



**JONES LANG
LASALLE**

Real value in a changing world

Industrial Statistics

Miami-Dade County . Q2 2013

	YTD completion (sf)	Inventory (sf)	Direct net absorption (sf)	YTD direct net absorption (sf)	Total net absorption (sf)	YTD total net absorption (sf)	YTD total net absorption (% of stock)	Direct vacancy (sf)	Direct vacancy (%)	Total vacancy (sf)	Total vacancy (%)	Average asking rent (\$ psf) NNN	Under construction / renovation (sf)
Miami-Dade Total													
Warehouse & Distribution	0	100,534,674	234,835	733,830	311,481	718,412	0.7%	7,433,997	7.4%	7,604,600	7.6%	\$4.80	1,854,000
Manufacturing	0	21,870,804	-78,270	-88,305	-78,270	-88,305	-0.4%	865,868	4.0%	865,868	4.0%	\$5.20	0
Totals	0	122,405,478	156,565	645,525	233,211	630,107	0.5%	8,299,865	6.8%	8,470,468	6.9%	\$4.87	1,854,000

*All classes, 30,000 s.f. and higher

Matthew Walaszek Research Analyst

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Miami - Dade Submarkets

	YTD completion (sf)	YTD Inventory (sf)	Direct net absorption (sf)	YTD direct net absorption (sf)	Total net absorption (sf)	YTD total net absorption (sf)	YTD total net absorption (% of stock)	Direct vacancy (sf)	Direct vacancy (%)	Total vacancy (sf)	Total vacancy (%)	Average asking rent (\$ psf) NNN	Under construction / renovation (sf)
Airport East / Downtown													
Warehouse & Distribution	0	2,252,058	0	1,447	0	1,447	0.1%	194,794	8.6%	194,794	8.6%	\$4.25	0
Manufacturing	0	827,366	0	0	0	0	0.0%	60,126	7.3%	60,126	7.3%	\$4.29	0
Totals	0	3,079,424	0	1,447	0	1,447	0.0%	254,920	8.3%	254,920	8.3%	\$4.26	0
Airport North													
Warehouse & Distribution	0	10,700,821	-58,822	-9,045	-58,822	-9,045	-0.1%	400,091	3.7%	400,091	3.7%	\$5.63	0
Manufacturing	0	1,514,802	7,500	9,500	7,500	9,500	0.6%	2,400	0.2%	2,400	0.2%	\$5.50	0
Totals	0	12,215,623	-51,322	455	-51,322	455	0.0%	402,491	3.3%	402,491	3.3%	\$5.61	0
Airport West													
Warehouse & Distribution	0	31,687,889	369,591	338,398	373,965	250,708	0.8%	2,184,223	6.9%	2,314,208	7.3%	\$6.83	604,000
Manufacturing	0	2,765,021	-12,856	-46,556	-12,856	-46,556	-1.7%	162,723	5.9%	162,723	5.9%	\$6.97	0
Totals	0	34,452,910	356,735	291,842	361,109	204,152	0.6%	2,346,946	6.8%	2,476,931	7.2%	\$6.84	604,000
East Dade													
Warehouse & Distribution	0	12,435,647	12,957	257,608	32,954	277,605	2.2%	1,554,968	12.5%	1,554,968	12.5%	\$2.97	0
Manufacturing	0	4,771,987	0	0	0	0	0.0%	74,600	1.6%	74,600	1.6%	\$4.00	0
Totals	0	17,207,634	12,957	257,608	32,954	277,605	1.6%	1,629,568	9.5%	1,629,568	9.5%	\$3.26	0
Hialeah													
Warehouse & Distribution	0	3,108,578	26,947	7,894	32,947	13,894	0.4%	362,019	11.6%	362,019	11.6%	\$4.08	0
Manufacturing	0	1,558,904	-5,000	-4,800	-5,000	-4,800	-0.3%	50,250	3.2%	50,250	3.2%	\$3.66	0
Totals	0	4,667,482	21,947	3,094	27,947	9,094	0.2%	412,269	8.8%	412,269	8.8%	\$3.94	0
Medley													
Warehouse & Distribution	0	16,654,670	-212,842	-72,066	-163,949	-23,173	-0.1%	1,227,837	7.4%	1,262,837	7.6%	\$5.24	1,250,000
Manufacturing	0	3,766,550	-67,914	-60,249	-67,914	-60,249	-1.6%	348,861	9.3%	348,861	9.3%	\$5.54	0
Totals	0	20,421,220	-280,756	-132,315	-231,863	-83,422	-0.4%	1,576,698	7.7%	1,611,698	7.9%	\$5.30	1,250,000

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Miami Lakes													
Warehouse & Distribution	0	3,197,574	28,140	50,490	28,140	50,490	1.6%	150,940	4.7%	150,940	4.7%	\$5.04	0
Manufacturing	0	494,713	0	0	0	0	0.0%	72,608	14.7%	72,608	14.7%	\$6.46	0
Totals	0	3,692,287	28,140	50,490	28,140	50,490	1.4%	223,548	6.1%	223,548	6.1%	\$5.04	0
North Central Dade													
Warehouse & Distribution	0	20,497,437	68,864	159,104	66,246	156,486	0.8%	1,359,125	6.6%	1,364,743	6.7%	\$4.39	0
Manufacturing	0	6,171,461	0	13,800	0	13,800	0.2%	94,300	1.5%	94,300	1.5%	\$5.20	0
Totals	0	26,668,898	68,864	172,904	66,246	170,286	0.6%	1,453,425	5.4%	1,459,043	5.5%	\$4.39	0
Market Totals													
Warehouse & Distribution	0	100,534,674	234,835	733,830	311,481	718,412	0.7%	7,433,997	7.4%	7,604,600	7.6%	\$4.80	1,854,000
Manufacturing	0	21,870,804	-78,270	-88,305	-78,270	-88,305	-0.4%	865,868	4.0%	865,868	4.0%	\$5.20	0
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