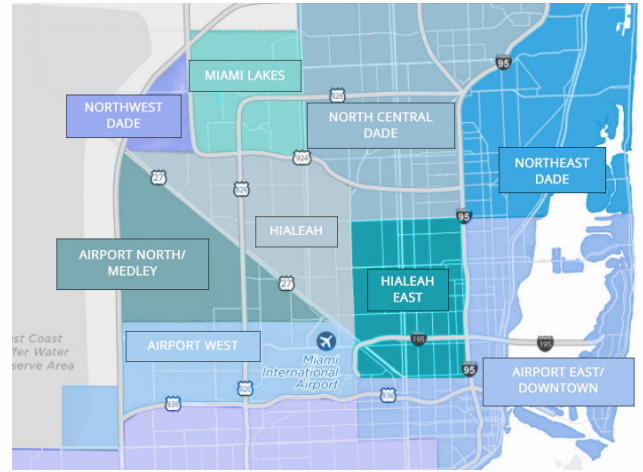


Industrial Market Overview

Over the past 12 months, Miami's industrial net absorption fell to 2.0 million SF, well below the pre-pandemic average of 3.1 million SF, as key tenants vacated large spaces, pushing the vacancy rate from 2.0% in 2022 to 4.8% by Q3 2024. Despite slowdown, vacancy rates remain lower than U.S. average, with limited available space. Miami's logistics properties, around 85% leased, have allowed landlords to raise rents by 2.9%, though rent growth has cooled from the 17% peak in 2022. Geographic constraints, like Everglades, kept vacancy rates low, supporting future rent growth by 2025-2026. Miami remains a critical logistics hub, with MIA leading in international shipping and the Port of Miami ranking 11th nationally in container traffic. Property sales, which slowed in 2023 due to rising interest rates, saw major acquisitions in late 2023 by prominent buyers.



Market Indicators



Vacancy Rate

4.8% ▲



12 Mo Net Absorption SF

1.9 M ▼



Under Construction SF

4 M ▼



Market Rent Price/NNN/SF

\$20.20 ▼



Market Sale Price/SF

\$231 ▼



Total Inventory SF

279M ▲

Economic Indicators

Between 2020-22, Miami-Dade County gained over \$9.5 billion in new wealth, primarily from high-income residents relocating. This influx, along with job growth in office-based industries, boosted retail sales but also drove up living costs. Housing prices surged over 70%, with rents rising significantly since 2020, contributing to elevated inflation in 2023. However, housing costs have begun to stabilize, with annual increases dropping to 5.8% by mid-2024. Despite this, the high cost of living has caused many lower-income residents to leave for more affordable regions. Miami still faces a significant affordable housing shortage, with an estimated need for 116,000 units by 2030. Meanwhile, the city continues to attract high-paying firms, maintaining the inflow of wealthier households.

Demographic Category	Metro	US
Population	2,712,845	336,749,188
Households	997,757	131,616,188
Median Households Income	\$70,971	\$78,120
Labor Force	1,401,547	168,379,109
Unemployment	1.7%	3.9%

Notable Submarkets - Statistical Data

	Bldgs	SF (000)	Market %	Under Construction SF(000)	Market Rent NNN PSF	Vacancy %
Miami Airport West	1,191	48,445	17.4%	371	\$22.84	4.2%
Miami Airport East	534	22,587	8.1%	-	\$20.66	3.3%
N. Miami Beach	1,134	44,126	15.9%	1,234	\$17.85	7.1%
Medley	991	41,491	14.9%	506	\$18.72	4.1%
Hialeah	1,677	31,703	11.4%	-	\$14.94	4.0%

Notable Lease Transactions

	Size SF	Tenant	Deal Type
11210 W 43rd Av, Hialeah, FL 33018	161,787	Sentury Tire USA	New Lease
7321 NW 75th St, Medley, FL 33166	119,008	Media Pro USA	Renewal
11580 W 43rd Ave, Hialeah, FL 33018	105,196	Miami Int'l Freight Solutions	New Lease

Notable Sales Transactions

	Size SF	Buyer	Sale Price
4141 W 91st Place, Hialeah, FL 33018	232,620	Property Reserve	\$55,860,000 (\$240 PSF)
3511 NW 91st Av, Miami, FL 33172	158,268	Panattoni	\$29,900,000 (\$189 PSF)
9950-9970 NW 89th Av, Medley, FL 33178	113,936	Longpoint Realty Partners	\$27,020,000 (\$237 PSF)