

## U.S. ECONOMIC UPDATE

The arrival of the COVID-19 pandemic has created an economic shock that has likely pushed the global economy and the U.S. into recession. Policies initiated to “flatten the curve” of potential infection include the voluntary and mandated shutdown of large sectors and regions of the economy. Retail establishments, restaurants, passenger transportation, schools and leisure activities have almost all grinded to a halt while customers self-quarantine and practice social distancing.

### RECORD-SETTING LAYOFFS, DECLINING EMPLOYMENT

Over the last two weeks (ending on March 28th), a cumulative 10 million people have applied for unemployment benefits—by far the largest number of applications in history since record-keeping began in 1967. Initial unemployment claims are a highly reliable leading indicator of trends in labor markets and therefore the economy at large. Given the size of the increase, along with other high-frequency data trends that are similarly bleak, it is widely believed that the U.S. economy has entered a recession. This was reinforced in early April when the Labor Department reported that payroll employment in the U.S. fell by 701,000 jobs in March, one of the largest declines in history. It's all but certain that even more jobs will be lost in the months ahead.

Given the way these events have unfolded and the huge number of layoffs, the current thinking among economic forecasters is that the second quarter of 2020 will see one of the largest real GDP declines in U.S. history. What is less clear is what the economic trajectory will be following Q2. As of this writing (4-7-2020), hopeful signs are emerging that policy steps to “flatten the curve” are beginning to work in certain areas, but many unknowns remain. It is too soon to say if these signs are sustainable and how they will impact the trajectory of the economy.

We continue to monitor developments extremely closely and are working around the clock to publish data and insight as quickly as possible.

To view our latest perspective on the coronavirus and its potential impact on CRE and the economy, access Cushman & Wakefield's [COVID-19 resource page](#).

### TRENDS AND INSIGHTS

#### **Cushman & Wakefield Covid-19 Webinar Replay**

Learn more on the evolving COVID-19 situation and its implication for **real estate occupiers and investors**. [Click to Replay](#)

#### **COVID-19: A Wholly Unprecedented Policy Response**

On March 27, 2020, an enormous \$2.2 trillion emergency coronavirus stimulus package was signed into law by President Trump. The legislative package—the Coronavirus Aid, Relief and Economic Security (CARES) Act—is the largest rescue package in U.S. history. [Click for Summary](#)

#### **Lessons From Landlords In China's Post Covid-19 Recovery Phase**

With local infections down, China is getting back to work. As the lights are turned back on in offices across the country, landlords and tenants alike are inevitably finding themselves in a new paradigm. [Click for Article](#)

#### **2020 Asia Pacific Office Outlook**

In this report, you will find detailed but succinct analysis of the trends in each of the region's key Grade A office markets over the next two years that we hope will help refine your organization's CRE strategy. [Click for Article](#)

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WEEKLY COVID-19 UPDATES

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# MARKETBEAT RENO

## Industrial Q1 2020



### MARKET STATISTICS

FLEX = Flex MFG = Manufacturing W/D = Warehouse/Distribution

SUBMARKET	INVENTORY (SF)	OVERALL VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	UNDER CONSTRUCTION (SF)	YTD CONSTR COMPLETIONS (SF)	OVERALL WEIGHTED AVG NET RENT (MFG)	OVERALL WEIGHTED AVG NET RENT (W/D)	OVERALL WEIGHTED AVG NNN RENT*
Airport	8,693,869	331,939	3.8%	304,096	304,096	51,050	-	-	\$0.43	\$0.57
Central	1,874,282	47,917	2.6%	-2,813	-2,813	-	-	-	\$0.65	\$0.99
Douglas County/Carson City	5,325,055	164,454	3.1%	-42,364	-42,364	-	-	\$0.52	\$0.60	\$0.55
Fernley	4,797,078	259,895	5.4%	-	-	-	-	\$0.34	\$0.30	\$0.41
North Valleys	20,684,959	1,036,116	5.0%	44,875	44,875	2,624,708	-	\$0.42	\$0.38	\$0.39
South Reno	9,728,567	121,653	1.3%	-25,260	-25,260	-	-	-	\$0.50	\$0.51
Sparks	27,791,898	1,204,640	4.3%	-376,180	-376,180	659,280	-	\$0.39	\$0.40	\$0.41
Storey County	19,113,905	1,500,322	7.8%	-55,112	-55,112	-	-	\$0.48	\$0.37	\$0.37
West Reno	878,808	-	-	-	-	-	-	\$0.67	-	\$0.67
<b>TOTALS</b>	<b>98,888,421</b>	<b>4,666,936</b>	<b>4.7%</b>	<b>-152,758</b>	<b>-152,758</b>	<b>3,335,038</b>	<b>-</b>	<b>\$0.44</b>	<b>\$0.40</b>	<b>\$0.42</b>

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

TYPE	INVENTORY (SF)	OVERALL VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	UNDER CONSTRUCTION (SF)	YTD CONSTR COMPLETIONS (SF)	OVERALL WEIGHTED AVG NNN RENT*
Warehouse / Distribution	8,559,636	261,987	3.1%	69,338	69,338	-	-	\$0.90
Manufacturing	16,017,275	416,496	2.6%	-50,669	-50,669	337,537	-	\$0.44
FLEX	74,311,510	3,988,453	5.4%	-171,427	-171,427	2,997,501	-	\$0.40

### KEY LEASE TRANSACTIONS Q1 2020

PROPERTY	SUBMARKET	TENANT	SF	TYPE
620 Spice Islands Dr.	Sparks	Geodis	176,308	Direct
630 Spice Islands Dr.	Sparks	Geodis	87,127	Renewal
4999 Aircenter Circle	Airport	Symbiont Logistics / Hanger	66,000	Renewal

### KEY SALES TRANSACTIONS Q1 2020

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE/\$ PSF
Clarion/CalSTRS Portfolio	North Valleys	CalSTRS / Clarion Partners	1,424,100	\$117.3M / \$82
3200 W. USA Pkwy.	Storey County	The Allstate Corporation / Manulife Financial Corp.	707,010	\$56.5M / \$80

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