LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

Q2 MINNEAPOLIS

SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
Cleveland Ave Bus Ctr	Northeast	175,000	Colder Products
345 Industrial Blvd NE	Northeast	103,425	SBS Transportation
6150 W. 110th St	Southwest	86,400	MTS

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
5300 Pine Bend Trail Southeast	$43,300,000 Owner/User	$111.45 -	388,508 Class A	Mosaic Corp CF Industries
9150 217th St W Southeast	$23,525,000 Investment	$83.39 -	282,100 Class B	WPT REIT Cal Interstate South
600 oover St NE Northeast	$15,240,000 Investment	$84.94 -	179,421 Class A	Blackstone Industrial Equities

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
Arbor Lakes Business Park	Northwest	264,400	Duke
Northern Stacks VII	Northeast	200,000	Hyde
Park of Commerce II	Northeast	156,000	Industrial Equities

LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
Graco Expansion	Northwest	479,766	TBD
Vomela	Northeast	299,500	TBD
8550 Zachary Lane N	Northwest	204,120	TBD

829,298 NET ABSORPTION SF

4.80% VACANCY
17,262,402 SF

$5.18 AVG. ASKING RATE PSF GROSS

1,853,203 DELIVERIES
7 Buildings

2,400,546 UNDER CONSTRUCTION
19 Buildings

RA'EESA MOTALA, Associate

The overall vacancy rate increased slightly in Q2 2019. The average asking rate was $5.18 PSF and high rate was $9.22 PSF. To date there are 19 construction projects throughout the market with 1.8M SF delivered year to date.

TOTAL INDUSTRIAL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q2 2019	4.80%	$5.18	829,298	359,633,370	2,400,546
Q1 2019	4.40%	$5.16	758,371	358,480,294	1,472,266
Q4 2018	4.00%	$4.93	124,157	358,055,426	2,973,894
Q3 2018	4.60%	$4.92	436,295	357,587,238	2,167,439
Q2 2018	4.90%	$4.86	905,874	357,329,869	1,763,294