

	YoY Chg	12-Mo. Forecast
<b>6.9%</b> Vacancy Rate	▲	▲
<b>2.2 M</b> YTD Absorption, SF	▲	▼
<b>\$6.93</b> Asking Rent, PSF	▼	▲

*Overall, Net Asking Rent*

### ECONOMIC INDICATORS Q4 2020

	YoY Chg	12-Mo. Forecast
<b>1.3 M</b> Tampa Bay MSA Employment	▼	▲
<b>5.7%</b> Tampa Bay MSA Unemployment Rate	▲	▼
<b>6.7%</b> U.S. Unemployment Rate	▲	▼

Source: BLS, Numbers above are monthly figures, FL Dept. Economic OPP

### ECONOMY

The Tampa Bay region, which includes Hillsborough and Pinellas counties, had an unemployment rate of 5.7% in November 2020, up 30 basis points (bps) from the previous month as well as 320 bps higher than the region's rate from one year ago. Nonagricultural employment was 1.35 million, a decrease of 56,400 jobs, or 4.0%, over the year. Three employment sectors that gained jobs year-over-year (YOY) were Manufacturing, Wholesale Trade and Other Services, adding a combined 2,600 new jobs in 12 months. Leisure & Hospitality led every other sector in jobs lost in the last year, with 27,500 gone, followed by Professional & Business Services which had payroll declines of 9,000 positions.

### SUPPLY

Overall vacancy ended the year at 6.9%, a decrease of 20 bps from the third quarter in line with vacancy levels in the fourth quarter of 2019. Vacant space in the Eastside submarkets comprised nearly 40% of all vacancies in the region, with available space in warehouse/distribution totaling 3.0 million square feet (msf). In the last 12 months, 2.9 msf of new inventory was delivered in both counties. In five years, both Hillsborough and Pinellas counties' industrial markets recorded 9.6 msf in new deliveries, predominately in the Eastside and Plant City submarkets. At yearend, another 3.4 msf was under construction with most scheduled to deliver in 2021, including Amazon's four-story, 2.6 msf warehouse, the first of its kind in Florida.

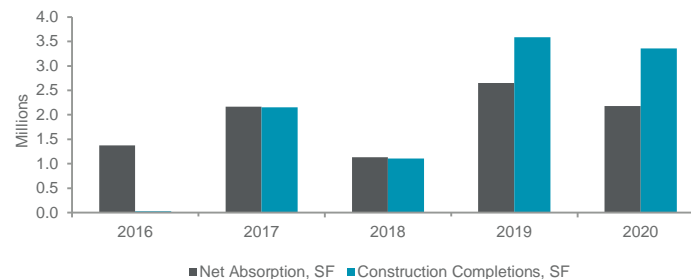
### DEMAND

Total leasing activity for the year totaled 6.5 msf with 83.0% in Hillsborough County and another 1.0 msf in Pinellas County. Interest in warehouse/distribution space accounted for most activity with the top two submarkets accounting for 75% of all leases signed. Eastside Central/South and Plant City documented 2.8 msf and 1.3 msf in new leases, respectively. Tenant move-ins and limited move outs allowed the two counties to register over 2.2 msf in positive absorption, with less than 20% recorded in the fourth quarter. The largest leases signed during 2020 were from E-commerce and retail trade tenants.

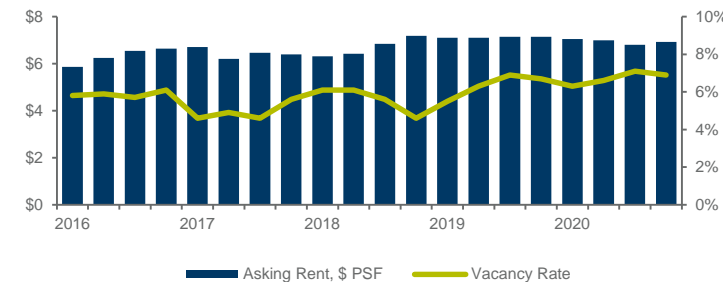
### MARKET PRICING

Overall triple net asking rents for space decreased YOY by \$0.13 or 1.8% to \$6.93 per square foot (psf). Rents in Hillsborough County were up in the last 12 months to \$0.30 or 4.6% to \$6.83 psf. Pinellas County was down YOY by \$1.01 or 12.3% to \$7.19 psf. Warehouse/distribution rates pushed rents higher in those submarkets where there was new construction with higher-priced, higher-quality space with significant vacancies.

### SPACE DEMAND / DELIVERIES



### OVERALL VACANCY & ASKING RENT



## MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	OVERALL VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	UNDER CNSTR (SF)	CONSTR COMPLETIONS (SF)	OVERALL WEIGHTED AVG NET RENT (MF)	OVERALL WEIGHTED AVG NET RENT (OS)	OVERALL WEIGHTED AVG NET RENT (W/D)
Eastside	48,902,601	3,284,092	6.7%	233,305	1,255,403	3,355,020	733,504	N/A	\$11.72	\$5.66
Westside	12,847,788	707,046	5.5%	17,952	-173,974	0	60,000	\$7.24	\$10.27	\$8.42
South Tampa	1,504,456	87,376	5.8%	0	-60,000	0	0	N/A	N/A	\$6.37
Plant City	11,755,530	1,765,500	15.0%	-11,206	919,051	0	1,795,192	N/A	N/A	\$5.04
<b>Tampa Totals</b>	<b>75,010,375</b>	<b>5,844,014</b>	<b>7.8%</b>	<b>240,051</b>	<b>1,940,480</b>	<b>3,355,020</b>	<b>2,588,696</b>	<b>\$7.24</b>	<b>\$11.17</b>	<b>\$5.78</b>
Gateway/Mid-Pinellas	24,806,983	1,708,840	6.9%	191,168	376,971	0	209,047	\$4.57	\$11.22	\$6.20
North Pinellas	5,158,356	54,543	1.1%	-20,520	-25,520	0	0	\$6.75	\$9.73	\$6.25
South Pinellas	5,751,447	438,371	7.6%	18,700	-110,167	0	60,000	\$7.09	N/A	\$5.23
<b>Pinellas Totals</b>	<b>35,716,786</b>	<b>2,201,754</b>	<b>6.2%</b>	<b>189,348</b>	<b>241,284</b>	<b>0</b>	<b>269,047</b>	<b>\$5.16</b>	<b>\$11.14</b>	<b>\$5.96</b>
<b>Tampa Bay Totals</b>	<b>110,727,161</b>	<b>8,045,768</b>	<b>7.3%</b>	<b>429,399</b>	<b>2,181,764</b>	<b>3,355,020</b>	<b>2,857,743</b>	<b>\$5.06</b>	<b>\$11.18</b>	<b>\$5.74</b>

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

MF = Manufacturing OS = Office Service/Flex W/D = Warehouse/Distribution

## KEY LEASE TRANSACTIONS 2020

PROPERTY	SUBMARKET	TENANT	RSF	TYPE
County Line Road	Plant City	Ace Hardware	710,000	Direct
7075 US Highway 41	East side/Central-South	Home Depot	492,156	Direct
1003 N. Taylor Road	East side/Central-South	Amazon	424,550	Direct
5210 S 16th Avenue South	East side/Central-South	Refresco	364,082	Direct
3602 Fancy Farms Road	Plant City	Nestle Waters	282,206	Direct

\*Renewals not included in leasing statistics

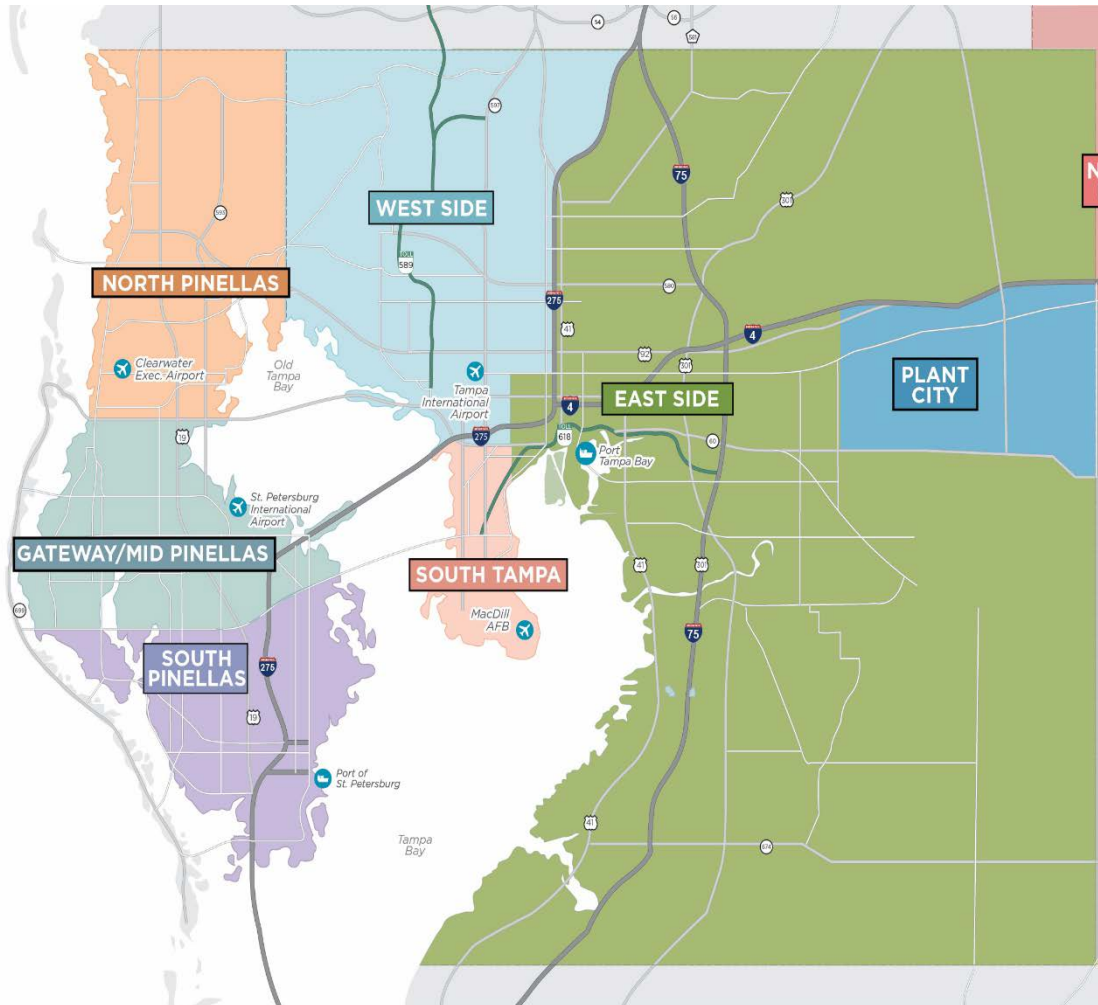
## KEY CONSTRUCTION COMPLETIONS 2020

PROPERTY	SUBMARKET	MAJOR TENANT	SF	OWNER/DEVELOPER
S Wiggins Rd & Rice Rd.	Plant City	Home Depot	779,760	BSD-Wiggins Rd, LLC
S County Line Rd.	Plant City	N/A	510,272	Wharton Equity Partners
2727 Henderson Way	Plant City	N/A	505,160	Transcend Development Corp.
6337 County Rd. 579	East side/North	N/A	303,006	USAA
101 S 34th Street	Near East side	Multiple Tenants	179,080	Keating Resources

# TAMPA BAY

Industrial Q4 2020

## INDUSTRIAL SUBMARKETS



### CHRIS OWEN

Director

Tel: +1 407 541 4417

[Chris.owen@cushwake.com](mailto:Chris.owen@cushwake.com)

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