



TRANSWESTERN

REAL ESTATE
SERVICES

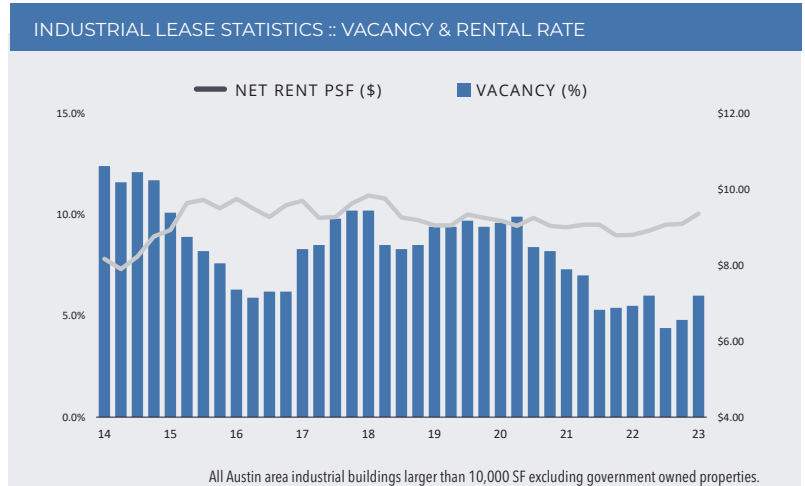
INDUSTRIAL MARKETWATCH

AUSTIN | Q1 2023



Recent Industrial Leases

- **Southeast :: Spec's Wine & Fine Foods**
160,327 SF at Park 183, Bldg 6
- **Northeast :: Global Resale**
55,000 SF at Central Austin Business Park 1
- **Georgetown :: Dixie Carpet**
92,000 SF at Settler's Grove Bldg 3
- **North :: EPI**
57,600 SF at Prologis Corridor Park 7



Recent Industrial Sales

- **Hays Co. :: 201 Carlson Circle (Biomat USA)**
48,848 SF light manufacturing building
Buyer: GIC/Oak Street RE Capital
Seller: STORE Capital Corp.
(part of a national portfolio sale)

Industrial Sales Statistics

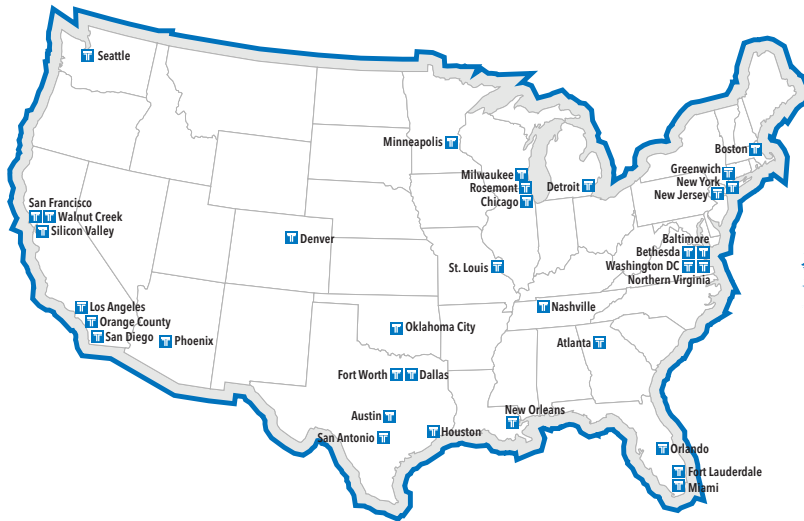
	AUSTIN TRAILING 12 MO.	AUSTIN Q1 2023	U.S. TRAILING 12 MO.	U.S. Q1 2023
Volume (\$ Mil)	\$966.1	\$128.3	\$120,382.3	\$13,006.8
Number of Properties	58	12	7,868	1,274
Total Square Feet	5,095,165	663,958	1,086,531,011	125,084,236
Average Price per SF	\$194	N/A	\$121	\$145
Average Cap Rate (Yield)	5.9%	N/A	5.4%	6.1%

SOURCE: Real Capital Analytics

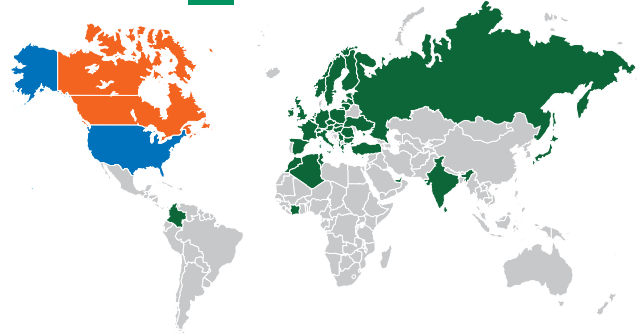
Q1 2023 Industrial Lease Statistics By Submarket

SUBMARKET	NO. OF BLDGS	INVENTORY	YTD NET ABSORPTION	QUARTERLY ABSORPTION	DIRECT OCCUP.	TOTAL OCCUP.	UNDER CONSTR.	FLEX NET RENT	INDUST. NET RENT	AVE NET RENT
Bastrop County	25	799,935	0	0	97.7%	97.7%	123,859	\$8.32	\$7.00	\$7.09
Caldwell County	13	406,746	0	0	100.0%	100.0%	177,794	\$10.38	\$7.00	\$7.50
CBD	5	87,424	0	0	100.0%	100.0%	0	N/A	N/A	N/A
Cedar Park	53	2,109,045	(60)	(60)	99.1%	96.5%	272,117	\$15.96	\$9.80	\$12.68
Central	61	1,638,039	(610)	(610)	89.2%	89.2%	0	\$15.83	\$9.27	\$11.26
East	160	10,028,429	111,560	111,560	97.9%	97.5%	430,866	\$12.80	\$8.77	\$8.85
Far Northeast	166	10,716,757	400,604	400,604	96.5%	96.5%	2,097,339	\$12.13	\$7.76	\$7.92
Far Northwest	38	1,111,904	11,000	11,000	99.2%	99.2%	50,620	\$13.00	\$8.80	\$9.18
Georgetown	162	7,454,135	53,894	53,894	82.6%	82.5%	3,884,861	\$12.29	\$9.00	\$9.15
Hays County	189	11,005,903	4,340	4,340	91.2%	90.5%	3,582,327	\$12.99	\$9.80	\$9.89
North	332	15,406,537	(50,234)	(50,234)	92.6%	91.3%	132,530	\$12.75	\$8.49	\$9.36
Northeast	215	14,994,384	72,560	72,560	97.7%	96.5%	382,677	\$12.92	\$8.94	\$10.04
Northwest	35	3,670,743	(22,206)	(22,206)	97.8%	97.8%	0	\$12.00	\$8.40	\$9.83
Round Rock	155	5,742,838	(16,745)	(16,745)	97.7%	97.6%	4,154,366	\$11.94	\$8.93	\$9.17
South	125	3,066,224	(22,004)	(22,004)	96.9%	96.9%	317,112	\$11.11	\$8.45	\$8.71
Southeast	261	15,340,589	(109,068)	(109,068)	91.7%	89.0%	1,980,238	\$12.27	\$8.85	\$9.32
Southwest	52	3,625,507	17,917	17,917	92.8%	92.1%	27,900	\$12.15	\$9.60	\$9.82
West Central	2	69,128	0	0	100.0%	100.0%	0	N/A	N/A	N/A
AUSTIN	2,049	107,274,267	450,948	450,948	94.0%	93.1%	17,614,606	\$12.86	\$8.79	\$9.36

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METHODOLOGY

The information in this report is the result of a compilation of information on industrial properties located in the Austin metropolitan area. This report includes single-tenant and multi-tenant industrial properties 10,000 SF and larger, excluding those properties owned and occupied by a government agency. *Net Absorption* refers to the change in *vacant space*. *Gross Leasing Activity* refers to the change in *available space*, including renewals, expansions, new leases and subleases.

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