

# Final Figures at a Glance

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**The Dallas/Ft Worth Industrial Market**



**CoStar™**

## Dallas/Ft Worth Industrial Market



Figures At A Glance By Market

## Flex Market Statistics

Mid-Year 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Leasing Activity
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
DFW Airport Ind	166	7,767,750	671,964	688,090	8.9%	56,173	0	0	319,887
East Dallas Ind	127	5,058,814	814,001	814,001	16.1%	(8,098)	0	0	27,315
Great SW/Arlington Ind	215	8,050,521	529,599	547,979	6.8%	293,765	0	0	144,592
North Ft Worth Ind	77	4,151,938	96,432	305,513	7.4%	188,491	0	300,000	225,466
Northeast Dallas Ind	591	26,070,158	2,061,618	2,104,855	8.1%	1,250,004	1,701,220	499,000	610,583
Northwest Dallas Ind	431	18,696,611	1,588,622	1,675,173	9.0%	229,889	330,000	470,000	523,933
South Dallas Ind	76	2,268,548	21,819	21,819	1.0%	1,788	0	15,000	14,251
South Ft Worth Ind	258	9,477,431	294,579	343,779	3.6%	(12,074)	0	0	212,743
South Stemmons Ind	551	19,809,753	799,214	812,559	4.1%	49,406	0	15,000	275,743
<b>Totals</b>	<b>2,492</b>	<b>101,351,524</b>	<b>6,877,848</b>	<b>7,313,768</b>	<b>7.2%</b>	<b>2,049,344</b>	<b>2,031,220</b>	<b>1,299,000</b>	<b>2,354,513</b>

Source: CoStar Property®

## Shallow-Bay Distribution Market Statistics

Mid-Year 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Leasing Activity
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
DFW Airport Ind	134	11,884,730	352,303	352,303	3.0%	101,080	54,137	302,931	184,217
East Dallas Ind	196	10,819,095	609,453	609,453	5.6%	(11,406)	0	351,874	61,750
Great SW/Arlington Ind	268	17,672,502	807,819	862,566	4.9%	(242,080)	0	0	511,141
North Ft Worth Ind	81	11,284,074	1,372,491	1,372,491	12.2%	(243,990)	588,262	600,000	52,135
Northeast Dallas Ind	241	15,093,868	1,098,793	1,178,050	7.8%	(84,886)	0	54,000	372,362
Northwest Dallas Ind	326	25,274,423	732,772	780,818	3.1%	1,078,512	850,000	0	608,263
South Dallas Ind	154	15,500,971	233,449	250,086	1.6%	122,936	0	1,226,630	43,410
South Ft Worth Ind	260	12,445,441	267,269	278,069	2.2%	(23,239)	19,000	218,282	80,506
South Stemmons Ind	652	29,089,625	531,388	549,789	1.9%	164,369	0	0	449,282
<b>Totals</b>	<b>2,312</b>	<b>149,064,729</b>	<b>6,005,737</b>	<b>6,233,625</b>	<b>4.2%</b>	<b>861,296</b>	<b>1,511,399</b>	<b>2,753,717</b>	<b>2,363,066</b>

Source: CoStar Property®

## Warehouse Market Statistics

Mid-Year 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Leasing Activity
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
DFW Airport Ind	299	50,650,003	3,662,662	3,794,712	7.5%	(336,304)	1,094,733	1,764,115	2,257,890
East Dallas Ind	255	24,672,681	799,041	799,041	3.2%	220,792	0	0	215,974
Great SW/Arlington Ind	574	74,325,758	6,469,735	6,790,426	9.1%	1,616,342	3,260,121	3,868,930	3,853,195
North Ft Worth Ind	403	65,573,973	3,873,070	3,940,470	6.0%	2,769,358	946,274	2,931,445	2,473,867
Northeast Dallas Ind	563	59,996,780	2,905,739	3,263,853	5.4%	444,068	639,100	854,016	1,384,258
Northwest Dallas Ind	540	58,882,669	3,042,330	3,126,600	5.3%	592,143	374,750	1,200,873	1,523,626
South Dallas Ind	413	68,506,503	8,871,411	9,146,691	13.4%	1,336,452	4,025,961	3,901,832	1,273,115
South Ft Worth Ind	757	49,210,028	2,180,205	2,184,605	4.4%	1,126	198,250	433,282	558,169
South Stemmons Ind	850	64,063,087	6,128,252	6,137,052	9.6%	617,585	518,241	792,240	512,295
<b>Totals</b>	<b>4,654</b>	<b>515,881,482</b>	<b>37,932,445</b>	<b>39,183,450</b>	<b>7.6%</b>	<b>7,261,562</b>	<b>11,057,430</b>	<b>15,746,733</b>	<b>14,052,389</b>

Source: CoStar Property®

## Total Industrial Market Statistics

Mid-Year 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Leasing Activity
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
DFW Airport Ind	599	70,302,483	4,686,929	4,835,105	6.9%	(179,051)	1,148,870	2,067,046	2,761,994
East Dallas Ind	578	40,550,590	2,222,495	2,222,495	5.5%	201,288	0	351,874	305,039
Great SW/Arlington Ind	1,057	100,048,781	7,807,153	8,200,971	8.2%	1,668,027	3,260,121	3,868,930	4,508,928
North Ft Worth Ind	561	81,009,985	5,341,993	5,618,474	6.9%	2,713,859	1,534,536	3,831,445	2,751,468
Northeast Dallas Ind	1,395	101,160,806	6,066,150	6,546,758	6.5%	1,609,186	2,340,320	1,407,016	2,367,203
Northwest Dallas Ind	1,297	102,853,703	5,363,724	5,582,591	5.4%	1,900,544	1,554,750	1,670,873	2,655,822
South Dallas Ind	643	86,276,022	9,126,679	9,418,596	10.9%	1,461,176	4,025,961	5,143,462	1,330,776
South Ft Worth Ind	1,275	71,132,900	2,742,053	2,806,453	3.9%	(34,187)	217,250	651,564	851,418
South Stemmons Ind	2,053	112,962,465	7,458,854	7,499,400	6.6%	831,360	518,241	807,240	1,237,320
<b>Totals</b>	<b>9,458</b>	<b>766,297,735</b>	<b>50,816,030</b>	<b>52,730,843</b>	<b>6.9%</b>	<b>10,172,202</b>	<b>14,600,049</b>	<b>19,799,450</b>	<b>18,769,968</b>

Source: CoStar Property®

## Dallas/Ft Worth Industrial Market


**Figures At A Glance By Market**

## Flex Submarket Statistics

Mid-Year 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Leasing Activity
	# Bids	Total RBA	Direct SF	Total SF	Vac %				
Allen/McKinney Ind	33	2,086,678	154,000	154,000	7.4%	(61,201)	0	258,000	50,883
Arlington Ind	64	2,179,758	44,729	44,729	2.1%	233,007	0	0	20,941
Central East Dallas .	77	2,731,364	16,517	16,517	0.6%	(5,517)	0	0	0
Delta County Ind	0	0	0	0	0.0%	0	0	0	0
Denton Ind	25	1,616,547	78,300	78,300	4.8%	(14,200)	0	0	5,987
E DFW Air/Las Colina.	105	6,116,337	613,040	627,318	10.3%	(18,340)	0	0	294,854
East Brookhollow Ind	41	1,353,496	167,348	167,348	12.4%	15,234	0	0	29,938
East Dallas/Mesquite.	43	2,100,015	781,984	781,984	37.2%	4,919	0	0	19,315
East Ft Worth Ind	113	3,739,592	106,448	106,448	2.8%	(9,661)	0	0	142,957
East Hines North Ind	157	4,829,213	161,867	161,867	3.4%	7,887	0	0	137,068
Eastern Lonestar/Tpk.	31	1,449,508	87,000	87,000	6.0%	(75,800)	0	0	7,750
Forney/Terrill/Kauf C.	7	227,435	15,500	15,500	6.8%	(7,500)	0	0	8,000
Henderson County Ind	0	0	0	0	0.0%	0	0	0	0
Hood County Ind	5	98,224	26,100	26,100	26.6%	(8,300)	0	0	7,000
Hunt County Ind	3	80,924	0	0	0.0%	0	0	0	0
Johnson County Ind	3	331,378	0	0	0.0%	0	0	0	0
Lewisville Ind	61	2,677,242	226,694	246,975	9.2%	305,166	330,000	470,000	29,276
Lower Great Southwes.	70	2,291,815	81,678	92,678	4.0%	65,672	0	0	85,075
Mansfield Ind	14	756,332	2,496	2,496	0.3%	(2,496)	0	0	5,839
Meacham Fld/Fossil C.	40	1,882,036	18,842	18,842	1.0%	198,800	0	0	2,205
Metropolitan/Addison.	191	8,083,723	642,013	690,359	8.5%	93,498	0	0	287,091
N Central Ft Worth I.	32	985,798	11,975	11,975	1.2%	21,485	0	0	0
N Stemmons/Valwood I.	154	6,319,099	641,615	659,539	10.4%	(154,575)	0	0	201,579
NE Dallas/Garland In.	217	8,435,852	286,485	312,082	3.7%	1,006,742	1,000,000	0	111,628
NE Tarrant/Alliance .	23	1,864,649	42,456	251,537	13.5%	(24,976)	0	250,000	223,261
North Trinity Ind	79	3,565,094	139,330	146,059	4.1%	62,055	0	0	37,813
Outlying Collin Cnty.	3	65,000	65,000	65,000	100.0%	0	65,000	80,000	0
Outlying Ellis Cnty .	4	139,355	0	0	0.0%	0	0	0	0
Outlying Kaufman Cnt.	0	0	0	0	0.0%	0	0	0	0
Parker County Ind	3	88,120	0	0	0.0%	0	0	0	0
Plano Ind	130	6,423,898	631,311	648,951	10.1%	81,548	306,460	161,000	229,716
Redbird Airport Ind	15	411,672	0	0	0.0%	0	0	0	0
Richardson Ind	197	8,686,012	916,872	916,872	10.6%	230,865	329,760	0	218,356
Rockwall Ind	8	291,794	7,950	7,950	2.7%	(7,950)	0	0	0
S Cen.Tarrant Cnty I.	35	1,495,373	40,227	40,227	2.7%	20,683	0	0	19,525
S Central Ft Worth I.	38	1,369,891	28,218	28,218	2.1%	94,530	0	0	30,922
SE Dallas/I-45 Ind	25	793,653	0	0	0.0%	0	0	15,000	0
Southwest Tarrant In.	18	700,843	79,115	128,315	18.3%	(128,315)	0	0	6,500
SW Dallas/US 67 Ind	32	923,868	21,819	21,819	2.4%	1,788	0	0	14,251
Upper Great Southwes.	81	3,578,948	403,192	410,572	11.5%	(4,914)	0	0	38,576
W DFW Air/Grapevine .	61	1,651,413	58,924	60,772	3.7%	74,513	0	0	25,033
West Brookhollow Ind	172	6,515,838	187,218	193,834	3.0%	17,457	0	15,000	17,000
West Hines North Ind	63	1,905,455	56,451	56,451	3.0%	22,573	0	0	46,174
West Tarrant Ind	9	279,199	0	0	0.0%	14,667	0	50,000	0
Western Lonestar/Tpk.	8	191,149	0	0	0.0%	0	0	0	0
Wise County Ind	2	37,934	35,134	35,134	92.6%	0	0	0	0
<b>Totals</b>	<b>2,492</b>	<b>101,351,524</b>	<b>6,877,848</b>	<b>7,313,768</b>	<b>7.2%</b>	<b>2,049,344</b>	<b>2,031,220</b>	<b>1,299,000</b>	<b>2,354,513</b>

Source: CoStar Property®

## Dallas/Ft Worth Industrial Market



Figures At A Glance By Market

## Shallow-Bay Distribution Submarket Statistics

Mid-Year 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Leasing Activity
	# Bids	Total RBA	Direct SF	Total SF	Vac %				
Allen/McKinney Ind	20	1,777,470	0	0	0.0%	23,082	0	0	0
Arlington Ind	51	3,041,162	16,000	16,000	0.5%	64,105	0	0	9,380
Central East Dallas .	112	4,382,867	288,918	288,918	6.6%	(67,616)	0	0	3,750
Delta County Ind	0	0	0	0	0.0%	0	0	0	0
Denton Ind	20	2,668,814	0	0	0.0%	879,800	850,000	0	4,500
E DFW Air/Las Colina.	63	7,486,508	223,272	223,272	3.0%	(37,190)	54,137	144,465	70,702
East Brookhollow Ind	46	1,963,768	0	0	0.0%	0	0	0	0
East Dallas/Mesquite.	60	2,967,953	107,735	107,735	3.6%	56,210	0	351,874	58,000
East Ft Worth Ind	90	4,070,990	79,701	90,501	2.2%	2,031	0	0	74,220
East Hines North Ind	158	6,035,802	54,920	54,920	0.9%	173,829	0	0	174,698
Eastern Lonestar/Tpk.	83	5,891,514	56,384	56,384	1.0%	18,241	0	0	30,849
Forney/Terrill/Kauf C.	24	3,468,275	212,800	212,800	6.1%	0	0	0	0
Henderson County Ind	0	0	0	0	0.0%	0	0	0	0
Hood County Ind	0	0	0	0	0.0%	0	0	0	0
Hunt County Ind	4	106,637	0	0	0.0%	22,500	0	0	0
Johnson County Ind	14	1,692,366	0	0	0.0%	19,000	19,000	0	0
Lewisville Ind	19	1,640,878	29,030	29,030	1.8%	12,299	0	0	13,091
Lower Great Southwes.	107	6,677,614	403,739	403,739	6.0%	(255,899)	0	0	228,520
Mansfield Ind	24	927,566	34,927	34,927	3.8%	0	0	0	0
Meacham Fld/Fossil C.	57	6,154,315	739,104	739,104	12.0%	(198,865)	0	600,000	52,135
Metropolitan/Addison.	85	4,386,625	201,462	201,462	4.6%	(35,802)	0	0	91,026
N Central Ft Worth I.	55	2,269,718	8,000	8,000	0.4%	(8,000)	0	0	6,286
N Stemmons/Valwood I.	202	16,578,106	502,280	550,326	3.3%	222,215	0	0	499,646
NE Dallas/Garland In.	144	8,750,037	864,096	943,353	10.8%	(71,128)	0	54,000	273,534
NE Tarrant/Alliance .	18	4,724,656	633,387	633,387	13.4%	(45,125)	588,262	0	0
North Trinity Ind	70	2,001,026	52,785	52,785	2.6%	19,775	0	0	57,565
Outlying Collin Cnty.	1	20,000	0	0	0.0%	3,000	0	0	3,000
Outlying Ellis Cnty .	14	3,444,214	0	0	0.0%	0	0	0	0
Outlying Kaufman Cnt.	0	0	0	0	0.0%	0	0	0	0
Parker County Ind	1	100,000	0	0	0.0%	0	0	0	0
Plano Ind	44	2,867,947	191,077	191,077	6.7%	(90,337)	0	0	84,096
Redbird Airport Ind	63	5,688,146	161,449	178,086	3.1%	69,936	0	0	43,410
Richardson Ind	22	1,289,777	42,020	42,020	3.3%	(403)	0	0	11,732
Rockwall Ind	6	282,000	1,600	1,600	0.6%	28,400	0	0	0
S Cen.Tarrant Cnty I.	38	1,951,719	81,595	81,595	4.2%	0	0	218,282	0
S Central Ft Worth I.	27	1,150,743	27,000	27,000	2.3%	(10,000)	0	0	0
SE Dallas/I-45 Ind	45	3,475,374	0	0	0.0%	0	0	1,226,630	0
Southwest Tarrant In.	12	382,339	36,046	36,046	9.4%	(26,270)	0	0	0
SW Dallas/US 67 Ind	32	2,893,237	72,000	72,000	2.5%	53,000	0	0	0
Upper Great Southwes.	110	7,953,726	388,080	442,827	5.6%	(50,286)	0	0	273,241
W DFW Air/Grapevine .	71	4,398,222	129,031	129,031	2.9%	138,270	0	158,466	113,515
West Brookhollow Ind	249	10,519,699	186,500	204,901	1.9%	(23,300)	0	0	120,288
West Hines North Ind	38	2,166,826	180,799	180,799	8.3%	(24,176)	0	0	65,882
West Tarrant Ind	5	305,103	0	0	0.0%	0	0	0	0
Western Lonestar/Tpk.	8	510,990	0	0	0.0%	0	0	0	0
Wise County Ind	0	0	0	0	0.0%	0	0	0	0
<b>Totals</b>	<b>2,312</b>	<b>149,064,729</b>	<b>6,005,737</b>	<b>6,233,625</b>	<b>4.2%</b>	<b>861,296</b>	<b>1,511,399</b>	<b>2,753,717</b>	<b>2,363,066</b>

Source: CoStar Property®

## Warehouse Submarket Statistics

Mid-Year 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Leasing Activity
	# Bids	Total RBA	Direct SF	Total SF	Vac %				
Allen/McKinney Ind	72	6,372,271	144,070	144,070	2.3%	(24,580)	40,000	90,000	49,500
Arlington Ind	142	11,205,009	988,483	1,054,109	9.4%	330,505	0	2,468,324	1,664,909
Central East Dallas .	100	8,453,127	20,876	20,876	0.2%	36,624	0	0	16,548
Delta County Ind	1	100,329	0	0	0.0%	0	0	0	0
Denton Ind	96	6,370,586	169,877	169,877	2.7%	42,178	0	0	16,325
E DFW Air/Las Colina.	188	39,474,117	3,271,944	3,399,694	8.6%	(462,466)	1,094,733	1,575,539	2,155,508
East Brookhollow Ind	61	4,628,789	0	0	0.0%	0	0	0	3,600
East Dallas/Mesquite.	102	12,765,657	707,305	707,305	5.5%	124,032	0	0	156,406
East Ft Worth Ind	262	12,833,738	1,017,314	1,021,714	8.0%	119,995	0	0	321,146
East Hines North Ind	163	7,284,487	213,991	213,991	2.9%	(56,287)	0	0	46,668
Eastern Lonestar/Tpk.	113	17,059,756	775,013	775,013	4.5%	603,907	518,241	0	98,393
Forney/Terrill/Kauf C.	45	3,113,222	7,500	7,500	0.2%	107,500	0	0	0
Henderson County Ind	13	1,078,227	29,387	29,387	2.7%	(29,387)	0	0	0
Hood County Ind	6	190,445	15,000	15,000	7.9%	13,100	27,000	0	1,500
Hunt County Ind	25	6,220,276	479,240	479,240	7.7%	(123,575)	0	0	3,553
Johnson County Ind	77	4,600,448	86,797	86,797	1.9%	143,305	155,000	144,000	6,700
Lewisville Ind	104	19,559,644	1,438,881	1,438,881	7.4%	774,112	274,750	350,081	528,661
Lower Great Southwes.	172	24,906,988	681,471	936,536	3.8%	40,123	0	1,200,000	371,963
Mansfield Ind	48	2,701,738	200,082	200,082	7.4%	(1,922)	0	0	8,900
Meacham Fld/Fossil C.	213	28,754,390	915,915	983,315	3.4%	393,139	46,826	657,043	2,076,378
Metropolitan/Addison.	113	7,785,862	441,015	441,015	5.7%	(202,340)	0	0	293,976
N Central Ft Worth I.	110	5,156,171	25,000	25,000	0.5%	193,100	0	0	25,600
N Stemmons/Valwood I.	227	25,166,577	992,557	1,076,827	4.3%	(21,807)	100,000	850,792	684,664
NE Dallas/Garland In.	274	28,205,958	1,580,454	1,927,114	6.8%	287,503	407,350	764,016	1,197,102
NE Tarrant/Alliance .	117	31,286,545	2,832,071	2,832,071	9.1%	2,358,819	899,448	2,158,152	397,489
North Trinity Ind	77	2,950,871	258,915	258,915	8.8%	(85,863)	0	0	20,855
Outlying Collin Cnty.	17	586,901	22,725	22,725	3.9%	167,024	168,000	0	0
Outlying Ellis Cnty .	111	7,377,042	61,350	297,942	4.0%	100,250	0	0	8,000
Outlying Kaufman Cnt.	8	340,675	63,360	63,360	18.6%	(47,364)	0	0	43,020
Parker County Ind	32	1,582,442	19,508	19,508	1.2%	13,500	0	0	0
Plano Ind	105	9,489,480	605,083	616,537	6.5%	138,678	23,750	0	121,070
Redbird Airport Ind	84	13,142,773	271,069	271,069	2.1%	915,663	0	0	27,725
Richardson Ind	41	7,125,368	74,167	74,167	1.0%	(982)	0	0	13,033
Rockwall Ind	28	1,896,197	0	0	0.0%	0	0	0	0
S Cen.Tarrant Cnty I.	120	17,283,533	636,375	636,375	3.7%	(506,888)	16,250	270,282	153,380
S Central Ft Worth I.	103	5,602,208	175,241	175,241	3.1%	64,332	0	0	20,840
SE Dallas/I-45 Ind	99	25,033,315	5,596,788	5,635,476	22.5%	556,053	4,025,961	2,905,952	1,071,663
Southwest Tarrant In.	31	841,747	24,396	24,396	2.9%	(23,896)	0	19,000	20,103
SW Dallas/US 67 Ind	106	21,875,146	2,912,817	2,912,817	13.3%	(206,127)	0	995,880	165,727
Upper Great Southwes.	260	38,213,761	4,799,781	4,799,781	12.6%	1,245,714	3,260,121	200,606	1,816,323
W DFW Air/Grapevine .	111	11,175,886	390,718	395,018	3.5%	126,162	0	188,576	102,382
West Brookhollow Ind	347	20,659,909	287,320	296,120	1.4%	41,168	0	0	228,502
West Hines North Ind	46	2,170,887	3,864	3,864	0.2%	85,160	0	0	49,277
West Tarrant Ind	25	2,977,968	15,000	15,000	0.5%	0	0	100,000	0
Western Lonestar/Tpk.	43	9,308,388	4,589,149	4,589,149	49.3%	29,500	0	792,240	65,000
Wise County Ind	16	972,628	90,576	90,576	9.3%	3,900	0	16,250	0
<b>Totals</b>	<b>4,654</b>	<b>515,881,482</b>	<b>37,932,445</b>	<b>39,183,450</b>	<b>7.6%</b>	<b>7,261,562</b>	<b>11,057,430</b>	<b>15,746,733</b>	<b>14,052,389</b>

Source: CoStar Property®

## Dallas/Ft Worth Industrial Market



Figures At A Glance By Market

## Total Industrial Submarket Statistics

Mid-Year 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Leasing Activity
	# Bids	Total RBA	Direct SF	Total SF	Vac %				
Allen/McKinney Ind	125	10,236,419	298,070	298,070	2.9%	(62,699)	40,000	348,000	100,383
Arlington Ind	257	16,425,929	1,049,212	1,114,838	6.8%	627,617	0	2,468,324	1,695,230
Central East Dallas .	289	15,567,358	326,311	326,311	2.1%	(36,509)	0	0	20,298
Delta County Ind	1	100,329	0	0	0.0%	0	0	0	0
Denton Ind	141	10,655,947	248,177	248,177	2.3%	907,778	850,000	0	26,812
E DFW Air/Las Colina.	356	53,076,962	4,108,256	4,250,284	8.0%	(517,996)	1,148,870	1,720,004	2,521,064
East Brookhollow Ind	148	7,946,053	167,348	167,348	2.1%	15,234	0	0	33,538
East Dallas/Mesquite.	205	17,833,625	1,597,024	1,597,024	9.0%	185,161	0	351,874	233,721
East Ft Worth Ind	465	20,644,320	1,203,463	1,218,663	5.9%	112,365	0	0	538,323
East Hines North Ind	478	18,149,502	430,778	430,778	2.4%	125,429	0	0	358,434
Eastern Lonestar/Tpk.	227	24,400,778	918,397	918,397	3.8%	546,348	518,241	0	136,992
Forney/Terrill/Kauf C.	76	6,808,932	235,800	235,800	3.5%	100,000	0	0	8,000
Henderson County Ind	13	1,078,227	29,387	29,387	2.7%	(29,387)	0	0	0
Hood County Ind	11	288,669	41,100	41,100	14.2%	4,800	27,000	0	8,500
Hunt County Ind	32	6,407,837	479,240	479,240	7.5%	(101,075)	0	0	3,553
Johnson County Ind	94	6,624,192	86,797	86,797	1.3%	162,305	174,000	144,000	6,700
Lewisville Ind	184	23,877,764	1,694,605	1,714,886	7.2%	1,091,577	604,750	820,081	571,028
Lower Great Southwes.	349	33,876,417	1,166,888	1,432,953	4.2%	(150,104)	0	1,200,000	685,558
Mansfield Ind	86	4,385,636	237,505	237,505	5.4%	(4,418)	0	0	14,739
Meacham Fld/Fossil C.	310	36,790,741	1,673,861	1,741,261	4.7%	393,074	46,826	1,257,043	2,130,718
Metropolitan/Addison.	389	20,256,210	1,284,490	1,332,836	6.6%	(144,644)	0	0	672,093
N Central Ft Worth I.	197	8,411,687	44,975	44,975	0.5%	206,585	0	0	31,886
N Stemmons/Valwood I.	583	48,063,782	2,136,452	2,286,692	4.8%	45,833	100,000	850,792	1,385,889
NE Dallas/Garland In.	635	45,391,847	2,731,035	3,182,549	7.0%	1,223,117	1,407,350	818,016	1,582,264
NE Tarrant/Alliance .	158	37,875,850	3,507,914	3,716,995	9.8%	2,288,718	1,487,710	2,408,152	620,750
North Trinity Ind	226	8,516,991	451,030	457,759	5.4%	(4,033)	0	0	116,233
Outlying Collin Cnty.	21	671,901	87,725	87,725	13.1%	170,024	233,000	80,000	3,000
Outlying Ellis Cnty .	129	10,960,611	61,350	297,942	2.7%	100,250	0	0	8,000
Outlying Kaufman Cnt.	8	340,675	63,360	63,360	18.6%	(47,364)	0	0	43,020
Parker County Ind	36	1,770,562	19,508	19,508	1.1%	13,500	0	0	0
Plano Ind	279	18,781,325	1,427,471	1,456,565	7.8%	129,889	330,210	161,000	434,882
Redbird Airport Ind	162	19,242,591	432,518	449,155	2.3%	985,599	0	0	71,135
Richardson Ind	260	17,101,157	1,033,059	1,033,059	6.0%	229,480	329,760	0	243,121
Rockwall Ind	42	2,469,991	9,550	9,550	0.4%	20,450	0	0	0
S Cen.Tarrant Cnty I.	193	20,730,625	758,197	758,197	3.7%	(486,205)	16,250	488,564	172,905
S Central Ft Worth I.	168	8,122,842	230,459	230,459	2.8%	148,862	0	0	51,762
SE Dallas/I-45 Ind	169	29,302,342	5,596,788	5,635,476	19.2%	556,053	4,025,961	4,147,582	1,071,663
Southwest Tarrant In.	61	1,924,929	139,557	188,757	9.8%	(178,481)	0	19,000	26,603
SW Dallas/US 67 Ind	170	25,692,251	3,006,636	3,006,636	11.7%	(151,339)	0	995,880	179,978
Upper Great Southwes.	451	49,746,435	5,591,053	5,653,180	11.4%	1,190,514	3,260,121	200,606	2,128,140
W DFW Air/Grapevine .	243	17,225,521	578,673	584,821	3.4%	338,945	0	347,042	240,930
West Brookhollow Ind	768	37,695,446	661,038	694,855	1.8%	35,325	0	15,000	365,790
West Hines North Ind	147	6,243,168	241,114	241,114	3.9%	83,557	0	0	161,333
West Tarrant Ind	39	3,562,270	15,000	15,000	0.4%	14,667	0	150,000	0
Western Lonestar/Tpk.	59	10,010,527	4,589,149	4,589,149	45.8%	29,500	0	792,240	65,000
Wise County Ind	18	1,010,562	125,710	125,710	12.4%	3,900	0	16,250	0
<b>Totals</b>	<b>9,458</b>	<b>766,297,735</b>	<b>50,816,030</b>	<b>52,730,843</b>	<b>6.9%</b>	<b>10,172,202</b>	<b>14,600,049</b>	<b>19,799,450</b>	<b>18,769,968</b>

Source: CoStar Property®

## Dallas/Ft Worth Industrial Market



Historical Figures At A Glance

## Flex Market Statistics

Mid-Year 2017

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Leasing Activity
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2017	2,492	101,351,524	6,877,848	7,313,768	7.2%	2,049,344	8	2,031,220	13	1,299,000	2,354,513
2016	2,485	99,390,304	7,118,636	7,401,892	7.4%	790,576	5	146,050	16	2,914,220	5,666,986
2015	2,484	99,679,146	8,310,989	8,481,310	8.5%	1,011,501	6	421,441	5	357,954	5,948,902
2014	2,482	99,513,710	9,125,246	9,327,375	9.4%	1,247,635	5	208,652	3	225,865	6,114,572
2013	2,482	99,836,506	10,732,747	10,897,806	10.9%	1,116,208	4	415,149	4	177,324	6,556,891
2012	2,481	99,500,690	11,482,425	11,678,198	11.7%	1,466,676	4	148,689	3	190,149	6,262,781
2011	2,477	99,253,815	12,634,576	12,897,999	13.0%	867,327	3	82,608	4	253,655	5,914,893
2010	2,476	99,245,666	13,482,897	13,757,177	13.9%	(824,845)	7	170,245	1	21,400	5,842,369
2009	2,470	99,099,583	12,390,088	12,786,249	12.9%	(1,474,550)	6	233,050	5	136,907	4,644,735
2008	2,464	98,950,484	10,653,353	11,162,600	11.3%	1,157,086	23	875,932	8	287,624	5,016,734
2007	2,437	97,952,921	10,787,572	11,322,123	11.6%	1,214,775	18	880,572	22	753,111	5,210,278
2006	2,417	97,075,358	10,969,482	11,659,335	12.0%	640,267	12	439,763	19	642,770	5,788,958
2005	2,402	96,538,501	11,359,839	11,762,745	12.2%	1,385,374	13	438,207	17	568,121	5,376,060
2004	2,388	96,083,760	11,952,334	12,693,378	13.2%	430,224	15	916,633	17	522,841	6,350,133
2003	2,373	95,028,004	10,967,888	12,067,846	12.7%	(980,155)	16	397,236	15	785,941	5,594,562
2002	2,358	94,976,515	9,871,566	11,036,202	11.6%	1,541,265	18	1,322,091	15	302,975	6,406,100

Source: CoStar Property®

## Shallow-Bay Distribution Market Statistics

Mid-Year 2017

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Leasing Activity
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2017	2,312	149,064,729	6,005,737	6,233,625	4.2%	861,296	4	1,511,399	8	2,753,717	2,363,066
2016	2,308	147,553,330	5,089,956	5,583,522	3.8%	1,952,450	5	1,329,676	9	3,216,204	11,517,104
2015	2,303	146,138,765	6,015,962	6,121,407	4.2%	3,298,619	11	2,296,419	5	1,323,813	10,893,129
2014	2,295	143,859,282	7,000,152	7,140,543	5.0%	2,631,570	10	1,533,623	8	1,323,680	11,377,152
2013	2,290	142,530,271	8,107,370	8,443,102	5.9%	5,049,102	3	2,598,162	8	1,258,761	9,912,736
2012	2,290	140,001,238	10,495,042	10,963,171	7.8%	2,297,084	2	138,070	2	503,323	12,837,535
2011	2,288	139,717,406	12,678,239	12,976,423	9.3%	1,459,233	3	566,997	3	342,832	11,253,317
2010	2,285	139,150,409	13,496,598	13,868,659	10.0%	(691,466)	1	400,123	0	0	10,624,581
2009	2,285	138,775,786	12,368,291	12,802,570	9.2%	(1,273,646)	5	1,000,098	1	400,123	7,247,624
2008	2,284	138,044,179	10,049,564	10,797,317	7.8%	461,928	8	697,616	4	756,098	9,468,671
2007	2,276	137,642,643	10,166,488	10,857,709	7.9%	4,030,845	13	2,068,237	4	374,510	9,111,913
2006	2,260	134,321,941	11,187,845	11,567,852	8.6%	2,169,658	7	724,082	13	3,067,117	8,225,293
2005	2,250	133,401,505	12,335,920	12,817,074	9.6%	2,577,544	9	1,116,327	11	982,125	7,249,698
2004	2,241	132,007,436	12,904,747	14,000,549	10.6%	1,727,682	5	1,252,841	7	804,016	9,284,005
2003	2,234	130,391,237	13,118,752	14,112,032	10.8%	30,667	10	1,337,840	8	1,856,057	9,092,458
2002	2,224	128,508,377	11,487,158	12,259,839	9.5%	(1,455,153)	15	1,089,828	12	1,897,192	8,797,868

Source: CoStar Property®

## Warehouse Market Statistics

Mid-Year 2017

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Leasing Activity
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2017	4,654	515,881,482	37,932,445	39,183,450	7.6%	7,261,562	46	11,057,430	45	15,746,733	14,052,389
2016	4,608	504,824,052	34,203,684	35,387,582	7.0%	21,310,311	74	19,339,627	63	16,751,070	42,074,727
2015	4,534	485,489,539	36,474,516	37,363,380	7.7%	16,447,915	58	16,597,916	68	18,713,974	45,739,829
2014	4,478	469,037,992	36,520,528	37,359,748	8.0%	8,895,534	39	15,595,223	50	15,028,286	35,764,749
2013	4,448	454,665,068	31,147,132	31,882,358	7.0%	11,554,338	19	4,942,915	29	12,890,612	43,660,068
2012	4,432	450,170,809	38,361,826	38,942,437	8.7%	7,291,291	12	1,773,041	16	3,968,013	34,273,951
2011	4,421	448,649,956	44,066,590	44,712,875	10.0%	10,374,163	3	1,080,617	11	1,653,989	35,010,526
2010	4,426	448,265,915	53,680,011	54,702,997	12.2%	2,438,620	13	939,894	3	1,100,926	27,442,348
2009	4,414	447,335,803	54,430,974	56,211,505	12.6%	3,530	38	10,230,058	12	807,864	24,126,032
2008	4,375	437,125,038	44,674,304	46,004,270	10.5%	7,332,768	70	19,488,361	39	10,055,659	23,251,699
2007	4,293	416,146,423	31,402,427	32,358,423	7.8%	14,494,785	52	9,958,676	63	18,911,662	25,934,634
2006	4,229	405,170,336	33,916,409	35,877,121	8.9%	13,318,531	59	10,396,168	54	9,636,407	27,545,531
2005	4,164	394,688,014	37,364,701	38,713,330	9.8%	10,339,187	39	4,406,373	53	7,088,368	21,138,718
2004	4,108	389,878,761	41,915,503	44,243,264	11.3%	5,184,257	55	9,277,153	38	4,001,763	19,527,960
2003	4,041	380,125,207	36,089,970	39,673,967	10.4%	(27,812)	27	4,139,194	49	8,373,967	21,595,398
2002	4,004	375,688,571	31,796,804	35,209,519	9.4%	11,339,328	63	10,354,453	33	3,281,863	26,037,658

Source: CoStar Property®

## Dallas/Ft Worth Industrial Market



Historical Figures At A Glance

## Total Industrial Market Statistics

Mid-Year 2017

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Leasing Activity
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2017	9,458	766,297,735	50,816,030	52,730,843	6.9%	10,172,202	58	14,600,049	66	19,799,450	18,769,968
2016	9,401	751,767,686	46,412,276	48,372,996	6.4%	24,053,337	84	20,815,353	88	22,881,494	59,258,817
2015	9,321	731,307,450	50,801,467	51,966,097	7.1%	20,758,035	75	19,315,776	78	20,395,741	62,581,860
2014	9,255	712,410,984	52,645,926	53,827,666	7.6%	12,774,739	54	17,337,498	61	16,577,831	53,256,473
2013	9,220	697,031,845	49,987,249	51,223,266	7.3%	17,719,648	26	7,956,226	41	14,326,697	60,129,695
2012	9,203	689,672,737	60,339,293	61,583,806	8.9%	11,055,051	18	2,059,800	21	4,661,485	53,374,267
2011	9,186	687,621,177	69,379,405	70,587,297	10.3%	12,700,723	9	1,730,222	18	2,250,476	52,178,736
2010	9,187	686,661,990	80,659,506	82,328,833	12.0%	922,309	21	1,510,262	4	1,122,326	43,909,298
2009	9,169	685,211,172	79,189,353	81,800,324	11.9%	(2,744,666)	49	11,463,206	18	1,344,894	36,018,391
2008	9,123	674,119,701	65,377,221	67,964,187	10.1%	8,951,782	101	21,061,909	51	11,099,381	37,737,104
2007	9,006	651,741,987	52,356,487	54,538,255	8.4%	19,740,405	83	12,907,485	89	20,039,283	40,256,825
2006	8,906	636,567,635	56,073,736	59,104,308	9.3%	16,128,456	78	11,560,013	86	13,346,294	41,559,782
2005	8,816	624,628,020	61,060,460	63,293,149	10.1%	14,302,105	61	5,960,907	81	8,638,614	33,764,476
2004	8,737	617,969,957	66,772,584	70,937,191	11.5%	7,342,163	75	11,446,627	62	5,328,620	35,162,098
2003	8,648	605,544,448	60,176,610	65,853,845	10.9%	(977,300)	53	5,874,270	72	11,015,965	36,282,418
2002	8,586	599,173,463	53,155,528	58,505,560	9.8%	11,425,440	96	12,766,372	60	5,482,030	41,241,626

Source: CoStar Property®