

Industrial Q1 2020

MARKET STATISTICS

SUBMARKET	TOTAL BLDGS	INVENTORY (SF)	SUBLET VACANT (SF)	DIRECT VACANT (SF)	DIRECT VACANCY RATE	CURRENT QTR DIRECT NET ABSORPTION (SF)	YTD DIRECT NET ABSORPTION (SF)	UNDER CNSTR (SF)	CURRENT QTR CONSTR COMPLETIONS (SF)	YTD CONSTR COMPLETIONS (SF)	OVERALL WEIGHTED AVG NET RENT*
Downtown	180	10,962,632	0	103,708	1.0%	7,019	7,019	0	0	0	\$6.33
East	525	44,549,226	5,342	2,039,545	4.6%	-217,879	-217,879	1,888,215	32,000	32,000	\$4.21
North	162	7,060,883	14,008	134,497	1.9%	-33,422	-33,422	159,250	25,000	25,000	\$7.53
Northeast	263	15,230,662	84,631	712,733	4.7%	-3,344	-3,344	0	0	0	\$7.62
Northwest	501	60,558,798	129,200	4,064,226	6.7%	63,383	63,383	4,143,148	133,380	133,380	\$4.11
South	140	18,603,805	0	1,147,914	6.2%	57,214	57,214	2,440,058	54,000	54,000	\$4.77
Southeast	262	18,618,713	38,400	305,056	1.7%	-50,210	-50,210	0	0	0	\$4.28
Southwest	542	86,970,834	64,527	3,305,381	3.8%	860,829	860,829	3,713,039	1,086,453	1,086,453	\$4.70
West	161	16,398,152	0	70,716	1.0%	-34,325	-34,325	0	0	0	N/A
Property Type											
Office Showroom	493	14,277,198	25,050	782,033	5.5%	-120,772	-120,772	0	32,000	32,000	\$7.26
Medium Distribution	1006	59,748,466	207,450	2,516,033	4.20%	85,272	85,272	2,890,483	287,000	287,000	\$5.16
Traditional Bulk	145	36,230,362	89,600	1,011,766	2.8%	-216,373	-216,373	0	0	0	\$3.92
Modern Bulk	189	98,449,558	0	6,785,196	6.9%	881,383	881,383	9,388,127	1,011,833	1,011,833	\$3.73
Manufacturing	579	58,480,159	0	602,302	1.0%	69,924	69,924	65,100	0	0	\$5.07
Flex	242	8,365,654	14,008	288,237	3.4%	60,796	60,796	0	0	0	\$8.59
Transport	82	3,402,308	0	120,965	3.6%	-110,965	-110,965	0	0	0	\$6.62
INDIANAPOLIS TOTALS	2,736	278,953,705	336,108	11,883,776	4.3%	649,265	649,265	12,343,710	1,330,833	1,330,833	\$4.58

*Rental rates reflect weighted net asking \$psf/year

KEY LEASE TRANSACTIONS Q1 2020

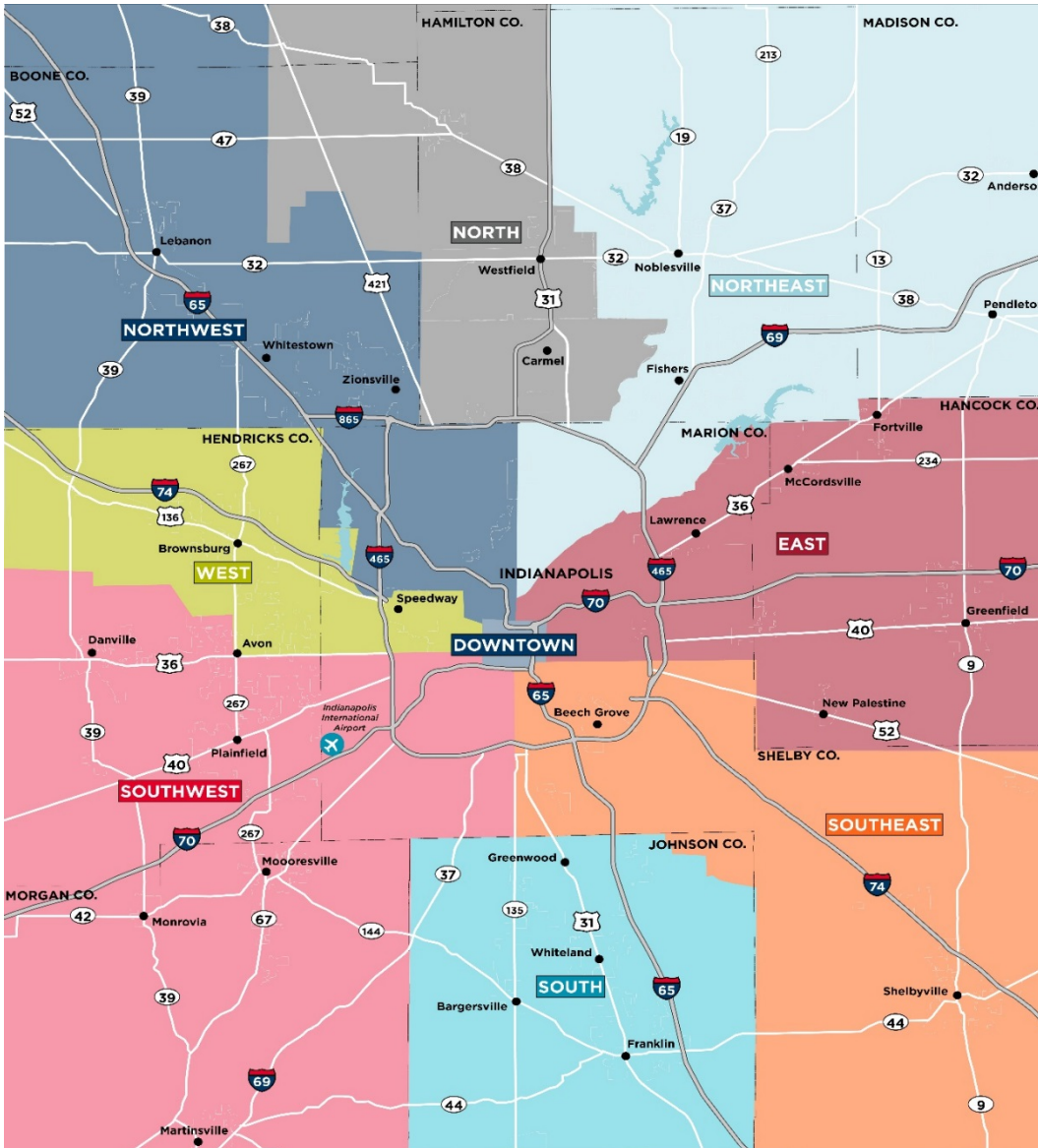
PROPERTY	SF	TENANT	TRANSACTION TYPE	SUBMARKET
2157 Stacies Way, Greenwood	814,935	Fedex	New Lease	South
3124 Plainfield Rd, Plainfield	702,000	StichFix	New Lease	Southwest
W 300 N, Greenfield	660,384	Confidential	New Lease	East
19 Bob Glidden Blvd, Whiteland	530,400	Confidential	New Lease	South

*Renewals not included in leasing statistics

KEY INDUSTRIAL DELIVERIES 2020

PROPERTY	SF	CONSTRUCTION TYPE	COMPLETION DATE	SUBMARKET
1201 Allpoints Ct, Allpoints Midwest 2, Avon	510,965	Speculative	1Q 20	Southwest
5325 Seerley Rd, Park Fletcher South, Indianapolis	367,488	Speculative	1Q 20	Southwest
441 Airtech Parkway, Airtech Business Park, Plainfield	208,000	Speculative	1Q 20	Southwest
4121 Allpoints Dr, Allpoints Anson 7B, Whitestown	133,380	Expansion – Brooks Running Shoes	1Q 20	Northwest

INDUSTRIAL SUBMARKETS
INDIANAPOLIS



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