

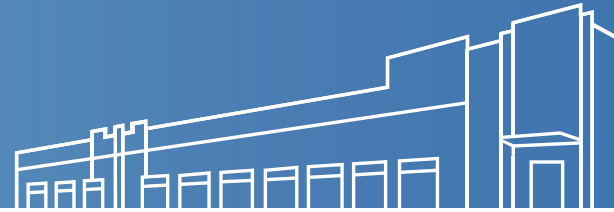


TRANSWESTERN

REAL ESTATE SERVICES

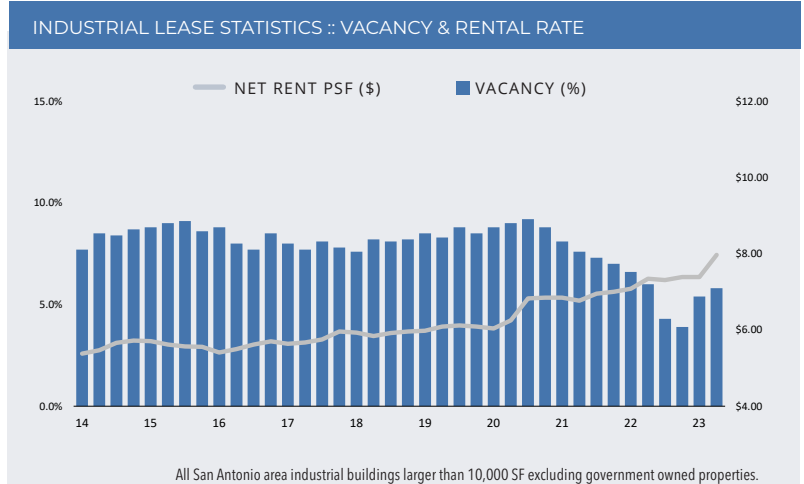
INDUSTRIAL MARKETWATCH

SAN ANTONIO | Q2 2023



Recent Industrial Leases

- **Northeast :: Southern Warehousing**
273,344 SF in Rittiman 35 Distribution Center
- **Northeast :: Wesco Distribution**
119,200 SF at Eisenhower N. Business Park
- **Northeast :: Dixie Flooring**
106,356 at Eisenhower Business Park
- **Northeast :: Eisenhower Rd**
88,560 SF at Eisenhower N. Business Park



Recent Industrial Sale

- **Northeast :: Cornerstone Logistics Crossing**
224,050 SF Distribution Building
Buyer: EQT Exeter
Seller: Scannell Properties

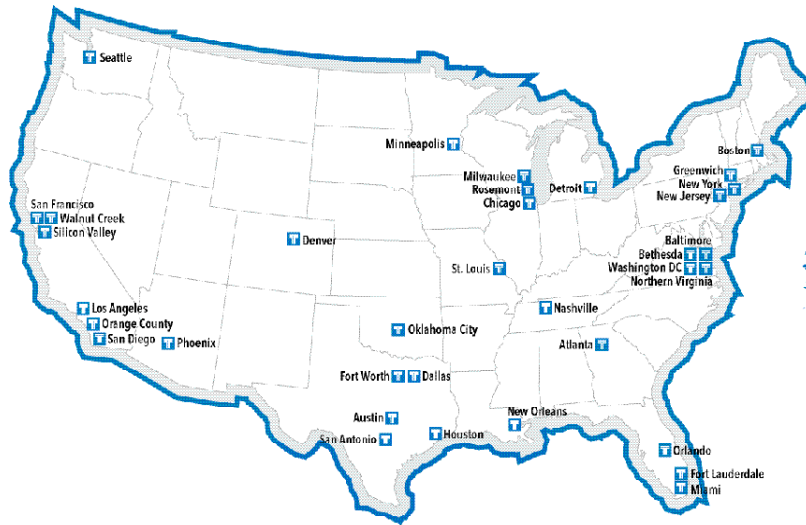
Industrial Sales Statistics

	SAN ANTONIO T12 MO.	SAN ANTONIO Q2 2023	U.S. TRAILING 12 MO.	U.S. Q2 2023
Volume (\$ Mil)	\$569.9	\$100.4	\$109,278.7	\$20,873.5
Number of Properties	47	5	7,452	1,344
Total Square Feet	5,611,315	1,109,524	930,478,717	156,803,850
Average Price per SF	\$111	\$112	\$131	\$123
Average Cap Rate (Yield)	-	-	5.6%	6.0%

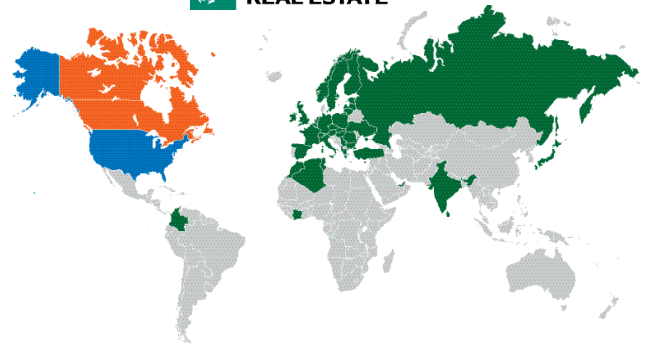
SOURCE: Real Capital Analytics

SUBMARKET	No. of Bldgs	Total Inventory (SF)	Direct Occupancy (%)	Total Occupancy (%)	Q2 Net Absorp	YTD Net Absorption (SF)	Under Construction (SF)	Flex Net Rent (PSF)	Industrial Net Rent (PSF)	Average Net Rent (PSF)
Atascosa County	47	1,131,224	91.2%	91.2%	(12,000)	(21,036)	60,000	\$14.40	\$10.72	\$10.72
Bandera County	4	183,349	97.7%	97.7%	0	(4,200)	0	N/A	\$8.00	\$8.00
CBD	86	2,839,786	98.2%	98.2%	0	0	0	\$12.00	\$8.64	\$8.93
Comal County	234	15,289,540	93.0%	93.0%	123,375	271,700	1,016,542	\$16.33	\$7.32	\$7.45
Far North Central	11	800,340	98.7%	98.7%	(8,400)	12,032	0	\$12.00	\$9.00	\$8.31
Far Northwest	33	766,605	98.0%	98.0%	0	0	44,000	\$12.50	\$9.65	\$9.93
Far West	38	5,230,256	99.7%	99.7%	0	380,930	317,256	\$12.50	\$7.50	\$8.50
Guadalupe County	163	11,881,815	98.6%	98.3%	1,250	(16,101)	164,000	\$12.06	\$9.25	\$9.29
Kendall County	36	1,402,144	98.6%	96.1%	(17,232)	22,242	66,000	\$15.75	\$14.56	\$14.66
Medina County	21	1,027,071	100.0%	100.0%	0	0	477,611	\$14.00	\$14.00	\$14.00
North Central	424	12,525,103	95.1%	94.5%	(479)	(47,369)	778,615	\$12.98	\$7.95	\$9.13
Northeast	701	41,344,691	93.9%	93.5%	(55,240)	352,408	2,585,744	\$11.49	\$6.99	\$7.20
Northwest	393	12,937,320	93.1%	93.0%	(32,705)	(60,939)	450,360	\$12.91	\$9.35	\$9.97
South	296	36,285,455	92.0%	91.8%	(89,036)	80,859	2,480,967	\$10.38	\$6.79	\$6.81
Wilson County	10	157,830	100.0%	100.0%	0	158,873	0	N/A	\$6.00	\$6.00
SAN ANTONIO	2,497	143,802,529	94.2%	93.9%	(90,467)	1,129,399	8,441,095	\$12.62	\$7.65	\$7.97

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 San Antonio 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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