

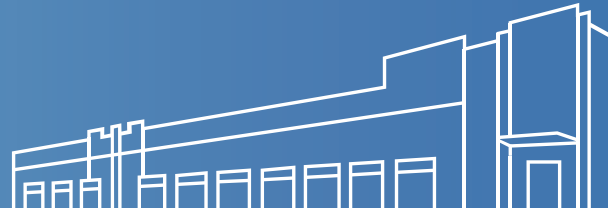


TRANSWESTERN

REAL ESTATE SERVICES

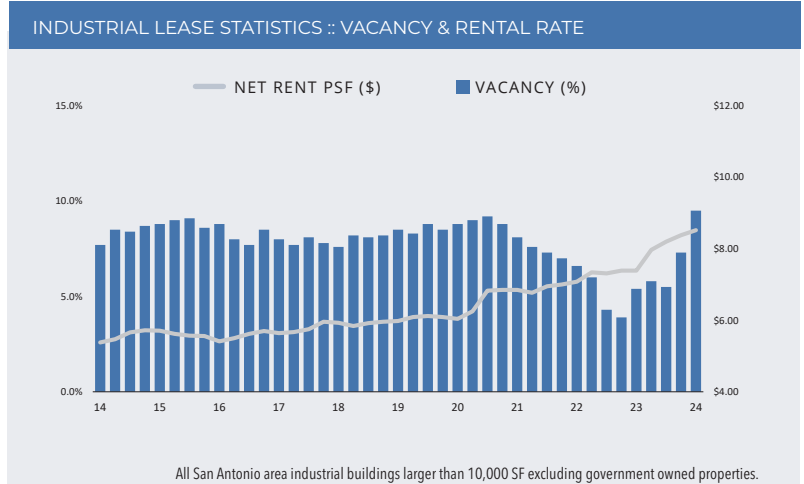
INDUSTRIAL MARKETWATCH

SAN ANTONIO | Q1 2024



Recent Industrial Leases

- **Northeast :: Sumitomo**
141,475 SF at Gateway 10 Business Park 2
- **Comal Co. :: The Reynolds Company**
132,000 SF at Tri County Industrial Park
- **Northeast :: Wholesale Electric Supply**
86,000 SF at Northpoint Business Park 4
- **Northeast :: Pathmark Transportation**
64,355 SF at Eisenhower Point Biz Park 3



Recent Industrial Sale

- **Northeast :: Windcrest Int'l Business Pk**
1 Fanatical Place
1,245,000 sf industrial park
Buyer: Industrial Commercial Properties
Seller: Rackspace Technology

Industrial Sales Statistics

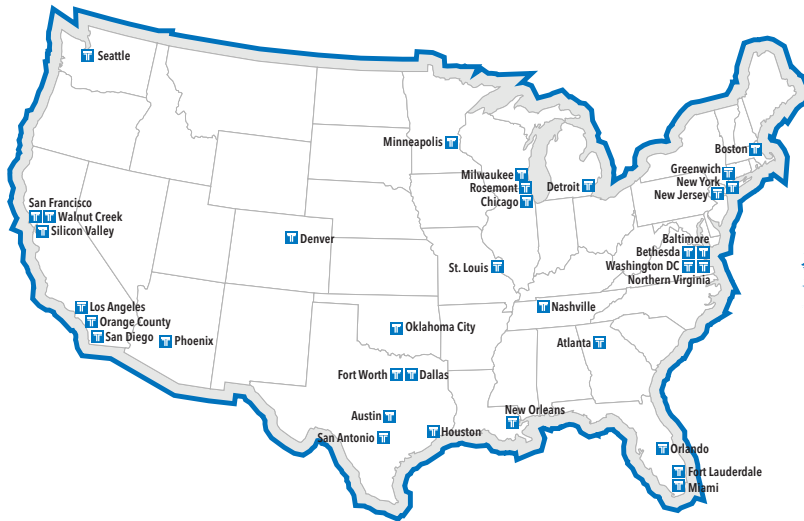
	SAN ANTONIO T12 MO.	SAN ANTONIO Q1 2024	U.S. TRAILING 12 MO.	U.S. Q1 2024
Volume (\$ Mil)	\$377.7	\$84.0	\$84,391.9	\$16,498.3
Number of Properties	39	8	6,960	1,668
Total Square Feet	4,946,871	1,938,444	701,476,768	153,487,151
Average Price per SF	\$67	\$21	\$125	\$127
Average Cap Rate (Yield)	7.5%	N/A	6.1%	6.4%

SOURCE: Real Capital Analytics

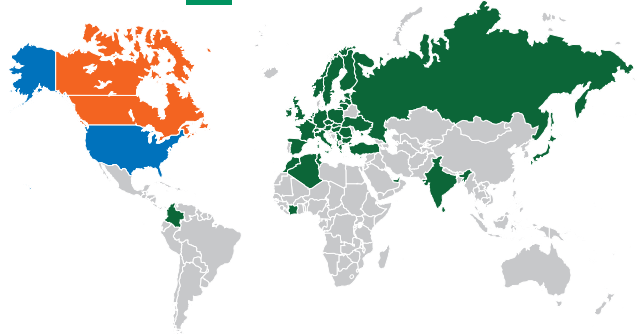
Q1 2024 Industrial Lease Statistics By Submarket

SUBMARKET	NO. OF BLDGS	INVENTORY	YTD NET ABSORPTION	QUARTERLY ABSORPTION	DIRECT OCCUP.	TOTAL OCCUP.	ALL UNDER CONSTR.	ALL YTD DELIVERIES	FLEX NET RENT	INDUST. NET RENT	AVE NET RENT
Atascosa County	50	1,224,452	14,945	14,945	93.0%	90.9%	0	4,116	N/A	\$11.69	\$11.69
Bandera County	4	183,349	0	0	100.0%	100.0%	0	0	N/A	\$8.00	\$8.00
CBD	89	2,885,686	1,156	1,156	94.8%	94.8%	0	0	\$9.00	\$6.90	\$7.09
Comal County	247	15,857,163	142,477	142,477	89.0%	88.9%	1,632,581	12,000	\$14.72	\$8.31	\$8.41
Far North Central	12	799,840	0	0	97.5%	97.5%	20,000	0	\$15.00	\$9.17	\$9.62
Far Northwest	35	814,845	(13,684)	(13,684)	96.4%	96.4%	0	0	\$12.50	\$9.58	\$10.00
Far West	43	5,842,416	0	0	98.1%	98.1%	507,000	0	\$12.98	\$8.00	\$9.16
Guadalupe County	166	11,899,725	128,250	128,250	98.8%	98.8%	598,152	198,200	\$11.49	\$10.97	\$10.98
Kendall County	41	1,522,467	(8,260)	(8,260)	92.9%	92.9%	6,000	0	\$13.80	\$7.92	\$8.44
Medina County	25	1,504,682	0	0	100.0%	100.0%	600,000	0	N/A	\$8.00	\$7.83
North Central	432	13,389,652	(26,260)	(26,260)	88.1%	87.9%	6,500	689,215	\$11.76	\$9.88	\$10.29
Northeast	684	41,448,619	(27,180)	(27,180)	88.5%	87.6%	1,503,984	18,432	\$12.58	\$7.62	\$7.86
Northwest	401	13,652,580	(99,303)	(99,303)	89.2%	89.1%	25,000	0	\$12.71	\$9.88	\$10.38
South	306	38,188,129	156,851	156,851	89.5%	89.4%	476,000	390,226	\$12.52	\$7.11	\$7.13
Wilson County	10	157,830	0	0	100.0%	100.0%	0	0	N/A	\$6.76	\$6.76
SAN ANTONIO	2,545	149,371,435	268,992	268,992	90.5%	90.1%	5,375,217	1,312,189	\$12.35	\$8.24	\$8.52

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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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