

# Miami

## Record breaking numbers mark a strong yearly close for the Miami industrial market

- Average asking rates for the quarter push near \$15.00 p.s.f NNN, a new record for industrial product in Miami.
- Absorption was positive for the quarter, totaling over 230k s.f. and 3.7 million s.f. for the year.
- Vacancy remains near all time lows at 2.0%, and is expected to remain low for the foreseeable future.

Fundamentals	Forecast
YTD net absorption	3,716,143 s.f. ▲
Under construction	9,794,924 s.f. ▲
Total vacancy	2.0 % ►
Direct asking rent	\$14.96 ▲
Concessions	Stable ►

The Miami-Dade industrial market remains desirable for both landlords and investors alike. As a gateway to America, it's no surprise demand continues to outpace supply and new deliveries.

Sustained demand, limited supply, and record low vacancies have enabled landlords to push rental rates. Quarterly rent growth has softened, with quarter-over-quarter rent growth at 4%. Year-over-year rent growth sits at 45%, double from what asking rates were a year ago today.

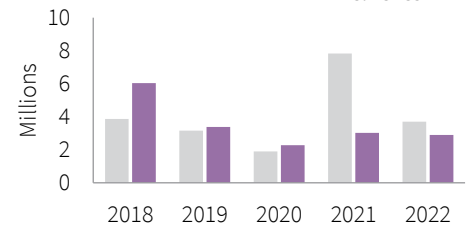
Flight to quality for Class A product has become a standard for institutional clients, with tenants awaiting new development completions suitable for their business practices. Ample planning is needed, as over 40% of all Class A under construction space scheduled for delivery in 2023 is preleased. Notable tenants include Carbell, World Electric, and Rolling Tissue.

Average asking rates for Class A product averaged north of \$16.00 p.s.f. NNN. Approximately 2.9 million s.f. of Class-A product has been delivered this year, with an additional 9.7 million s.f. currently under construction. Over 70% of all new construction is concentrated in Northwest Dade, Central Dade, and Medley.

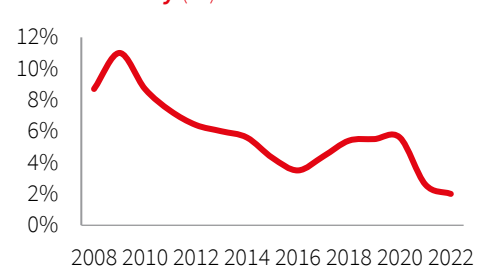
### Outlook

The Miami-Dade industrial market has shown resilience and strength through times of uncertainty. Demand has showed little signs of slowing down, while vacancy is expected to remain low. Asking rates are anticipated to increase, although more slowly. Over 9 million s.f. of new construction is expected to deliver over the next 18 months, giving prospective tenants more opportunities to enter the market over the next year. Miami International Airport and Port Miami remain a critical component to market development. Those looking to tap into a diverse, robust, growing market, are hard pressed to find places better suited for business than Miami.

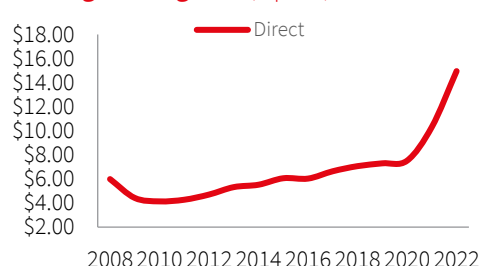
Supply and demand (s.f.)



Total vacancy (%)



Average asking rent (\$ p.s.f.)



Industrial Statistics

	Inventory (s.f.)	Quarterly total net absorption (s.f.)	YTD total net absorption (s.f.)	YTD total net absorption (% of stock)	Total vacancy (%)	Total availability (%)	Average total asking rent (\$ p.s.f.)	Quarterly Completions (s.f.)	YTD Completions (s.f.)	Under construction (s.f.)
Miami-Dade total										
Warehouse & Distribution	181,976,760	374,911	3,724,945	2.0%	2.0%	3.4%	\$15.11	603,297	2,941,591	9,494,924
Manufacturing	14,498,355	-144,788	-8,802	-0.1%	1.8%	2.3%	\$11.62	0	0	300,000
Special Purpose	0	0	0	0.0%	0.0%	0.0%	\$0.00	0	0	0
Overall Total	196,475,115	230,123	3,716,143	1.9%	2.0%	3.3%	\$14.96	603,297	2,941,591	9,794,924
Airport North										
Warehouse & Distribution	20,332,991	-93,382	133,120	0.7%	1.3%	5.4%	\$16.24	0	0	839,521
Manufacturing	454,074	0	0	0.0%	0.0%	0.0%	\$0.00	0	0	0
Overall Total	20,787,065	-93,382	133,120	0.6%	1.3%	5.3%	\$16.24	0	0	839,521
Airport West										
Warehouse & Distribution	42,584,055	41,141	534,752	1.3%	2.0%	3.4%	\$16.53	0	157,258	268,217
Manufacturing	1,676,802	0	96,620	5.8%	0.0%	0.0%	\$0.00	0	0	0
Overall Total	44,260,857	41,141	631,372	1.4%	1.9%	3.3%	\$16.53	0	157,258	268,217
East Dade										
Warehouse & Distribution	11,784,641	-84,108	-10,782	-0.1%	1.9%	3.1%	\$15.90	0	0	999,145
Manufacturing	691,333	-1,978	-1,975	-0.3%	1.0%	3.4%	\$17.22	0	0	0
Special Purpose	0	0	0	0.0%	0.0%	0.0%	\$0.00	0	0	0
Overall Total	12,475,974	-86,086	-12,757	-0.1%	1.9%	3.1%	\$16.02	0	0	999,145
Hialeah										
Warehouse & Distribution	24,663,298	-96,412	327,577	1.3%	1.7%	2.9%	\$12.03	0	205,107	732,970
Manufacturing	4,689,964	-85,500	-48,607	-1.0%	4.2%	4.6%	\$10.76	0	0	0
Overall Total	29,353,262	-181,912	278,970	1.0%	2.1%	3.2%	\$11.69	0	205,107	732,970
Medley										
Warehouse & Distribution	29,385,488	30,153	816,833	2.8%	3.4%	3.7%	\$15.56	0	1,284,692	1,839,354
Manufacturing	2,277,502	-54,840	-54,840	-2.4%	2.4%	2.4%	\$0.00	0	0	0
Overall Total	31,662,990	-24,687	761,993	2.4%	3.3%	3.6%	\$15.56	0	1,284,692	1,839,354
North Central Dade										
Warehouse & Distribution	33,998,215	323,113	398,156	1.2%	2.3%	3.5%	\$13.52	505,440	638,334	1,720,768
Manufacturing	3,605,787	-4,970	0	0.0%	0.1%	1.0%	\$0.00	0	0	300,000
Overall Total	37,604,002	318,143	398,156	1.1%	2.1%	3.3%	\$13.52	505,440	638,334	2,020,768
Northwest Dade										
Warehouse & Distribution	19,228,072	254,406	1,525,289	7.9%	0.8%	1.8%	\$13.50	97,857	656,200	3,094,949
Manufacturing	1,102,893	2,500	0	0.0%	0.0%	0.3%	\$0.00	0	0	0
Overall Total	20,330,965	256,906	1,525,289	7.5%	0.7%	1.7%	\$13.50	97,857	656,200	3,094,949