

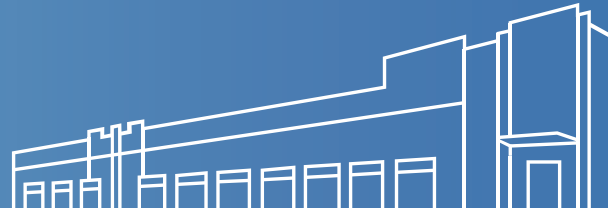


TRANSWESTERN

REAL ESTATE SERVICES

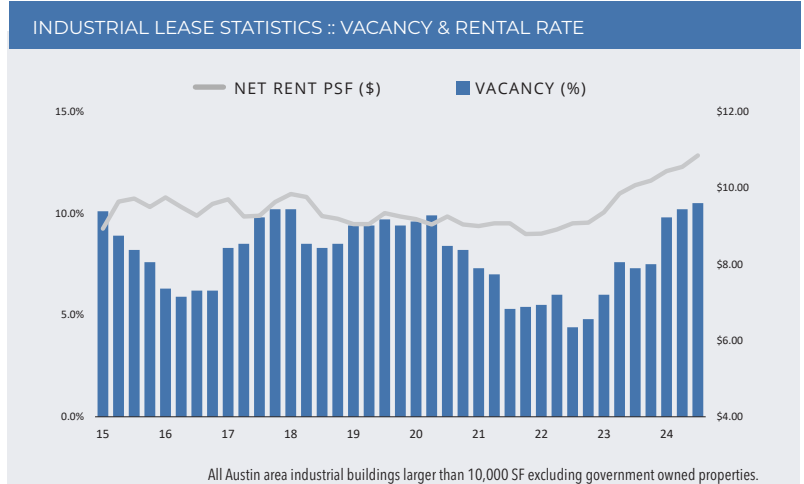
INDUSTRIAL MARKETWATCH

AUSTIN | Q3 2024



Recent Industrial Leases

- Southeast :: Hotline Delivery
120,440 SF at ATX 130 Bldg 1
- Round Rock :: Tesla
183,000 SF at Taylor Logistics Park
- Southeast :: Tokyo Electron
111,169 SF at MetCenter 15
- East :: Mason Road Sheet Metal
92,041 SF at Bluebonnet Business Ctr 3



Recent Industrial Sales

- Hays County :: Kyle35 Logistics Park 1-5
24801 IH-35
1,392,379 SF in 5 logistics buildings
Buyer: MDH Partners
Seller: Alliance Industrial

Industrial Sales Statistics

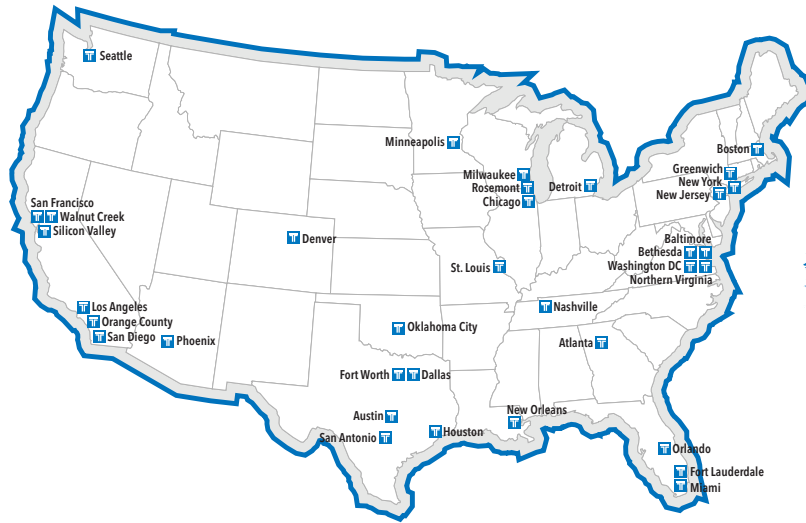
	AUSTIN TRAILING 12 MO.	AUSTIN Q3 2024	U.S. TRAILING 12 MO.	U.S. Q3 2024
Volume (\$ Mil)	\$971.8	\$64.0	\$79,066.8	\$18,054.8
Number of Properties	46	7	6,749	1,390
Total Square Feet	5,650,246	389,405	664,483,084	148,625,260
Average Price per SF	\$186	\$180	\$125	\$129
Average Cap Rate (Yield)	6.4%	6.6%	6.4%	6.7%

SOURCE: Real Capital Analytics

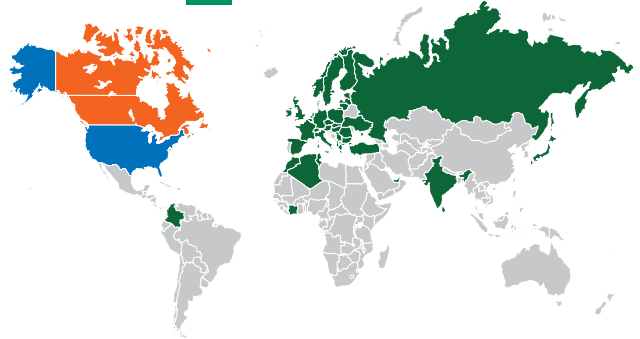
Q3 2024 Industrial Lease Statistics By Submarket

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
Bastrop County	39	1,230,677	105,000	85,000	96.7%	96.7%	157,250	105,000	\$14.00	\$6.70	\$7.45
Caldwell County	21	864,062	305,605	0	78.6%	78.6%	364,884	8,000	\$14.50	\$11.58	\$11.78
CBD	5	87,424	0	0	100.0%	100.0%	0	0	N/A	N/A	N/A
Cedar Park	77	2,778,260	(27,645)	2,841	81.3%	79.0%	148,836	314,578	\$17.50	\$10.80	\$14.19
Central	74	1,875,702	(19,460)	(11,160)	91.7%	90.6%	0	0	\$16.69	\$10.80	\$12.95
East	174	11,049,078	451,108	(44,683)	88.2%	87.8%	5,480,687	423,032	\$18.30	\$11.31	\$12.12
Far Northeast	190	11,568,657	407,973	114,407	94.5%	93.2%	1,657,292	548,227	\$13.05	\$9.27	\$9.45
Far Northwest	47	1,548,761	(3,806)	5,167	97.0%	97.0%	0	0	\$14.96	\$10.05	\$11.80
Georgetown	270	13,397,978	1,858,653	334,116	79.1%	79.3%	2,594,526	1,394,671	\$10.20	\$10.97	\$10.92
Hays County	269	14,708,645	1,752,180	131,347	92.2%	91.9%	1,694,388	1,923,167	\$14.53	\$11.25	\$11.41
North	364	16,974,703	(461,418)	(110,646)	87.3%	84.6%	0	2,833	\$13.39	\$10.80	\$11.48
Northeast	244	16,978,525	(509,759)	(110,997)	90.0%	87.0%	209,296	389,099	\$12.25	\$9.31	\$10.20
Northwest	38	3,880,416	(86,215)	0	95.9%	94.2%	0	0	\$12.00	\$8.40	\$9.95
Round Rock	194	7,716,596	910,260	(24,856)	93.8%	93.1%	4,314,226	1,236,099	\$12.04	\$10.72	\$10.94
South	145	3,478,902	53,357	86,647	92.8%	91.7%	0	42,800	\$12.54	\$10.14	\$10.56
Southeast	331	19,156,064	176,254	(52,166)	89.5%	87.5%	2,225,939	2,200,444	\$10.71	\$10.09	\$10.21
Southwest	70	4,138,067	37,250	4,951	93.0%	92.3%	269,959	10,396	\$15.04	\$9.88	\$10.67
West Central	2	69,128	0	0	100.0%	100.0%	0	0	N/A	N/A	N/A
AUSTIN	2,554	131,501,645	4,949,337	409,968	89.5%	88.0%	19,117,283	8,598,346	\$13.11	\$10.34	\$10.85

Transwestern Locations



Alliance Partners



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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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