

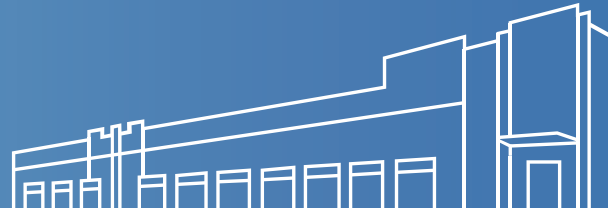


TRANSWESTERN

REAL ESTATE SERVICES

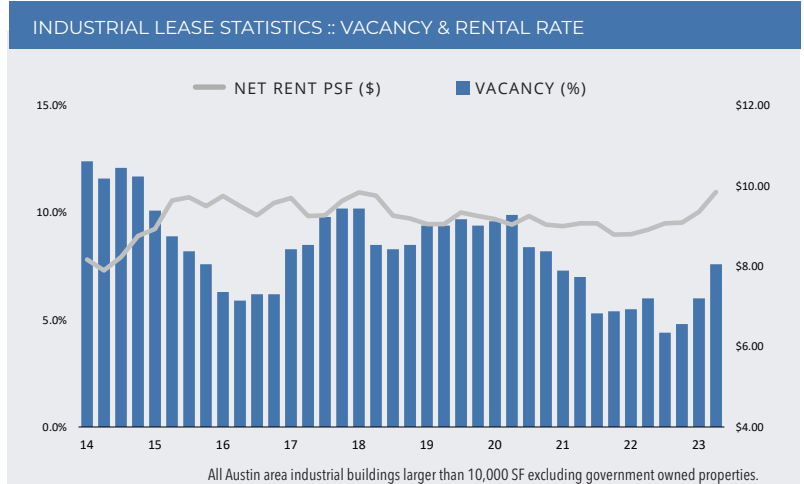
INDUSTRIAL MARKETWATCH

AUSTIN | Q2 2023



Recent Industrial Leases

- Southeast :: OnTrac
94,202 SF at Westinghouse 35
- East :: Winsupply
88,081 SF at 1307 Smith Road
- North :: Emerald Cloud Labs
103,000 SF at Vista Park
- Hays County :: ATCO Industries
49,672 SF at Whisper Hills West



Recent Industrial Sales

- Far Northeast :: Springbrook 7-10
503,080 SF in 4 warehouse buildings
Buyer: Blackstone
Seller: IDI/Oxford Property Group (part of a national portfolio sale)

Industrial Sales Statistics

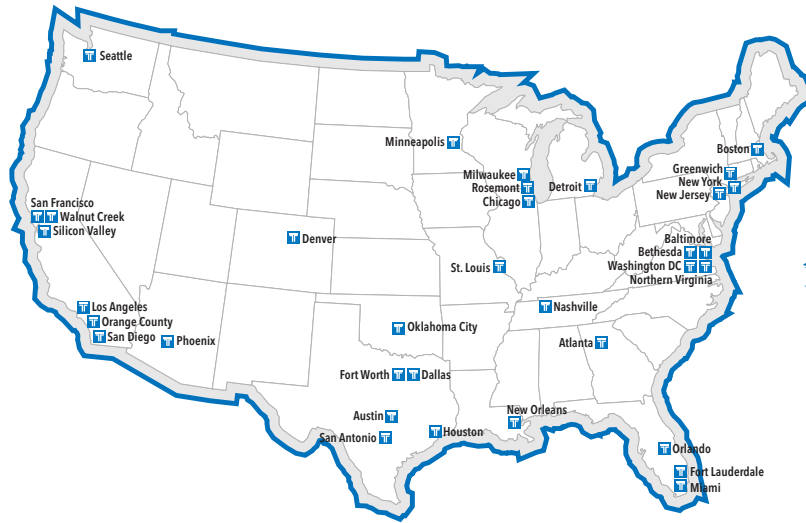
	AUSTIN TRAILING 12 MO.	AUSTIN Q2 2023	U.S. TRAILING 12 MO.	U.S. Q2 2023
Volume (\$ Mil)	\$1,055.4	\$164.6	\$110,811.2	\$20,559.0
Number of Properties	64	10	7,906	1,369
Total Square Feet	5,515,168	886	922,452,147	148,139,297
Average Price per SF	\$184	\$162	\$133	\$126
Average Cap Rate (Yield)	6.0%	6.1%	5.6%	6.0%

SOURCE: Real Capital Analytics

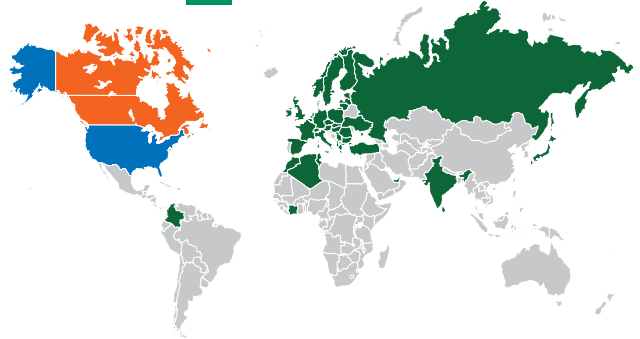
Q2 2023 Industrial Lease Statistics By Submarket

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	810,185	0	0	95.0%	95.0%	762,726	\$8.32	\$8.52	\$8.51
Caldwell County	14	690,078	(283,332)	(283,332)	58.9%	58.9%	175,794	\$10.38	\$9.15	\$9.26
CBD	5	87,424	0	0	100.0%	100.0%	0	N/A	N/A	N/A
Cedar Park	55	2,113,885	1,625	1,685	98.2%	92.9%	241,240	\$14.79	\$10.48	\$12.51
Central	61	1,638,039	(462)	148	89.6%	89.3%	0	\$15.50	\$9.40	\$11.25
East	159	10,106,798	21,210	(37,382)	96.5%	96.1%	902,987	\$13.00	\$9.98	\$10.04
Far Northeast	168	11,444,857	1,198,870	390,266	96.7%	95.6%	2,338,930	\$12.26	\$8.47	\$8.59
Far Northwest	38	1,059,656	47,040	36,040	98.0%	98.0%	0	\$14.00	\$9.71	\$10.12
Georgetown	166	7,910,215	497,787	364,553	81.7%	81.6%	3,892,421	\$12.23	\$9.60	\$9.72
Hays County	197	12,499,822	90,694	100,370	81.9%	81.3%	2,537,669	\$13.13	\$10.12	\$10.19
North	332	15,522,782	(114,560)	(44,910)	92.0%	90.5%	7,500	\$13.52	\$9.66	\$10.44
Northeast	214	14,699,326	(26,925)	(56,431)	96.9%	95.8%	67,209	\$12.80	\$9.04	\$10.03
Northwest	34	3,648,739	(14,859)	7,347	97.6%	97.6%	0	\$12.00	\$8.40	\$9.82
Round Rock	156	5,764,270	(15,139)	1,606	97.3%	97.3%	4,183,276	\$12.00	\$9.06	\$9.29
South	125	3,066,224	(28,605)	(6,601)	96.2%	96.1%	346,712	\$12.54	\$9.11	\$9.45
Southeast	261	15,349,011	5,293	101,710	93.4%	92.1%	2,574,856	\$12.83	\$9.06	\$9.57
Southwest	52	3,625,507	9,705	(8,212)	92.8%	92.3%	4,000	\$13.01	\$9.76	\$10.03
West Central	2	69,128	0	0	100.0%	100.0%	0	N/A	N/A	N/A
AUSTIN	2,064	110,105,946	1,388,342	566,857	92.4%	91.5%	18,035,320	\$13.05	\$9.36	\$9.85

Transwestern Locations



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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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