

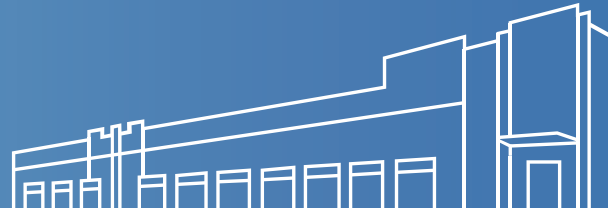


TRANSWESTERN

REAL ESTATE SERVICES

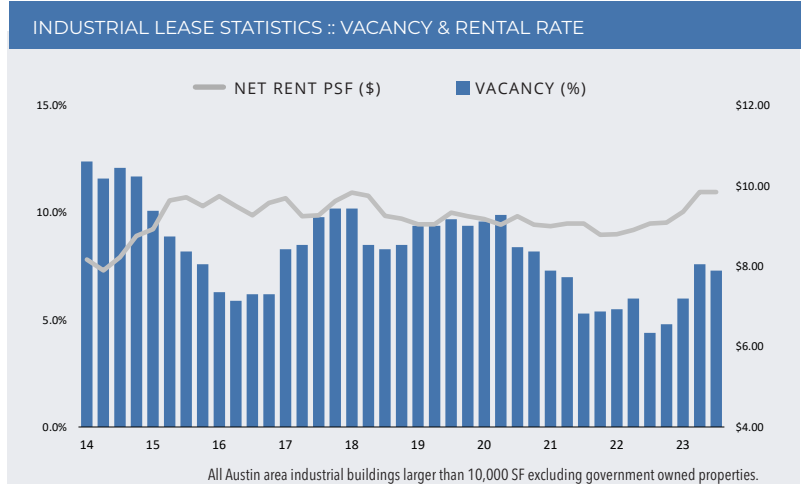
INDUSTRIAL MARKETWATCH

AUSTIN | Q3 2023



Recent Industrial Leases

- **Hays County :: Tesla (prelease)**
1,045,817 sf at Kyle35 Logistics 2, 3, 5
- **Georgetown :: US Farathane**
262,874 sf at GTX Logistics 1
- **Far Northwest :: Wholesale Electric Supply**
83,084 sf at Crossroads Logistics Ctr 5
- **Far Northeast :: 3-Way Logistics**
110,440 SF at Northeast Crossing 3



Recent Industrial Sales

- **Georgetown :: NorthPark35 1-3**
503,709 SF in 3 industrial buildings
Buyer: LBA Realty
Seller: Polk Street Properties

Industrial Sales Statistics

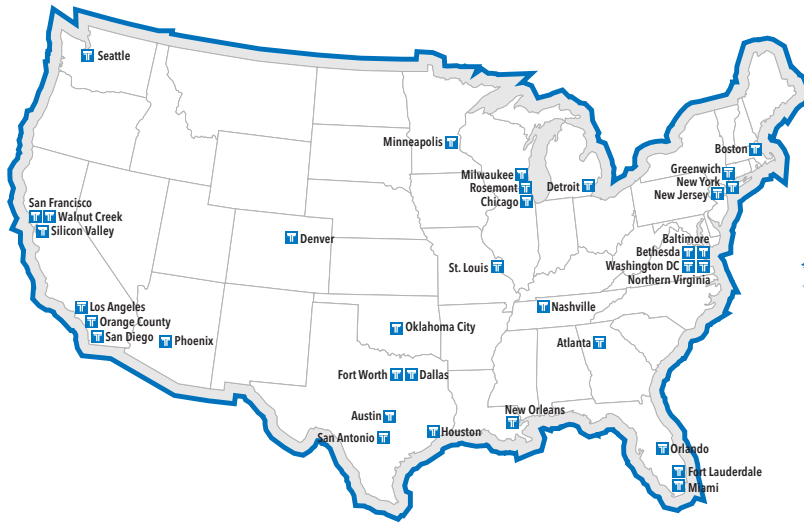
	AUSTIN TRAILING 12 MO.	AUSTIN Q3 2023	U.S. TRAILING 12 MO.	U.S. Q3 2023
Volume (\$ Mil)	\$833.3	\$282.3	\$99,112.5	\$20,021.0
Number of Properties	48	8	7,545	1,510
Total Square Feet	4,516,987	1,498,041	868,655,821	169,367,318
Average Price per SF	\$194	\$231	\$134	\$127
Average Cap Rate (Yield)	6.1%	6.0%	5.8%	6.1%

SOURCE: Real Capital Analytics

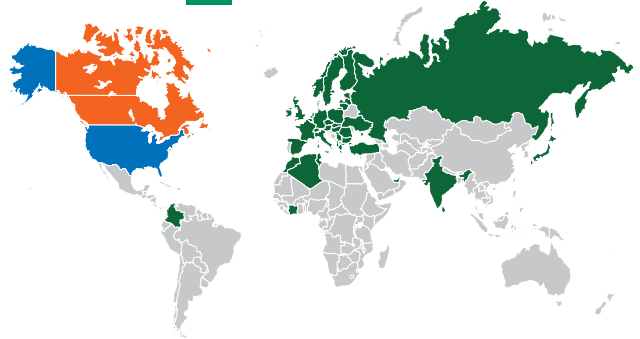
Q3 2023 Industrial Lease Statistics By Submarket

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%	902,867	\$9.91	\$7.92	\$8.05
Caldwell County	15	710,154	(283,332)	0	57.3%	57.3%	234,484	\$10.38	\$8.94	\$9.06
CBD	5	87,424	0	0	100.0%	100.0%	0	N/A	N/A	N/A
Cedar Park	55	1,967,650	2,796	1,171	96.7%	91.0%	0	\$14.81	\$10.55	\$12.71
Central	61	1,637,239	13,598	14,060	89.7%	89.5%	176,050	\$15.32	\$9.40	\$11.19
East	161	10,149,128	105,248	84,038	96.6%	96.2%	1,533,913	\$12.72	\$10.13	\$10.19
Far Northeast	171	11,562,962	1,202,347	(27,076)	96.7%	95.5%	2,484,251	\$12.39	\$8.09	\$8.24
Far Northwest	38	1,059,656	37,040	(10,000)	97.5%	97.5%	118,750	\$13.89	\$9.84	\$10.23
Georgetown	171	9,303,335	1,264,377	780,990	77.3%	77.2%	2,235,543	\$12.10	\$10.54	\$10.61
Hays County	198	12,697,471	108,136	442	89.3%	88.4%	2,543,969	\$13.48	\$10.78	\$10.84
North	334	15,637,755	(54,411)	30,149	92.8%	91.2%	0	\$13.52	\$9.52	\$10.35
Northeast	213	15,177,160	(31,412)	4,513	96.6%	95.4%	395,436	\$13.19	\$9.39	\$10.42
Northwest	34	3,648,739	(28,434)	(13,575)	96.6%	94.8%	0	\$12.00	\$8.40	\$9.82
Round Rock	155	5,753,112	77,162	92,301	97.6%	97.6%	4,433,276	\$12.17	\$9.48	\$9.70
South	128	3,099,628	(115,655)	(87,050)	93.1%	92.3%	43,600	\$12.92	\$9.83	\$10.15
Southeast	263	15,454,237	218,488	213,195	93.4%	92.2%	3,248,996	\$12.06	\$9.33	\$9.70
Southwest	52	3,624,707	(2,474)	(12,179)	92.6%	92.1%	4,000	\$13.28	\$9.80	\$10.09
West Central	2	69,128	0	0	100.0%	100.0%	0	N/A	N/A	N/A
AUSTIN	2,081	112,449,670	2,513,474	1,070,979	92.7%	91.7%	18,355,135	\$13.06	\$9.60	\$10.07
w/o SpaceX (BC) or Samsung (RR):							15,433,614			

Transwestern Locations



Alliance Partners



Austin Team Members

Brandon Lester, Regional Leader	Business Development	(512) 314.3576	brandon.lester@transwestern.com
Ty Puckett, Regional Partner	Development & Capital Markets	(512) 314.3572	ty.puckett@transwestern.com
Hale Umstatted, Exec Managing Director	Capital Markets & Corp. Services	(512) 314.3551	hale.umstatted@transwestern.com
Chris Stutzman, Managing Director	Capital Markets - Multifamily	(512) 314.5203	chris.stutzman@transwestern.com
Bryan McMurrey, Managing Director	Capital Markets - Multifamily	(512) 314.3971	bryan.mcmurrey@transwestern.com
Witt Westbrook, Managing Director	Agency Leasing & Capital Markets	(512) 215.3174	witt.westbrook@transwestern.com
Carter Thurmond, Managing Director	Agency Leasing & Capital Markets	(210) 255.0644	carter.thurmond@transwestern.com
Will Stewart, Senior Vice President	Agency Leasing & Tenant Advisory	(512) 314.3574	will.stewart@transwestern.com
Hunter Jones, Senior Vice President	Agency Leasing & Tenant Advisory	(512) 314.3571	hunter.jones@transwestern.com
Luke Wheeler, Vice President	Agency Leasing & Tenant Advisory	(512) 314.3553	luke.wheeler@transwestern.com
Stayton Wright, Vice President	Tenant Advisory	(512) 314.5205	stayton.wright@transwestern.com
Nash Frisbie, Vice President	Agency Leasing & Tenant Advisory	(512) 314.3961	nash.frisbie@transwestern.com
Max Appling, Vice President	Agency Leasing & Tenant Advisory	(512) 314.3967	max.appling@transwestern.com
Marshall Thurmond, Senior Associate	Agency Leasing & Tenant Advisory	(512) 314.5211	marshall.thurmond@transwestern.com
Ryan Thuma, Senior Associate	Capital Markets	(512) 314.3976	ryan.thuma@transwestern.com
Rye Hinkle, Senior Associate	Capital Markets - Multifamily	(512) 314.5215	rye.hinkle@transwestern.com
Tyler Gauntt, Senior Associate	Capital Markets - Multifamily	(512) 314.5206	tyler.gauntt@transwestern.com
Bailey Sousa, Associate	Agency Leasing & Capital Markets	(512) 314.3563	bailey.sousa@transwestern.com
Rachel Becker, Business Analyst	Agency Leasing & Tenant Advisory	(512) 314.3579	rachel.becker@transwestern.com
Rob Ellwood, Business Analyst	Agency Leasing & Capital Markets	(512) 314.3974	rob.ellwood@transwestern.com

CONTACT

Karen Judson
 Senior Vice President | Marketing & Research
 512.328.5600
 karen.judson@transwestern.com

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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