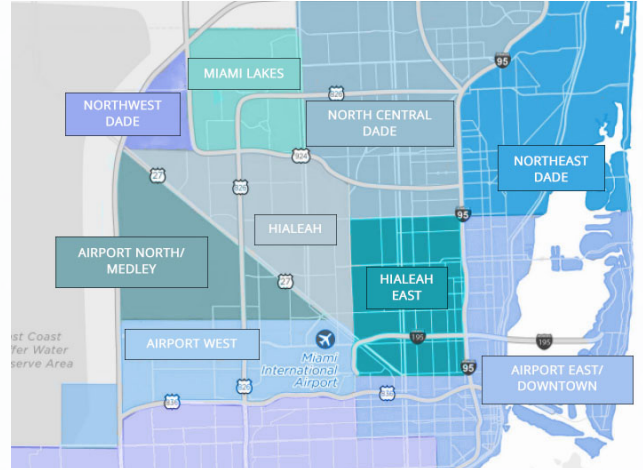


Industrial Market Overview

Over the past year, Miami's industrial net absorption dropped to -210,000 SF, well below the pre-pandemic average of 3.1 million SF, as major tenants vacated large spaces, pushing the vacancy rate from 2.0% in 2022 to 5.3% by Q4 2024. Despite the slowdown, vacancy rates remain below the U.S. average, with limited available space driving demand. Modern logistics properties are 96% leased, enabling landlords to raise rents by 32.5% over the past three years, though rent growth has slowed to 2.8%. Geographic constraints like the Everglades help keep vacancy rates low, supporting future rent growth by 2025 -2026. Miami's Industrial market remains vital for logistics, bolstered by Miami International Airport and the Port of Miami. Sales activity slowed in 2023 due to rising interest rates but picked up in late 2023 with major acquisitions by prominent buyers.



Market Indicators



Vacancy Rate

5.3% ▲



12 Mo Net Absorption SF

-347K ▼



Under Construction SF

3.7M ▼



Market Rent Price NNN / PSF

\$20.45 ▲



Market Sale Price / PSF

\$238 ▼



Total Inventory SF

276M ▲

Economic Indicators

Between 2020-22, Miami-Dade County gained \$9.5 billion net inflow of wealth, driven by high-income migration and job growth. While this boosted retail sales and economic activity, it also raised living cost, with home prices up 70% and rents seeing double-digit increases since 2020. Inflation has moderated, and real wages are improving, but high cost continues to impact lower-income residents, driving many to leave for more affordable areas. The county needs 116,000 affordable housing units by 2030, but most development has been luxury apartments. While Miami continues to attract high-paying firms, most upcoming job growth is in lower-wage sectors, increasing pressure on affordable housing.

Demographic Category	Metro	US
Population	2,716,272	337,183,531
Households	1,000,175	132,454,922
Median Households Income	\$71,214	\$78,358
Labor Force	1,405,863	168,804,453
Unemployment	2.1%	4.2%

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
11250 W 36th Ave, Hialeah, FL	95,356	Cooper & Hunter	New Lease
3075 NW 107th Ave, Doral, FL	81,898	UniUni Logistics	New Lease
1400 NW 159th St, Miami, FL	69,825	Global Furniture	Renewal

Notable Sales Transactions

	Size SF	Buyer	Sale Price
14100 NW 60th Ave, Miami Lakes, FL	190,707	Ali Ahmed	\$38,250,000 (\$200PSF)
7600 NW 82nd Pl, Miami, FL	178,428	BGO	\$60,000,000 (\$336PSF)
1401 NW 78th Ave, Miami, FL	74,786	EQT Exeter	\$20,600,000 (\$275PSF)