

Final Figures at a Glance

THIRD QUARTER 2017

The Dallas/Ft Worth Industrial Market



CoStar™

Dallas/Ft Worth Industrial Market



Figures At A Glance By Market

Flex Market Statistics

Third Quarter 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	164	7,699,374	613,989	615,837	8.0%	128,426	0	0	385,237
East Dallas Ind	127	5,058,415	854,099	854,099	16.9%	(48,196)	0	0	32,015
Great SW/Arlington Ind	214	8,011,105	522,980	527,960	6.6%	313,784	0	0	221,262
North Ft Worth Ind	78	4,401,938	165,591	374,672	8.5%	353,532	250,000	50,000	250,441
Northeast Dallas Ind	592	26,175,186	2,169,322	2,222,510	8.5%	1,100,189	1,701,220	499,000	839,509
Northwest Dallas Ind	427	18,605,029	1,348,968	1,397,313	7.5%	489,914	330,000	470,000	737,348
South Dallas Ind	76	2,255,148	18,409	18,409	0.8%	5,198	0	0	29,409
South Ft Worth Ind	257	9,446,334	385,182	434,382	4.6%	(102,677)	0	18,600	268,614
South Stemmons Ind	552	19,787,980	695,101	701,717	3.5%	160,248	0	15,000	411,070
Totals	2,487	101,440,509	6,773,641	7,146,899	7.0%	2,400,418	2,281,220	1,052,600	3,174,905

Source: CoStar Property®

Shallow-Bay Distribution Market Statistics

Third Quarter 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	11,913,894	357,182	357,182	3.0%	96,201	54,137	302,931	394,340
East Dallas Ind	196	11,134,742	597,303	621,253	5.6%	328,668	351,874	0	73,000
Great SW/Arlington Ind	270	17,748,908	775,677	830,424	4.7%	(159,938)	50,000	20,000	978,851
North Ft Worth Ind	81	11,278,979	910,106	910,106	8.1%	18,395	588,262	629,693	52,135
Northeast Dallas Ind	239	14,677,571	1,020,383	1,109,060	7.6%	(284,396)	0	818,400	749,277
Northwest Dallas Ind	325	25,220,863	740,228	785,268	3.1%	1,074,062	850,000	0	1,134,529
South Dallas Ind	155	15,950,971	222,477	239,114	1.5%	583,908	450,000	1,332,630	580,351
South Ft Worth Ind	259	12,427,641	182,567	193,367	1.6%	61,463	19,000	0	172,333
South Stemmons Ind	652	29,092,859	665,837	711,218	2.4%	2,940	0	0	704,023
Totals	2,311	149,446,428	5,471,760	5,756,992	3.9%	1,721,303	2,363,273	3,103,654	4,838,839

Source: CoStar Property®

Warehouse Market Statistics

Third Quarter 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	303	51,272,692	2,960,955	3,217,813	6.3%	872,634	1,711,372	2,089,067	3,902,630
East Dallas Ind	256	24,690,888	746,312	827,162	3.4%	192,671	0	0	507,234
Great SW/Arlington Ind	574	75,491,737	7,368,177	7,515,739	10.0%	890,993	3,260,085	4,628,343	5,268,452
North Ft Worth Ind	411	67,555,384	3,575,437	3,592,437	5.3%	4,607,557	2,450,409	2,210,152	3,543,184
Northeast Dallas Ind	568	60,211,032	2,722,202	3,235,601	5.4%	469,861	639,100	1,243,516	2,025,424
Northwest Dallas Ind	546	59,108,040	2,737,192	2,858,962	4.8%	1,045,832	567,331	1,130,594	2,302,427
South Dallas Ind	402	68,112,934	9,257,075	9,493,667	13.9%	1,663,411	4,699,900	4,449,505	1,463,306
South Ft Worth Ind	762	49,231,798	2,009,392	2,009,392	4.1%	48,869	217,250	732,564	908,131
South Stemmons Ind	852	63,947,993	6,538,696	6,603,796	10.3%	(75,516)	733,241	509,733	983,873
Totals	4,674	519,622,498	37,915,438	39,354,569	7.6%	9,716,312	14,278,688	16,993,474	20,904,661

Source: CoStar Property®

Total Industrial Market Statistics

Third Quarter 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	601	70,885,960	3,932,126	4,190,832	5.9%	1,097,261	1,765,509	2,391,998	4,682,207
East Dallas Ind	579	40,884,045	2,197,714	2,302,514	5.6%	473,143	351,874	0	612,249
Great SW/Arlington Ind	1,058	101,251,750	8,666,834	8,874,123	8.8%	1,044,839	3,310,085	4,648,343	6,468,565
North Ft Worth Ind	570	83,236,301	4,651,134	4,877,215	5.9%	4,979,484	3,288,671	2,889,845	3,845,760
Northeast Dallas Ind	1,399	101,063,789	5,911,907	6,567,171	6.5%	1,285,654	2,340,320	2,560,916	3,614,210
Northwest Dallas Ind	1,298	102,933,932	4,826,388	5,041,543	4.9%	2,609,808	1,747,331	1,600,594	4,174,304
South Dallas Ind	633	86,319,053	9,497,961	9,751,190	11.3%	2,252,517	5,149,900	5,782,135	2,073,066
South Ft Worth Ind	1,278	71,105,773	2,577,141	2,637,141	3.7%	7,655	236,250	751,164	1,349,078
South Stemmons Ind	2,056	112,828,832	7,899,634	8,016,731	7.1%	87,672	733,241	524,733	2,098,966
Totals	9,472	770,509,435	50,160,839	52,258,460	6.8%	13,838,033	18,923,181	21,149,728	28,918,405

Source: CoStar Property®

Dallas/Ft Worth Industrial Market



Figures At A Glance By Market

Flex Submarket Statistics

Third Quarter 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	2,224,011	111,267	111,267	5.0%	(18,468)	0	258,000	63,383
Arlington Ind	64	2,171,390	45,144	45,144	2.1%	232,592	0	0	34,131
Central East Dallas .	77	2,730,965	72,834	72,834	2.7%	(61,834)	0	0	1,500
Delta County Ind	0	0	0	0	0.0%	0	0	0	0
Denton Ind	26	1,664,936	39,900	39,900	2.4%	24,200	0	0	5,987
E DFW Air/Las Colina.	104	6,063,487	556,612	556,612	9.2%	52,366	0	0	353,837
East Brookhollow Ind	41	1,353,496	184,213	184,213	13.6%	(1,631)	0	0	36,077
East Dallas/Mesquite.	43	2,100,015	781,265	781,265	37.2%	5,638	0	0	22,515
East Ft Worth Ind	113	3,755,592	138,474	138,474	3.7%	(41,687)	0	0	177,369
East Hines North Ind	158	4,852,835	170,111	170,111	3.5%	(357)	0	0	177,126
Eastern Lonestar/Tpk.	31	1,449,508	0	0	0.0%	11,200	0	0	7,750
Forney/Terrill/Kauf C.	7	227,435	0	0	0.0%	8,000	0	0	8,000
Hood County Ind	5	98,224	9,900	9,900	10.1%	7,900	0	0	10,000
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	2,676,495	183,204	203,485	7.6%	348,656	330,000	470,000	47,495
Lower Great Southwes.	70	2,291,850	105,478	105,478	4.6%	52,872	0	0	93,319
Mansfield Ind	13	717,168	1,733	1,733	0.2%	(1,733)	0	0	7,588
Meacham Fld/Fossil C.	40	1,882,036	20,981	20,981	1.1%	196,661	0	0	13,384
Metropolitan/Addison.	189	8,032,729	566,105	568,745	7.1%	212,588	0	0	377,724
N Central Ft Worth I.	32	985,798	15,175	15,175	1.5%	18,285	0	0	0
N Stemmons/Valwood I.	151	6,230,869	559,759	585,183	9.4%	(95,530)	0	0	306,142
NE Dallas/Garland In.	218	8,411,948	322,680	348,277	4.1%	971,347	1,000,000	0	192,771
NE Tarrant/Alliance .	24	2,114,649	116,174	325,255	15.4%	151,306	250,000	0	237,057
North Trinity Ind	79	3,593,935	128,178	128,178	3.6%	79,936	0	0	64,395
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	131	6,537,197	659,539	687,130	10.5%	75,972	306,460	161,000	287,507
Redbird Airport Ind	15	411,672	0	0	0.0%	0	0	0	15,158
Richardson Ind	196	8,564,312	1,001,470	1,001,470	11.7%	80,704	329,760	0	293,198
Rockwall Ind	8	291,794	9,366	9,366	3.2%	(9,366)	0	0	2,650
S Cen.Tarrant Cnty I.	35	1,495,373	40,917	40,917	2.7%	19,993	0	18,600	29,885
S Central Ft Worth I.	38	1,361,958	26,368	26,368	1.9%	96,380	0	0	37,272
SE Dallas/I-45 Ind	25	793,653	0	0	0.0%	0	0	0	0
Southwest Tarrant In.	18	700,843	152,615	201,815	28.8%	(201,815)	0	0	6,500
SW Dallas/US 67 Ind	32	910,468	18,409	18,409	2.0%	5,198	0	0	14,251
Upper Great Southwes.	80	3,547,865	372,358	377,338	10.6%	28,320	0	0	93,812
W DFW Air/Grapevine .	60	1,635,887	57,377	59,225	3.6%	76,060	0	0	31,400
West Brookhollow Ind	172	6,490,439	160,596	167,212	2.6%	44,079	0	15,000	58,653
West Hines North Ind	63	1,856,618	52,003	52,003	2.8%	27,021	0	0	67,069
West Tarrant Ind	9	279,199	9,102	9,102	3.3%	5,565	0	50,000	0
Western Lonestar/Tpk.	8	191,149	0	0	0.0%	0	0	0	0
Wise County Ind	2	37,934	19,334	19,334	51.0%	0	0	0	0
Totals	2,487	101,440,509	6,773,641	7,146,899	7.0%	2,400,418	2,281,220	1,052,600	3,174,905

Source: CoStar Property®

Shallow-Bay Distribution Submarket Statistics

Third Quarter 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	52	3,057,628	16,300	16,300	0.5%	63,805	0	0	16,592
Central East Dallas .	112	4,382,867	257,918	257,918	5.9%	(36,616)	0	0	11,850
Delta County Ind	0	0	0	0	0.0%	0	0	0	0
Denton Ind	19	2,637,225	0	0	0.0%	879,800	850,000	0	4,500
E DFW Air/Las Colina.	63	7,484,088	298,467	298,467	4.0%	(112,385)	54,137	144,465	205,872
East Brookhollow Ind	46	1,963,768	0	0	0.0%	0	0	0	0
East Dallas/Mesquite.	60	3,283,600	126,585	150,535	4.6%	365,284	351,874	0	61,150
East Ft Worth Ind	90	4,070,990	29,801	40,601	1.0%	51,931	0	0	140,620
East Hines North Ind	158	6,042,802	94,427	94,427	1.6%	134,322	0	0	203,081
Eastern Lonestar/Tpk.	83	5,891,514	167,654	213,035	3.6%	(138,410)	0	0	52,779
Forney/Terrill/Kauf C.	24	3,468,275	212,800	212,800	6.1%	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	47,728	47,728	2.9%	(6,399)	0	0	80,419
Lower Great Southwes.	107	6,709,554	391,415	391,415	5.8%	(193,575)	50,000	20,000	469,051
Mansfield Ind	24	927,566	17,500	17,500	1.9%	17,427	0	0	17,427
Meacham Fld/Fossil C.	57	6,149,220	266,000	266,000	4.3%	74,239	0	600,000	52,135
Metropolitan/Addison.	85	4,373,187	271,499	271,499	6.2%	(105,839)	0	0	205,226
N Central Ft Worth I.	55	2,269,718	8,000	8,000	0.4%	(8,000)	0	0	14,286
N Stemmons/Valwood I.	202	16,569,573	421,001	466,041	2.8%	306,500	0	0	844,384
NE Dallas/Garland In.	141	8,317,336	760,517	843,524	10.1%	(241,199)	0	818,400	631,792
NE Tarrant/Alliance .	18	4,724,656	592,306	592,306	12.5%	(4,044)	588,262	29,693	0
North Trinity Ind	70	2,000,178	75,590	75,590	3.8%	(3,030)	0	0	73,064
Outlying Collin Cnty.	1	20,000	3,000	3,000	15.0%	0	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	45	2,884,351	195,779	201,449	7.0%	(99,309)	0	0	92,236
Redbird Airport Ind	63	5,688,146	150,477	167,114	2.9%	80,908	0	0	104,010
Richardson Ind	22	1,289,777	51,087	51,087	4.0%	(9,470)	0	0	22,249
Rockwall Ind	6	282,000	10,000	10,000	3.5%	20,000	0	0	0
S Cen.Tarrant Cnty I.	37	1,933,959	64,220	64,220	3.3%	17,375	0	0	0
S Central Ft Worth I.	27	1,150,703	27,000	27,000	2.3%	(10,000)	0	0	0
SE Dallas/I-45 Ind	46	3,925,374	0	0	0.0%	450,000	450,000	1,332,630	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	476,341
Upper Great Southwes.	111	7,981,726	367,962	422,709	5.3%	(30,168)	0	0	493,208
W DFW Air/Grapevine .	71	4,429,806	58,715	58,715	1.3%	208,586	0	158,466	188,468
West Brookhollow Ind	249	10,517,097	161,188	161,188	1.5%	20,413	0	0	192,253
West Hines North Ind	38	2,166,510	166,978	166,978	7.7%	(10,355)	0	0	182,846
West Tarrant Ind	5	305,103	51,800	51,800	17.0%	(51,800)	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
Totals	2,311	149,446,428	5,471,760	5,756,992	3.9%	1,721,303	2,363,273	3,103,654	4,838,839

Source: CoStar Property®

Warehouse Submarket Statistics

Third Quarter 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	71	6,187,724	194,500	194,500	3.1%	(75,010)	40,000	90,000	51,480
Arlington Ind	142	11,205,009	1,233,953	1,269,579	11.3%	115,035	0	2,595,737	1,598,580
Central East Dallas .	99	8,396,516	50,426	50,426	0.6%	7,074	0	0	19,158
Delta County Ind	1	100,329	0	0	0.0%	0	0	0	0
Denton Ind	97	6,402,019	248,510	282,010	4.4%	(69,955)	0	0	78,725
E DFW Air/Las Colina.	191	40,016,530	2,615,681	2,868,239	7.2%	620,752	1,631,096	1,333,971	3,684,304
East Brookhollow Ind	62	4,652,109	0	0	0.0%	0	0	0	3,600
East Dallas/Mesquite.	104	12,840,475	645,886	726,736	5.7%	104,601	0	0	412,556
East Ft Worth Ind	263	12,876,402	1,060,864	1,060,864	8.2%	84,045	0	100,000	435,472
East Hines North Ind	162	7,242,352	193,903	241,903	3.3%	(113,499)	0	0	71,910
Eastern Lonestar/Tpk.	114	17,044,430	899,247	899,247	5.3%	374,173	518,241	0	211,653
Forney/Terrill/Kauf C.	45	3,113,222	7,500	7,500	0.2%	107,500	0	0	20,000
Hood County Ind	6	190,445	13,500	13,500	7.1%	14,600	27,000	0	1,500
Hunt County Ind	25	6,210,396	481,740	481,740	7.8%	(126,075)	0	0	3,553
Johnson County Ind	79	4,648,378	24,310	24,310	0.5%	206,592	155,000	144,000	82,317
Lewisville Ind	107	19,679,150	1,309,064	1,309,064	6.7%	1,091,090	467,331	278,806	871,461
Lower Great Southwes.	172	26,058,263	775,843	850,908	3.3%	125,751	0	1,000,000	459,909
Mansfield Ind	48	2,703,488	151,882	151,882	5.6%	46,278	0	0	50,900
Meacham Fld/Fossil C.	215	30,311,269	1,184,101	1,201,101	4.0%	1,516,469	1,416,711	0	2,375,862
Metropolitan/Addison.	113	7,784,752	363,334	363,334	4.7%	(125,769)	0	0	334,976
N Central Ft Worth I.	109	5,106,171	25,000	25,000	0.5%	193,100	0	0	30,933
N Stemmons/Valwood I.	229	25,242,119	816,284	904,554	3.6%	150,466	100,000	851,788	1,017,265
NE Dallas/Garland In.	278	28,447,621	1,396,151	1,887,596	6.6%	318,162	407,350	764,016	1,628,026
NE Tarrant/Alliance .	119	31,408,671	2,125,157	2,125,157	6.8%	3,085,833	917,448	2,140,152	1,167,322
North Trinity Ind	76	2,918,298	280,109	284,409	9.7%	(111,357)	0	0	163,970
Outlying Collin Cnty.	17	586,901	22,725	22,725	3.9%	167,024	168,000	0	5,625
Outlying Ellis Cnty .	111	7,376,888	0	236,592	3.2%	161,596	0	0	8,000
Outlying Kaufman Cnt.	8	340,675	42,500	42,500	12.5%	(26,504)	0	0	55,520
Parker County Ind	33	1,749,974	47,603	47,603	2.7%	(1,895)	0	20,000	0
Plano Ind	105	9,423,301	554,312	576,266	6.1%	178,949	23,750	0	323,707
Redbird Airport Ind	84	13,142,773	260,981	260,981	2.0%	925,751	0	0	45,146
Richardson Ind	43	7,358,563	72,774	72,774	1.0%	6,811	0	0	13,033
Rockwall Ind	28	1,896,197	0	0	0.0%	0	0	389,500	0
S Cen.Tarrant Cnty I.	122	17,229,979	578,325	578,325	3.4%	(448,838)	16,250	488,564	231,630
S Central Ft Worth I.	103	5,616,188	139,618	139,618	2.5%	(50,515)	0	0	53,276
SE Dallas/I-45 Ind	100	25,670,516	6,082,677	6,082,677	23.7%	735,291	4,652,400	3,501,125	1,238,103
Southwest Tarrant In.	32	860,747	15,893	15,893	1.8%	3,607	19,000	0	22,103
SW Dallas/US 67 Ind	107	21,922,757	2,913,417	2,913,417	13.3%	(159,227)	47,500	948,380	172,057
Upper Great Southwes.	260	38,228,465	5,358,381	5,395,252	14.1%	650,207	3,260,085	1,032,606	3,209,963
W DFW Air/Grapevine .	112	11,256,162	345,274	349,574	3.1%	251,882	80,276	755,096	218,326
West Brookhollow Ind	346	20,098,704	353,896	366,696	1.8%	(619,472)	0	0	313,589
West Hines North Ind	47	2,186,205	104,385	104,385	4.8%	(14,361)	0	0	154,151
West Tarrant Ind	27	3,096,592	115,000	115,000	3.7%	0	100,000	0	0
Western Lonestar/Tpk.	45	9,805,895	4,707,156	4,707,156	48.0%	409,000	215,000	509,733	65,000
Wise County Ind	17	988,878	103,576	103,576	10.5%	7,150	16,250	50,000	0
Totals	4,674	519,622,498	37,915,438	39,354,569	7.6%	9,716,312	14,278,688	16,993,474	20,904,661

Source: CoStar Property®

Dallas/Ft Worth Industrial Market


Figures At A Glance By Market

Total Industrial Submarket Statistics

Third Quarter 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	124	10,189,205	305,767	305,767	3.0%	(70,396)	40,000	348,000	114,863
Arlington Ind	258	16,434,027	1,295,397	1,331,023	8.1%	411,432	0	2,595,737	1,649,303
Central East Dallas .	288	15,510,348	381,178	381,178	2.5%	(91,376)	0	0	32,508
Delta County Ind	1	100,329	0	0	0.0%	0	0	0	0
Denton Ind	142	10,704,180	288,410	321,910	3.0%	834,045	850,000	0	89,212
E DFW Air/Las Colina.	358	53,564,105	3,470,760	3,723,318	7.0%	560,733	1,685,233	1,478,436	4,244,013
East Brookhollow Ind	149	7,969,373	184,213	184,213	2.3%	(1,631)	0	0	39,677
East Dallas/Mesquite.	207	18,224,090	1,553,736	1,658,536	9.1%	475,523	351,874	0	496,221
East Ft Worth Ind	466	20,702,984	1,229,139	1,239,939	6.0%	94,289	0	100,000	753,461
East Hines North Ind	478	18,137,989	458,441	506,441	2.8%	20,466	0	0	452,117
Eastern Lonestar/Tpk.	228	24,385,452	1,066,901	1,112,282	4.6%	246,963	518,241	0	272,182
Forney/Terrill/Kauf C.	76	6,808,932	220,300	220,300	3.2%	115,500	0	0	28,000
Hood County Ind	11	288,669	23,400	23,400	8.1%	22,500	27,000	0	11,500
Hunt County Ind	32	6,397,957	481,740	481,740	7.5%	(103,575)	0	0	3,553
Johnson County Ind	96	6,672,122	24,310	24,310	0.4%	225,592	174,000	144,000	82,317
Lewisville Ind	187	23,996,523	1,539,996	1,560,277	6.5%	1,433,347	797,331	748,806	999,375
Lower Great Southwes.	349	35,059,667	1,272,736	1,347,801	3.8%	(14,952)	50,000	1,020,000	1,022,279
Mansfield Ind	85	4,348,222	171,115	171,115	3.9%	61,972	0	0	75,915
Meacham Fld/Fossil C.	312	38,342,525	1,471,082	1,488,082	3.9%	1,787,369	1,416,711	600,000	2,441,381
Metropolitan/Addison.	387	20,190,668	1,200,938	1,203,578	6.0%	(19,020)	0	0	917,926
N Central Ft Worth I.	196	8,361,687	48,175	48,175	0.6%	203,385	0	0	45,219
N Stemmons/Valwood I.	582	48,042,561	1,797,044	1,955,778	4.1%	361,436	100,000	851,788	2,167,791
NE Dallas/Garland In.	637	45,176,905	2,479,348	3,079,397	6.8%	1,048,310	1,407,350	1,582,416	2,452,589
NE Tarrant/Alliance .	161	38,247,976	2,833,637	3,042,718	8.0%	3,233,095	1,755,710	2,169,845	1,404,379
North Trinity Ind	225	8,512,411	483,877	488,177	5.7%	(34,451)	0	0	301,429
Outlying Collin Cnty.	21	671,901	90,725	90,725	13.5%	167,024	233,000	80,000	8,625
Outlying Ellis Cnty .	129	10,960,457	0	236,592	2.2%	161,596	0	0	8,000
Outlying Kaufman Cnt.	8	340,675	42,500	42,500	12.5%	(26,504)	0	0	55,520
Parker County Ind	37	1,938,094	47,603	47,603	2.5%	(1,895)	0	20,000	0
Plano Ind	281	18,844,849	1,409,630	1,464,845	7.8%	155,612	330,210	161,000	703,450
Redbird Airport Ind	162	19,242,591	411,458	428,095	2.2%	1,006,659	0	0	164,314
Richardson Ind	261	17,212,652	1,125,331	1,125,331	6.5%	78,045	329,760	0	328,480
Rockwall Ind	42	2,469,991	19,366	19,366	0.8%	10,634	0	389,500	2,650
S Cen.Tarrant Cnty I.	194	20,659,311	683,462	683,462	3.3%	(411,470)	16,250	507,164	261,515
S Central Ft Worth I.	168	8,128,849	192,986	192,986	2.4%	35,865	0	0	90,548
SE Dallas/I-45 Ind	171	30,389,543	6,082,677	6,082,677	20.0%	1,185,291	5,102,400	4,833,755	1,238,103
Southwest Tarrant In.	62	1,943,929	204,554	253,754	13.1%	(224,478)	19,000	0	28,603
SW Dallas/US 67 Ind	171	25,726,462	3,003,826	3,003,826	11.7%	(101,029)	47,500	948,380	662,649
Upper Great Southwes.	451	49,758,056	6,098,701	6,195,299	12.5%	648,359	3,260,085	1,032,606	3,796,983
W DFW Air/Grapevine .	243	17,321,855	461,366	467,514	2.7%	536,528	80,276	913,562	438,194
West Brookhollow Ind	767	37,106,240	675,680	695,096	1.9%	(554,980)	0	15,000	564,495
West Hines North Ind	148	6,209,333	323,366	323,366	5.2%	2,305	0	0	404,066
West Tarrant Ind	41	3,680,894	175,902	175,902	4.8%	(46,235)	100,000	50,000	0
Western Lonestar/Tpk.	61	10,508,034	4,707,156	4,707,156	44.8%	409,000	215,000	509,733	65,000
Wise County Ind	19	1,026,812	122,910	122,910	12.0%	7,150	16,250	50,000	0
Totals	9,472	770,509,435	50,160,839	52,258,460	6.8%	13,838,033	18,923,181	21,149,728	28,918,405

Source: CoStar Property®

Dallas/Ft Worth Industrial Market



Historical Figures At A Glance

Flex Market Statistics

Third Quarter 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	2,487	101,440,509	6,773,641	7,146,899	7.0%	2,400,418	9	2,281,220	12	1,052,600	3,174,905
2016	2,479	99,229,289	7,052,841	7,336,097	7.4%	791,337	5	146,050	15	2,899,220	5,538,998
2015	2,479	99,535,685	8,258,649	8,433,830	8.5%	992,424	6	421,441	5	357,954	5,901,428
2014	2,477	99,370,249	9,082,756	9,260,818	9.3%	1,341,559	5	208,652	3	225,865	6,048,460
2013	2,477	99,693,045	10,760,114	10,925,173	11.0%	1,083,024	4	415,149	4	177,324	6,534,221
2012	2,476	99,357,229	11,505,935	11,672,381	11.7%	1,467,438	4	148,689	3	190,149	6,170,287
2011	2,472	99,110,354	12,658,848	12,892,944	13.0%	930,322	3	82,608	4	253,655	5,820,436
2010	2,471	99,102,205	13,540,837	13,815,117	13.9%	(890,767)	7	170,245	1	21,400	5,795,604
2009	2,465	98,956,122	12,382,106	12,778,267	12.9%	(1,560,765)	6	233,050	5	136,907	4,593,098
2008	2,459	98,807,023	10,545,055	11,068,403	11.2%	1,175,441	23	875,932	8	287,624	4,934,758
2007	2,432	97,809,460	10,697,629	11,246,281	11.5%	1,159,097	18	880,572	22	753,111	5,179,852
2006	2,412	96,931,897	10,837,962	11,527,815	11.9%	555,495	12	439,763	19	642,770	5,730,424
2005	2,397	96,395,040	11,143,547	11,546,453	12.0%	1,385,116	12	399,043	17	568,121	5,376,759
2004	2,383	95,948,463	11,733,450	12,484,992	13.0%	460,671	14	901,107	16	483,677	6,284,536
2003	2,369	94,908,233	10,805,475	11,905,433	12.5%	(1,012,739)	17	414,036	14	770,415	5,428,891
2002	2,353	94,839,944	9,663,519	10,824,405	11.4%	1,444,533	16	1,207,400	16	319,775	6,367,991

Source: CoStar Property®

Shallow-Bay Distribution Market Statistics

Third Quarter 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	2,311	149,446,428	5,471,760	5,756,992	3.9%	1,721,303	7	2,363,273	11	3,103,654	4,838,839
2016	2,304	147,083,155	4,875,356	5,115,022	3.5%	2,422,950	5	1,329,676	10	3,266,204	11,544,169
2015	2,299	145,668,590	6,017,962	6,123,407	4.2%	3,298,419	11	2,296,419	5	1,323,813	10,888,129
2014	2,291	143,389,107	7,001,952	7,142,343	5.0%	2,632,570	10	1,533,623	8	1,323,680	11,374,002
2013	2,286	142,060,096	8,110,170	8,445,902	5.9%	5,049,502	3	2,598,162	8	1,258,761	9,912,736
2012	2,286	139,531,063	10,498,242	10,966,371	7.9%	2,296,184	2	138,070	2	503,323	12,825,177
2011	2,284	139,247,231	12,680,539	12,978,723	9.3%	1,456,883	3	566,997	3	342,832	11,250,167
2010	2,281	138,680,234	13,496,548	13,868,609	10.0%	(686,116)	1	400,123	0	0	10,492,962
2009	2,281	138,305,611	12,373,591	12,807,870	9.3%	(1,280,041)	5	1,000,098	1	400,123	7,247,624
2008	2,280	137,574,004	10,048,469	10,796,222	7.8%	439,923	8	697,616	4	756,098	9,204,221
2007	2,272	137,172,468	10,143,388	10,834,609	7.9%	4,053,450	13	2,068,237	4	374,510	9,111,913
2006	2,256	133,851,766	11,187,350	11,567,357	8.6%	2,005,592	7	724,082	13	3,067,117	8,217,643
2005	2,246	132,931,330	12,171,359	12,652,513	9.5%	2,719,460	9	1,116,327	11	982,125	7,109,548
2004	2,237	131,537,261	12,882,102	13,977,904	10.6%	1,755,227	5	1,252,841	7	804,016	9,284,005
2003	2,230	129,921,062	13,123,652	14,116,932	10.9%	29,467	10	1,337,840	8	1,856,057	9,042,458
2002	2,220	128,038,202	11,490,858	12,263,539	9.6%	(1,545,510)	15	1,091,166	12	1,897,192	8,823,468

Source: CoStar Property®

Warehouse Market Statistics

Third Quarter 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	4,674	519,622,498	37,915,438	39,354,569	7.6%	9,716,312	60	14,278,688	45	16,993,474	20,904,661
2016	4,618	505,975,474	34,014,455	35,452,253	7.0%	21,179,243	74	19,249,502	69	19,277,216	42,470,541
2015	4,544	486,731,086	36,486,969	37,387,108	7.7%	16,475,757	58	16,610,706	68	18,707,650	45,752,865
2014	4,488	470,266,749	36,559,308	37,398,528	8.0%	8,767,410	38	15,510,378	50	15,041,076	35,824,319
2013	4,459	455,978,670	31,142,633	31,877,859	7.0%	11,604,459	19	4,942,915	28	12,805,767	43,582,995
2012	4,443	451,484,411	38,407,448	38,988,059	8.6%	7,362,661	12	1,773,041	16	3,968,013	34,331,287
2011	4,431	449,842,190	44,062,214	44,708,499	9.9%	10,371,031	3	1,080,617	11	1,653,989	35,024,632
2010	4,436	449,458,149	53,672,503	54,695,489	12.2%	2,470,119	13	939,894	3	1,100,926	27,570,713
2009	4,424	448,528,037	54,454,965	56,235,496	12.5%	27,689	38	10,230,058	12	807,864	24,151,536
2008	4,385	438,317,272	44,722,454	46,052,420	10.5%	7,404,766	70	19,499,123	39	10,055,659	23,526,692
2007	4,301	417,273,918	31,457,836	32,413,832	7.8%	14,518,051	52	9,958,676	65	18,976,401	25,949,443
2006	4,237	406,297,831	33,995,084	35,955,796	8.8%	13,474,164	59	10,396,168	54	9,636,407	27,568,185
2005	4,172	395,815,509	37,599,009	38,947,638	9.8%	10,168,403	38	4,386,373	53	7,088,368	20,885,485
2004	4,117	391,026,256	41,999,027	44,326,788	11.3%	5,139,132	55	9,277,153	37	3,981,763	19,542,411
2003	4,050	381,272,702	36,128,369	39,712,366	10.4%	(38,154)	27	4,139,194	49	8,373,967	21,731,151
2002	4,014	376,881,066	31,869,861	35,282,576	9.4%	11,446,570	63	10,354,453	33	3,281,863	26,018,358

Source: CoStar Property®

Dallas/Ft Worth Industrial Market



Historical Figures At A Glance

Total Industrial Market Statistics

Third Quarter 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	9,472	770,509,435	50,160,839	52,258,460	6.8%	13,838,033	76	18,923,181	68	21,149,728	28,918,405
2016	9,401	752,287,918	45,942,652	47,903,372	6.4%	24,393,530	84	20,725,228	94	25,442,640	59,553,708
2015	9,322	731,935,361	50,763,580	51,944,345	7.1%	20,766,600	75	19,328,566	78	20,389,417	62,542,422
2014	9,256	713,026,105	52,644,016	53,801,689	7.5%	12,741,539	53	17,252,653	61	16,590,621	53,246,781
2013	9,222	697,731,811	50,012,917	51,248,934	7.3%	17,736,985	26	7,956,226	40	14,241,852	60,029,952
2012	9,205	690,372,703	60,411,625	61,626,811	8.9%	11,126,283	18	2,059,800	21	4,661,485	53,326,751
2011	9,187	688,199,775	69,401,601	70,580,166	10.3%	12,758,236	9	1,730,222	18	2,250,476	52,095,235
2010	9,188	687,240,588	80,709,888	82,379,215	12.0%	893,236	21	1,510,262	4	1,122,326	43,859,279
2009	9,170	685,789,770	79,210,662	81,821,633	11.9%	(2,813,117)	49	11,463,206	18	1,344,894	35,992,258
2008	9,124	674,698,299	65,315,978	67,917,045	10.1%	9,020,130	101	21,072,671	51	11,099,381	37,665,671
2007	9,005	652,255,846	52,298,853	54,494,722	8.4%	19,730,598	83	12,907,485	91	20,104,022	40,241,208
2006	8,905	637,081,494	56,020,396	59,050,968	9.3%	16,035,251	78	11,560,013	86	13,346,294	41,516,252
2005	8,815	625,141,879	60,913,915	63,146,604	10.1%	14,272,979	59	5,901,743	81	8,638,614	33,371,792
2004	8,737	618,511,980	66,614,579	70,789,684	11.4%	7,355,030	74	11,431,101	60	5,269,456	35,110,952
2003	8,649	606,101,997	60,057,496	65,734,731	10.8%	(1,021,426)	54	5,891,070	71	11,000,439	36,202,500
2002	8,587	599,759,212	53,024,238	58,370,520	9.7%	11,345,593	94	12,653,019	61	5,498,830	41,209,817

Source: CoStar Property®