

# Miami-Dade 1Q16 Industrial Market Report

Source: CoStar Property

The Miami-Dade County Industrial market ended the first quarter 2016 with a vacancy rate of 4.5%. The vacancy rate was down over the previous quarter, with net absorption totaling positive 586,062 square feet in the first quarter. Vacant sublease space decreased in the quarter, ending the quarter at 126,882 square feet. Rental rates ended the first quarter at \$9.24, an increase over the previous quarter. A total of five buildings delivered to the market in the quarter totaling 406,362 square feet, with 2,405,232 square feet still under construction at the end of the quarter.

Net absorption for the overall Miami-Dade County Industrial market was positive 586,062 square feet in the first quarter 2016. That compares to positive 961,428 square feet in the fourth quarter 2015, positive 938,029 square feet in the third quarter 2015, and positive 705,690 square feet in the second quarter 2015. The Flex building market recorded net absorption of positive 50,038 square feet in the first quarter 2016, compared to positive 38,036 square feet in the fourth quarter 2015, positive 111,567 in the third quarter 2015, and positive 139,249 in the second quarter 2015. The Warehouse building market recorded net absorption of positive 536,024 square feet in the first quarter 2016 compared to positive 923,392 square feet in the fourth quarter 2015, positive 826,462 in the third quarter 2015, and positive 566,441 in the second quarter 2015.

The Industrial vacancy rate in the Miami-Dade County market area decreased to 4.5% at the end of the first quarter 2016. The vacancy rate was 4.6% at the end



of the fourth quarter 2015, 4.8% at the end of the third quarter 2015, and 5.0% at the end of the second quarter 2015. Flex projects reported a vacancy rate of 5.6% at the end of the first quarter 2016, 5.9% at the end of the fourth quarter 2015, 6.1% at the end of the third quarter 2015, and 6.7% at the end of the second quarter 2015. Warehouse projects reported a vacancy rate of 4.5% at the end of the first quarter 2016, 4.5% at the end of fourth quarter 2015, 4.7% at the end of the third quarter 2015, and 4.9% at the end of the second quarter 2015.

The average quoted asking rental rate for available Industrial space was \$9.24 per square foot per year at the end of the first quarter 2016 in the Miami-Dade County market area. This represented a 2.4% increase in quoted rental rates from the end of the fourth quarter 2015, when rents were reported at \$9.02 per square foot. The average quoted rate within the Flex sector was \$16.04 per square foot at the end of the first quarter 2016, while Warehouse rates stood at \$8.87. At the end of the fourth quarter 2015, Flex rate were \$14.12 per square foot, and Warehouse rates were \$8.67.

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Industrial  
Market

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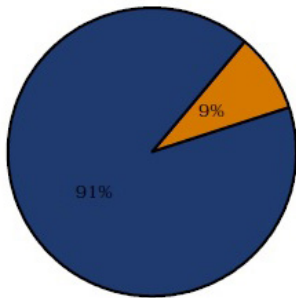
## Total Market Overview:

SUBMARKET	# BLDGS.	TOTAL RBA (SF)	DIRECT AVAILABLE (SF)	TOTAL AVAILABLE (SF)	TOTAL AVAILABLE (%)	TOTAL AVERAGE RATE (\$/SF/YR)	UNDER CONSTRUCTION (SF)
Central Miami Ind	196	3,039,511	125,891	125,891	4.1%	\$8.17	0
East Miami Ind	325	4,297,881	295,233	295,233	6.9%	\$15.43	0
Hialeah Ind	1,672	36,271,121	1,473,757	1,488,339	4.1%	\$6.86	764,088
Medley Ind	913	31,996,559	1,057,962	1,072,762	3.4%	\$8.19	1,182,444
Miami Airport Ind	2,063	78,058,460	3,401,690	3,447,384	4.4%	\$9.94	337,088
Miami Lakes Ind	251	12,280,504	812,880	812,880	6.6%	\$7.76	82,000
North Miami Beach Ind	952	31,002,245	1,171,444	1,206,969	3.9%	\$7.52	0
Outlying Miami-Dade Ind	14	210,177	0	0	0.0%	\$7.78	0
South Central Miami Ind	1,089	13,507,160	1,311,473	1,327,754	9.8%	\$20.52	0
South Dixie Hwy Ind	620	8,526,602	458,092	458,092	5.4%	\$11.22	0
Southwest Dade Ind	493	9,811,100	276,301	276,301	2.8%	\$9.76	0
West Miami/Coral Ter Ind	283	4,718,303	95,772	95,772	2.0%	\$14.40	0
<b>MIAMI-DADE</b>	<b>8,871</b>	<b>233,719,623</b>	<b>10,480,495</b>	<b>10,607,377</b>	<b>4.5%</b>	<b>\$9.24</b>	<b>2,405,232</b>

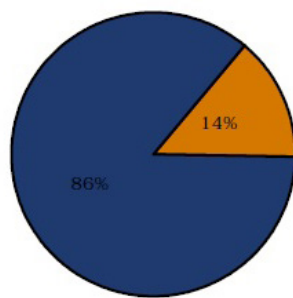
## Vacancy by Building Type

Percent of All Vacant Space

Miami-Dade County



United States



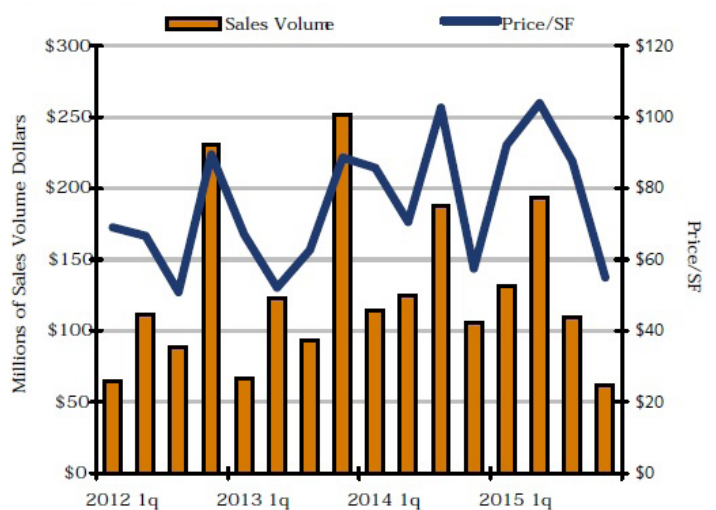
■ Flex ■ Warehouse

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Source: CoStar Property®

## Sales Volumes & Price

Based on Building Sales of 15,000 SF & Larger



Source: CoStar COMPS®