%  Total Vacancy 0.00% 0.36%	703,135  Under Construction 1,620,089 0 0 420,470 2,040,559  Under Construction 446,893 0 0 446,893 Under Construction 0 0	Net Absor  127,59 20,023 0 74,281 221,89  Net Absor (27,58 (43,20) (70,28  126,80  Net Absor 0 (2,022
ass Breakdown Bulk Distribution Flex Manufacturing Warehouse / Distribution otal  ass Breakdown Bulk Distribution Flex Manufacturing Warehouse / Distribution otal  ass Breakdown Bulk Distribution Flex Manufacturing Warehouse / Distribution otal	Total RSF 4,255,868 1,368,770 2,339,874 7,583,683 15,548,195 Total RSF 6,649,809 2,049,636 4,912,342 19,098,332 32,710,119	1,615,323  Direct Vacant SF 56,618 9,900 0 484,397 550,915  Direct Vacant SF 1,156,304 99,789 96,000 507,141 1,859,234  Direct Vacant SF 0	317,161  Sublet Vacant SF 0 4,800 0 55,855 60,655  Sublet Vacant SF 0 0 30,446 70,000 100,446  Sublet Vacant SF 0	\$7.85  Note	94.92%  rthwest Dade  Occupancy 98.67% 99.28% 100.00% 93.61% 96.46%  rtheast Dade  Occupancy 82.61% 95.13% 98.05% 97.34% 94.32%  south Dade  Occupancy 100.00%	Vacancy 1.33% 0.72% 0.00% 6.39% 3.54%  Vacancy 17.39% 4.87% 1.95% 2.66% 5.68%	1.00%  Sublet Vacancy 0.00% 0.35% 0.00% 0.74% 0.39%  Sublet Vacancy 0.00% 0.00% 0.62% 0.37% 0.31%  Sublet Vacancy 0.00%	6.07%  Total Vacancy 1.33% 1.07% 0.00% 7.12% 3.93%  Total Vacancy 17.39% 4.87% 2.57% 3.02% 5.99%  Total Vacancy 0.00%	703,135  Under Construction 1,620,089 0 420,470 2,040,559  Under Construction 446,893 0 0 446,893 Under Construction 0	74,281 221,89 Net Absor 267,87 (27,58: (43,20) (70,28: 126,80

Reporting Methodology: This report includes all industrial buildings and parks 20,000 SF and greater in Miami-Dade County that are not government owned. All rents are reported on a triple-net basis and are direct weighted averages calculated on total available space. The information in this report has been collected by the Avison Young research team via sources that are deemed reliable but is not guaranteed.

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## Leading Indicators (Y-O-Y 2Q-2019 to 2Q-2020)











### Significant Second Quarter 2020 Lease Transactions - Sorted by SF

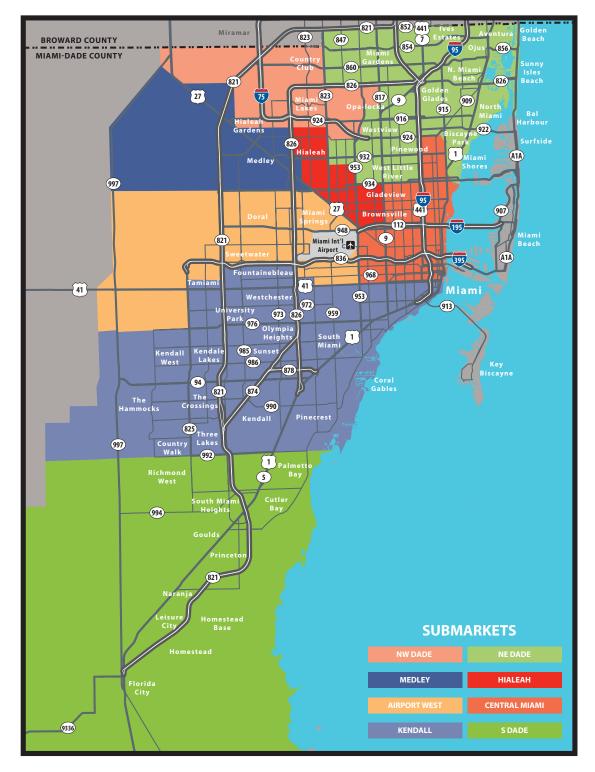
Tenant	Property	Туре	SF	Submarket
Amazon	5700 NW 37th Ave	New	211,000	Hialeah
ECU Worldwide	2401 NW 69th St	Renewal	164,432	Central Dade
Caterpillar	Eastview Commerce Center - Bldg 5	New	115,400	Northeast Dade
Nova Health Solutions	Bridge Point Commerce Center - Bldg A	New	80,373	Northeast Dade
Southeastern Printing	Miami Axis Park - Building 200	New	64,018	Hialeah
Clothes for You & Me	10800 NW 97th St	New	55,350	Medley
Coulisse Distribution	Eastview Commerce Center - Bldg 6	New	47,175	Northeast Dade
IOR Direct Solutions	Prologis Miami International Tradeport - Bldg 6	New	43,238	Medley
HGreg	7500 NW 82nd St	New	35,000	Medley
Noatum Logistics	Miami Central Commons - Bldg 2	New	33,850	Airport West

### Significant Second Quarter 2020 Sales Transactions - Sorted by Sale Price

Property	SF	Sale Price	Price/SF	Buyer	Submarket
Countyline Corporate Park - Bldg 6 & 7	412,132	\$61,000,000	\$148	CenterPoint Properties	Northwest Dade
10800 & 10810 NW 92nd Ter	125,910	\$26,900,000	\$213	Brookfield Asset Management	Medley
12401 NW 38th Ave	157,000	\$26,000,000	\$166	Realterm Logistics	Northeast Dade
McArthur Dairy	158,657	\$16,500,000	\$104	Moishe Mana	Central
10700 NW 36th Ave	120,993	\$13,000,000	\$107	Rodolfo Alvarez	Northeast Dade
6501 NW 37th Ave	76,227	\$7,600,000	\$99	The O'Donnell Group	Hialeah
7400 NW 37th Ave*	106,000	\$7,550,000	\$71	Zaragon Holdings	Hialeah

<sup>\*</sup> Avison Young handled this transaction





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