

## Industrial Q3 2021

3.3%

Vacancy Rate

YoY  
Chg12-Mo.  
Forecast

4.0M

YTD Absorption, SF



\$9.17

Asking Rent, PSF



Overall, Net Asking Rent

ECONOMIC INDICATORS  
Q3 2021

1.1M

Miami  
EmploymentYoY  
Chg12-Mo.  
Forecast

6.7%

Miami  
Unemployment Rate

5.2%

U.S.  
Unemployment RateSource: BLS, Numbers above are monthly figures,  
FL Dept. Economic OPP

## ECONOMY

Miami-Dade, part of the South Florida region, had an unemployment rate of 6.7% in August 2021, up 20 basis points (bps) from the previous month and 240 bps lower than one year ago. Nonagricultural employment rose by 68,000 jobs, or 6.2%, over the year to 1.15 million. Every single employment sector gained jobs year-over-year (YOY) except for those in the construction industry which decreased by 3,200. Industrial-using employment, including Trade, Transportation & Utilities, and Manufacturing, saw an increase of 10,000 jobs in the last 12 months.

## SUPPLY

Overall vacancy ended the third quarter of 2021 at 3.3%, down 150 bps YOY and the lowest in the last three years as available space in the market remains scarce. The main driver for the decrease in vacancy was the 4.0 million square feet (msf) of positive absorption through the first three quarters of 2021, on pace for the highest annual amount ever. There was over 5.1 msf under construction at the end of the quarter with approximately 20% preleased. Most of the product was speculative but the largest project was a 1.0 msf owner/occupied building by an ecommerce company. The Airport North/Medley submarket had just over 1.5 msf under construction, the most of any submarket.

## DEMAND

New leasing activity through the first three quarters of 2021 reached over 6.8 msf year-to-date (YTD), an increase of 15.5% compared to the same period one year ago. Occupiers/users of space between 50,000-100,000 square feet (sf) continued to attract the most activity. Logistics/distribution, E-commerce and retail remained the main industries driving the rise in demand as businesses looked for last mile delivery locations. The Airport North/Medley submarket remained one of the most sought-after areas in the county with over 2.0 msf of new leases signed YTD, or 30% of the total deal signed. With great linkages to major transportation corridors, this submarket has the most leasing activity of any submarket so far in 2021.

## MARKET PRICING

Overall asking rents increased to \$9.17 per square foot (psf) triple net, a 7.1% YOY jump and only the second quarter on record where asking rents averaged above \$9.00 psf. Limited availability on heightened demand allowed landlords to push asking rates to all-time highs. Warehouse/distribution rents reached an average of \$8.84 psf, a 7.0% jump YOY on space being marketed in new construction deliveries. Miami-Dade remained one of the most sought-after markets by institutional and private investors across the country looking for industrial assets as sale prices reached all-time highs.

## SPACE DEMAND / DELIVERIES



## OVERALL VACANCY &amp; ASKING RENT



## Industrial Q3 2021

## MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	OVERALL VACANT (SF)	OVERALL VACANCY RATE	YTD OVERALL NET ABSORPTION (SF)	YTD NEW LEASING ACTIVITY (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)
Airport North/Medley	34,986,872	1,757,693	5.0%	426,769	2,053,479	1,539,025	696,525	N/A	\$11.86	\$9.15
Airport West	45,200,033	1,352,474	3.0%	285,843	1,165,967	622,223	0	\$8.32	\$15.21	\$9.48
Hialeah	7,551,397	84,400	1.1%	70,285	149,744	0	0	N/A	\$9.92	\$7.39
Airport East/Downtown	22,894,861	852,988	3.7%	212,169	599,206	0	416,107	\$7.56	\$18.72	\$7.11
Miami Lakes	4,791,921	191,929	4.0%	61,785	174,485	0	0	N/A	N/A	\$6.18
North Central Dade	30,811,475	572,035	1.9%	951,225	1,603,610	984,739	331,888	N/A	\$13.91	\$8.05
Northeast Dade	2,907,298	151,541	5.2%	286,546	215,802	0	0	N/A	\$22.00	N/A
Northwest Dade	5,344,679	237,298	4.4%	1,812,477	692,744	999,750	1,690,470	N/A	N/A	\$8.95
South Dade	7,344,324	84,694	1.2%	-50,410	235,324	1,000,000	0	N/A	N/A	\$10.30
MIAMI-DADE TOTALS	161,832,860	5,285,052	3.3%	4,056,689	6,890,361	5,145,73	2,718,883	\$7.58	\$16.20	\$8.84

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

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

## KEY LEASE TRANSACTIONS Q3 2021

PROPERTY	SUBMARKET	TENANT	RSF	TYPE
21201 Northwest 43 <sup>rd</sup> Avenue	North Central Dade	USPS	179,634	New
4120 W 91st Place	Northwest Dade	Custom Veterinary Services	147,768	New
9175 NW 117 <sup>th</sup> Avenue	Airport North/Medley	Capital Logistics	136,989	New

\*Renewals not included in leasing statistics

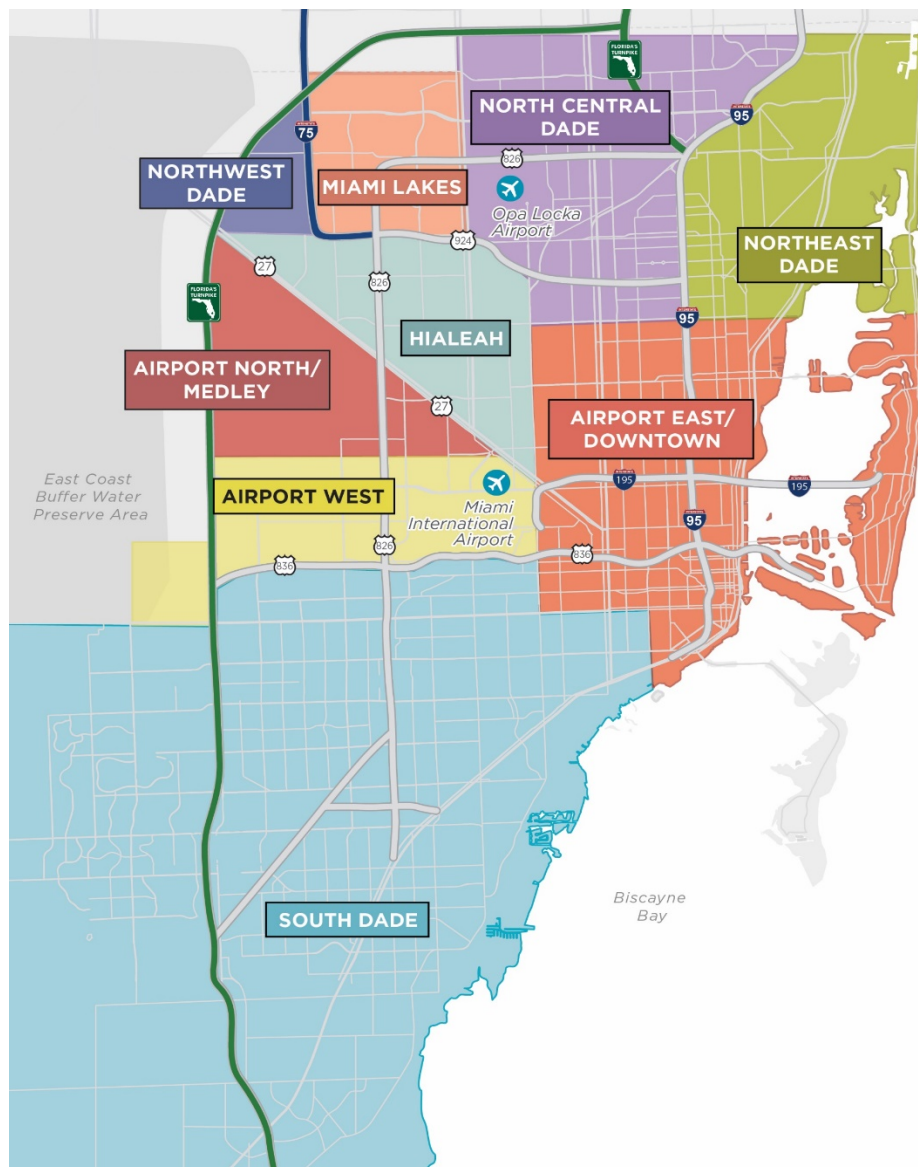
## KEY SALES TRANSACTIONS Q3 2021

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE/\$ PSF
4151 West 108 <sup>th</sup> Street	Northwest Dade	Flagler Development   Terreno Realty	220,000	\$40.8M   \$185
10100 NW 25 <sup>th</sup> Street	Airport West	AmCar Lamprecht   Seagis Property Group	105,984	\$19.4M   \$183

## KEY CONSTRUCTION COMPLETIONS YTD 2021

PROPERTY	SUBMARKET	MAJOR TENANT	*SF	OWNER/DEVELOPER
4040 W 108 <sup>th</sup> St- Buildings 1 and 2	Northwest Dade	Home Depot	1,050,000	CenterPoint Properties / Flagler Development
10310 NW 121 <sup>st</sup> Way	Airport North Medley	Intcomex	221,984	Duke Realty / Duke Realty

## INDUSTRIAL SUBMARKETS



## TREY DAVIS

Associate Director

Tel: +1 305 533 2846

[Trey.davis@cushwake.com](mailto:Trey.davis@cushwake.com)A CUSHMAN & WAKEFIELD  
RESEARCH PUBLICATION

Cushman & Wakefield (NYSE: CWK) is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners. Cushman & Wakefield is among the largest real estate services firms with approximately 50,000 employees in over 400 offices and 60 countries. In 2020, the firm had revenue of \$7.8 billion across core services of property, facilities and project management, leasing, capital markets, valuation and other services. To learn more, visit [www.cushmanwakefield.com](http://www.cushmanwakefield.com) or follow [@CushWake](https://twitter.com/CushWake) on Twitter.

©2021 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.