

# Final Figures at a Glance

YEAR - END 2017

The Dallas/Ft Worth Industrial Market



CoStar™

## Dallas/Ft Worth Industrial Market



Figures At A Glance By Market

## Flex Market Statistics

Year-End 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Leasing Activity
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
DFW Airport Ind	163	7,762,289	768,816	779,096	10.0%	(42,552)	0	0	510,542
East Dallas Ind	127	5,065,013	897,612	897,612	17.7%	(91,709)	0	0	35,859
Great SW/Arlington Ind	214	8,001,995	525,121	533,238	6.7%	308,506	0	0	297,668
North Ft Worth Ind	77	4,308,174	45,007	45,007	1.0%	683,197	250,000	62,000	252,941
Northeast Dallas Ind	595	25,945,487	2,418,444	2,454,672	9.5%	1,098,652	1,930,445	270,000	1,249,661
Northwest Dallas Ind	426	18,463,696	1,345,357	1,368,823	7.4%	413,404	330,000	470,000	932,232
South Dallas Ind	77	2,288,256	16,191	16,191	0.7%	8,316	0	0	33,307
South Ft Worth Ind	256	9,367,573	391,831	451,728	4.8%	(95,873)	18,600	0	343,917
South Stemmons Ind	549	19,630,496	798,171	816,794	4.2%	41,107	15,000	0	506,031
<b>Totals</b>	<b>2,484</b>	<b>100,832,979</b>	<b>7,206,550</b>	<b>7,363,161</b>	<b>7.3%</b>	<b>2,323,048</b>	<b>2,544,045</b>	<b>802,000</b>	<b>4,162,158</b>

Source: CoStar Property®

## Shallow-Bay Distribution Market Statistics

Year-End 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Leasing Activity
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
DFW Airport Ind	135	12,030,625	599,855	599,855	5.0%	156,459	357,068	0	407,707
East Dallas Ind	196	11,106,371	658,963	658,963	5.9%	290,958	351,874	877,230	462,069
Great SW/Arlington Ind	273	18,784,785	832,432	945,579	5.0%	760,784	820,000	0	1,076,842
North Ft Worth Ind	81	11,290,717	373,144	373,144	3.3%	567,095	600,000	29,693	204,835
Northeast Dallas Ind	240	14,731,480	758,132	887,420	6.0%	(8,756)	54,000	0	1,000,404
Northwest Dallas Ind	325	25,220,539	692,285	692,285	2.7%	1,167,045	850,000	0	1,423,904
South Dallas Ind	154	15,858,566	191,877	191,877	1.2%	631,145	450,000	3,132,630	580,351
South Ft Worth Ind	259	12,588,748	232,001	283,601	2.3%	(28,771)	19,000	0	208,902
South Stemmons Ind	650	29,079,708	685,526	731,212	2.5%	(17,054)	0	189,200	912,942
<b>Totals</b>	<b>2,313</b>	<b>150,691,539</b>	<b>5,024,215</b>	<b>5,363,936</b>	<b>3.6%</b>	<b>3,518,905</b>	<b>3,501,942</b>	<b>4,228,753</b>	<b>6,277,956</b>

Source: CoStar Property®

## Warehouse Market Statistics

Year-End 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Leasing Activity
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
DFW Airport Ind	304	51,381,612	2,489,804	2,654,720	5.2%	1,465,427	1,603,789	2,174,702	4,733,168
East Dallas Ind	255	24,670,175	575,360	575,360	2.3%	444,473	0	0	549,376
Great SW/Arlington Ind	580	77,214,658	7,453,081	7,512,897	9.7%	2,856,697	5,488,824	2,894,122	6,485,846
North Ft Worth Ind	415	68,171,649	3,787,998	3,798,998	5.6%	4,996,558	2,938,671	3,132,637	4,488,744
Northeast Dallas Ind	574	61,630,304	2,886,160	3,418,292	5.5%	1,675,686	2,027,616	966,670	2,736,969
Northwest Dallas Ind	549	59,831,733	2,406,039	2,527,809	4.2%	1,992,873	1,183,219	684,175	3,064,502
South Dallas Ind	406	69,326,412	8,574,441	8,811,033	12.7%	3,456,011	5,454,797	4,219,205	3,112,839
South Ft Worth Ind	766	50,277,400	3,448,789	3,448,789	6.9%	(680,614)	949,814	325,611	1,898,370
South Stemmons Ind	857	64,197,980	6,336,984	6,391,048	10.0%	(138,575)	733,241	509,733	1,529,532
<b>Totals</b>	<b>4,706</b>	<b>526,701,923</b>	<b>37,958,656</b>	<b>39,138,946</b>	<b>7.4%</b>	<b>16,068,536</b>	<b>20,379,971</b>	<b>14,906,855</b>	<b>28,599,346</b>

Source: CoStar Property®

## Total Industrial Market Statistics

Year-End 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Leasing Activity
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
DFW Airport Ind	602	71,174,526	3,858,475	4,033,671	5.7%	1,579,334	1,960,857	2,174,702	5,651,417
East Dallas Ind	578	40,841,559	2,131,935	2,131,935	5.2%	643,722	351,874	877,230	1,047,304
Great SW/Arlington Ind	1,067	104,001,438	8,810,634	8,991,714	8.6%	3,925,987	6,308,824	2,894,122	7,860,356
North Ft Worth Ind	573	83,770,540	4,206,149	4,217,149	5.0%	6,246,850	3,788,671	3,224,330	4,946,520
Northeast Dallas Ind	1,409	102,307,271	6,062,736	6,760,384	6.6%	2,765,582	4,012,061	1,236,670	4,987,034
Northwest Dallas Ind	1,300	103,515,968	4,443,681	4,588,917	4.4%	3,573,322	2,363,219	1,154,175	5,420,638
South Dallas Ind	637	87,473,234	8,782,509	9,019,101	10.3%	4,095,472	5,904,797	7,351,835	3,726,497
South Ft Worth Ind	1,281	72,233,721	4,072,621	4,184,118	5.8%	(805,258)	987,414	325,611	2,451,189
South Stemmons Ind	2,056	112,908,184	7,820,681	7,939,054	7.0%	(114,522)	748,241	698,933	2,948,505
<b>Totals</b>	<b>9,503</b>	<b>778,226,441</b>	<b>50,189,421</b>	<b>51,866,043</b>	<b>6.7%</b>	<b>21,910,489</b>	<b>26,425,958</b>	<b>19,937,608</b>	<b>39,039,460</b>

Source: CoStar Property®

## Dallas/Ft Worth Industrial Market


**Figures At A Glance By Market**

## Flex Submarket Statistics

Year-End 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Leasing Activity
	# Bids	Total RBA	Direct SF	Total SF	Vac %				
Allen/McKinney Ind	33	1,944,678	100,867	109,422	5.6%	51,377	68,000	190,000	64,633
Arlington Ind	64	2,171,390	36,916	40,053	1.8%	237,683	0	0	42,171
Central East Dallas .	76	2,714,665	93,509	93,509	3.4%	(82,509)	0	0	5,344
Delta County Ind	0	0	0	0	0.0%	0	0	0	0
Denton Ind	26	1,664,936	51,000	51,000	3.1%	13,100	0	0	5,987
E DFW Air/Las Colina.	103	6,126,402	672,696	681,128	11.1%	(79,869)	0	0	474,538
East Brookhollow Ind	41	1,352,596	132,374	132,374	9.8%	49,308	0	0	42,738
East Dallas/Mesquite.	43	2,100,015	781,265	781,265	37.2%	5,638	0	0	22,515
East Ft Worth Ind	112	3,719,300	111,234	111,234	3.0%	(14,447)	0	0	206,395
East Hines North Ind	158	4,857,611	190,717	190,717	3.9%	(20,963)	0	0	247,442
Eastern Lonestar/Tpk.	31	1,449,508	70,000	70,000	4.8%	(58,800)	0	0	7,750
Forney/Terrill/Kauf C.	8	250,333	22,838	22,838	9.1%	(14,838)	0	0	8,000
Hood County Ind	5	98,224	8,953	8,953	9.1%	8,847	0	0	10,000
Hunt County Ind	3	80,924	0	0	0.0%	0	0	0	0
Johnson County Ind	3	331,378	0	0	0.0%	0	0	0	0
Lewisville Ind	62	2,701,495	190,092	195,634	7.2%	356,507	330,000	470,000	82,449
Lower Great Southwes.	69	2,267,608	125,005	125,005	5.5%	33,345	0	0	143,741
Mansfield Ind	13	717,168	8,176	8,176	1.1%	(8,176)	0	0	7,588
Meacham Fld/Fossil C.	40	1,882,036	18,584	18,584	1.0%	199,058	0	0	15,884
Metropolitan/Addison.	187	7,896,803	523,111	523,111	6.6%	153,222	0	0	466,658
N Central Ft Worth I.	32	985,798	13,135	13,135	1.3%	20,325	0	0	0
N Stemmons/Valwood I.	151	6,200,462	581,154	599,078	9.7%	(109,425)	0	0	377,138
NE Dallas/Garland In.	218	8,248,609	410,134	420,356	5.1%	899,268	1,000,000	0	281,453
NE Tarrant/Alliance .	23	2,020,885	4,410	4,410	0.2%	472,151	250,000	62,000	237,057
North Trinity Ind	79	3,593,935	159,121	171,128	4.8%	18,822	0	0	64,395
Outlying Collin Cnty.	3	65,225	65,300	65,300	100.1%	(75)	65,225	80,000	10,000
Outlying Ellis Cnty .	4	139,355	0	0	0.0%	0	0	0	0
Outlying Kaufman Cnt.	0	0	0	0	0.0%	0	0	0	0
Parker County Ind	3	88,120	0	0	0.0%	0	0	0	0
Plano Ind	134	6,736,717	824,174	841,625	12.5%	83,877	467,460	0	384,969
Redbird Airport Ind	15	411,672	0	0	0.0%	0	0	0	15,158
Richardson Ind	196	8,577,540	1,008,603	1,008,603	11.8%	73,571	329,760	0	505,956
Rockwall Ind	8	291,794	9,366	9,366	3.2%	(9,366)	0	0	2,650
S Cen.Tarrant Cnty I.	35	1,465,973	53,044	63,741	4.3%	15,769	18,600	0	50,587
S Central Ft Worth I.	39	1,384,278	33,263	33,263	2.4%	95,035	0	0	62,847
SE Dallas/I-45 Ind	26	826,761	0	0	0.0%	900	0	0	0
Southwest Tarrant In.	17	665,454	164,026	213,226	32.0%	(213,226)	0	0	6,500
SW Dallas/US 67 Ind	32	910,468	16,191	16,191	1.8%	7,416	0	0	18,149
Upper Great Southwes.	81	3,562,997	363,200	368,180	10.3%	37,478	0	0	111,756
W DFW Air/Grapevine .	60	1,635,887	96,120	97,968	6.0%	37,317	0	0	36,004
West Brookhollow Ind	170	6,359,973	194,570	201,186	3.2%	25,105	15,000	0	61,653
West Hines North Ind	62	1,825,724	51,389	51,389	2.8%	27,635	0	0	82,053
West Tarrant Ind	9	279,199	22,013	22,013	7.9%	(7,346)	0	0	0
Western Lonestar/Tpk.	8	191,149	0	0	0.0%	0	0	0	0
Wise County Ind	2	37,934	0	0	0.0%	19,334	0	0	0
<b>Totals</b>	<b>2,484</b>	<b>100,832,979</b>	<b>7,206,550</b>	<b>7,363,161</b>	<b>7.3%</b>	<b>2,323,048</b>	<b>2,544,045</b>	<b>802,000</b>	<b>4,162,158</b>

Source: CoStar Property®

## Dallas/Ft Worth Industrial Market



Figures At A Glance By Market

## Shallow-Bay Distribution Submarket Statistics

Year-End 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Leasing Activity
	# Bids	Total RBA	Direct SF	Total SF	Vac %				
Allen/McKinney Ind	20	1,777,470	0	0	0.0%	23,082	0	0	0
Arlington Ind	53	3,807,628	15,300	15,300	0.4%	814,805	750,000	0	16,592
Central East Dallas .	111	4,338,867	234,418	234,418	5.4%	(13,116)	0	0	20,850
Delta County Ind	0	0	0	0	0.0%	0	0	0	0
Denton Ind	19	2,637,225	0	0	0.0%	879,800	850,000	0	4,500
E DFW Air/Las Colina.	63	7,442,353	346,146	346,146	4.7%	(15,599)	198,602	0	205,872
East Brookhollow Ind	46	1,963,768	0	0	0.0%	0	0	0	0
East Dallas/Mesquite.	60	3,282,469	194,985	194,985	5.9%	320,834	351,874	877,230	441,219
East Ft Worth Ind	89	4,050,990	41,423	93,023	2.3%	(491)	0	0	153,689
East Hines North Ind	157	6,050,351	61,241	61,241	1.0%	167,508	0	0	275,478
Eastern Lonestar/Tpk.	83	5,891,514	258,470	304,156	5.2%	(229,531)	0	0	52,779
Forney/Terrill/Kauf C.	25	3,485,035	229,560	229,560	6.6%	(16,760)	0	0	0
Hood County Ind	0	0	0	0	0.0%	0	0	0	0
Hunt County Ind	4	106,637	0	0	0.0%	22,500	0	0	22,500
Johnson County Ind	14	1,692,366	0	0	0.0%	19,000	19,000	0	0
Lewisville Ind	19	1,640,878	14,405	14,405	0.9%	26,924	0	0	94,419
Lower Great Southwes.	108	6,729,554	303,098	303,098	4.5%	(85,258)	70,000	0	469,051
Mansfield Ind	24	927,588	25,000	25,000	2.7%	9,927	0	0	34,927
Meacham Fld/Fossil C.	58	6,749,220	320,000	320,000	4.7%	620,239	600,000	0	202,135
Metropolitan/Addison.	85	4,372,863	250,382	250,382	5.7%	(84,722)	0	0	296,480
N Central Ft Worth I.	55	2,267,518	37,905	37,905	1.7%	(37,905)	0	0	14,286
N Stemmons/Valwood I.	202	16,569,573	427,498	427,498	2.6%	345,043	0	0	1,028,505
NE Dallas/Garland In.	142	8,371,245	468,205	564,099	6.7%	92,226	54,000	0	836,537
NE Tarrant/Alliance .	17	4,136,394	1,344	1,344	0.0%	(1,344)	0	29,693	2,700
North Trinity Ind	70	2,000,178	90,802	90,802	4.5%	(18,242)	0	0	79,994
Outlying Collin Cnty.	1	20,000	3,000	3,000	15.0%	0	0	0	6,000
Outlying Ellis Cnty .	14	3,444,214	0	0	0.0%	0	0	0	0
Outlying Kaufman Cnt.	0	0	0	0	0.0%	0	0	0	0
Parker County Ind	1	100,000	0	0	0.0%	0	0	0	0
Plano Ind	45	2,884,351	249,424	282,818	9.8%	(180,678)	0	0	104,956
Redbird Airport Ind	63	5,688,146	119,877	119,877	2.1%	128,145	0	0	104,010
Richardson Ind	22	1,289,777	31,503	31,503	2.4%	10,114	0	0	30,411
Rockwall Ind	6	282,000	6,000	6,000	2.1%	24,000	0	0	0
S Cen.Tarrant Cnty I.	38	2,117,244	84,220	84,220	4.0%	(2,625)	0	0	0
S Central Ft Worth I.	27	1,150,703	12,000	12,000	1.0%	5,000	0	0	6,000
SE Dallas/I-45 Ind	46	3,925,374	0	0	0.0%	450,000	450,000	1,832,630	0
Southwest Tarrant In.	12	382,339	31,453	31,453	8.2%	(21,677)	0	0	0
SW Dallas/US 67 Ind	31	2,800,832	72,000	72,000	2.6%	53,000	0	1,300,000	476,341
Upper Great Southwes.	112	8,247,603	514,034	627,181	7.6%	31,237	0	0	591,199
W DFW Air/Grapevine .	72	4,588,272	253,709	253,709	5.5%	172,058	158,466	0	201,835
West Brookhollow Ind	248	10,496,397	154,036	154,036	1.5%	27,565	0	0	295,485
West Hines North Ind	38	2,166,510	120,977	120,977	5.6%	35,646	0	0	209,206
West Tarrant Ind	5	305,103	51,800	51,800	17.0%	(51,800)	0	0	0
Western Lonestar/Tpk.	8	510,990	0	0	0.0%	0	0	189,200	0
Wise County Ind	0	0	0	0	0.0%	0	0	0	0
<b>Totals</b>	<b>2,313</b>	<b>150,691,539</b>	<b>5,024,215</b>	<b>5,363,936</b>	<b>3.6%</b>	<b>3,518,905</b>	<b>3,501,942</b>	<b>4,228,753</b>	<b>6,277,956</b>

Source: CoStar Property®

## Warehouse Submarket Statistics

Year-End 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Leasing Activity
	# Bids	Total RBA	Direct SF	Total SF	Vac %				
Allen/McKinney Ind	72	6,277,724	171,460	171,460	2.7%	38,030	130,000	202,270	51,480
Arlington Ind	146	13,258,142	2,166,128	2,201,754	16.6%	1,210,993	2,028,133	567,604	1,620,480
Central East Dallas .	97	8,359,253	38,500	38,500	0.5%	19,000	0	0	22,500
Delta County Ind	1	100,329	0	0	0.0%	0	0	0	0
Denton Ind	97	6,402,019	220,910	254,410	4.0%	(42,355)	0	169,469	95,725
E DFW Air/Las Colina.	191	40,017,150	2,051,047	2,211,663	5.5%	1,198,728	1,415,213	1,527,906	4,393,442
East Brookhollow Ind	63	4,682,109	2,625	2,625	0.1%	(2,625)	0	0	3,600
East Dallas/Mesquite.	104	12,840,475	500,310	500,310	3.9%	331,027	0	0	413,856
East Ft Worth Ind	265	13,017,986	1,204,240	1,204,240	9.3%	43,569	100,000	0	456,914
East Hines North Ind	163	7,323,498	207,961	215,461	2.9%	(87,057)	0	0	141,967
Eastern Lonestar/Tpk.	115	17,063,630	1,084,948	1,097,072	6.4%	181,148	518,241	0	513,312
Forney/Terrill/Kauf C.	45	3,113,222	7,500	7,500	0.2%	107,500	0	0	27,500
Hood County Ind	6	190,445	13,500	13,500	7.1%	14,600	27,000	0	1,500
Hunt County Ind	25	6,210,396	483,020	483,020	7.8%	(127,355)	0	0	6,053
Johnson County Ind	81	5,051,723	17,500	17,500	0.3%	357,402	299,000	0	82,317
Lewisville Ind	107	19,761,955	800,084	800,084	4.0%	1,600,070	467,331	278,806	1,005,594
Lower Great Southwes.	174	26,081,193	408,944	408,944	1.6%	567,715	0	1,000,000	898,376
Mansfield Ind	49	2,802,277	138,582	138,582	4.9%	59,578	0	0	200,082
Meacham Fld/Fossil C.	215	30,311,274	1,237,943	1,248,943	4.1%	1,468,627	1,416,711	832,485	2,688,497
Metropolitan/Addison.	113	7,784,752	240,927	240,927	3.1%	(3,362)	0	0	368,157
N Central Ft Worth I.	109	5,111,711	55,540	55,540	1.1%	162,560	0	0	30,933
N Stemmons/Valwood I.	232	25,883,007	1,144,118	1,232,388	4.8%	438,520	715,888	235,900	1,595,026
NE Dallas/Garland In.	280	29,211,637	1,738,427	2,239,172	7.7%	730,602	1,171,366	764,400	2,221,903
NE Tarrant/Alliance .	121	31,976,039	2,279,376	2,279,376	7.1%	3,523,476	1,505,710	2,140,152	1,794,247
North Trinity Ind	76	2,918,298	186,819	191,119	6.5%	(18,067)	0	0	183,795
Outlying Collin Cnty.	17	586,901	17,100	17,100	2.9%	172,649	168,000	0	5,625
Outlying Ellis Cnty .	111	7,376,888	0	236,592	3.2%	161,596	0	0	8,000
Outlying Kaufman Cnt.	9	357,225	29,050	29,050	8.1%	(13,054)	0	0	85,520
Parker County Ind	34	1,777,699	47,603	47,603	2.7%	105	0	20,000	0
Plano Ind	107	9,599,301	398,668	420,622	4.4%	479,593	168,750	0	412,544
Redbird Airport Ind	84	13,142,773	257,427	257,427	2.0%	929,305	0	0	45,146
Richardson Ind	43	7,358,563	77,485	86,918	1.2%	(7,333)	0	0	39,364
Rockwall Ind	29	2,285,453	0	0	0.0%	389,500	389,500	0	0
S Cen.Tarrant Cnty I.	125	17,736,543	1,905,411	1,905,411	10.7%	(1,287,360)	504,814	308,061	1,045,245
S Central Ft Worth I.	99	5,505,968	98,123	98,123	1.8%	(34,570)	0	0	53,276
SE Dallas/I-45 Ind	102	26,775,382	5,591,799	5,591,799	20.9%	2,331,035	5,407,297	3,270,825	2,737,680
Southwest Tarrant In.	32	860,747	15,893	15,893	1.8%	3,607	19,000	17,550	28,103
SW Dallas/US 67 Ind	109	22,031,369	2,725,215	2,725,215	12.4%	34,075	47,500	948,380	322,013
Upper Great Southwes.	260	37,875,323	4,878,009	4,902,199	12.9%	1,077,989	3,460,691	1,326,518	3,966,990
W DFW Air/Grapevine .	113	11,364,462	438,757	443,057	3.9%	266,699	188,576	646,796	339,726
West Brookhollow Ind	349	20,217,017	265,482	295,622	1.5%	(546,498)	0	0	448,907
West Hines North Ind	47	2,187,533	0	0	0.0%	90,024	0	0	172,951
West Tarrant Ind	27	3,101,259	115,000	115,000	3.7%	0	0	90,000	0
Western Lonestar/Tpk.	44	9,805,895	4,589,149	4,589,149	46.8%	244,500	215,000	509,733	65,000
Wise County Ind	18	1,005,378	108,076	108,076	10.7%	4,350	16,250	50,000	6,000
<b>Totals</b>	<b>4,706</b>	<b>526,701,923</b>	<b>37,958,656</b>	<b>39,138,946</b>	<b>7.4%</b>	<b>16,068,536</b>	<b>20,379,971</b>	<b>14,906,855</b>	<b>28,599,346</b>

Source: CoStar Property®

## Dallas/Ft Worth Industrial Market



Figures At A Glance By Market

## Total Industrial Submarket Statistics

Year-End 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Leasing Activity
	# Bids	Total RBA	Direct SF	Total SF	Vac %				
Allen/McKinney Ind	125	9,999,872	272,327	280,882	2.8%	112,489	198,000	392,270	116,113
Arlington Ind	263	19,237,160	2,218,344	2,257,107	11.7%	2,263,481	2,778,133	567,604	1,679,243
Central East Dallas .	284	15,412,785	366,427	366,427	2.4%	(76,625)	0	0	48,694
Delta County Ind	1	100,329	0	0	0.0%	0	0	0	0
Denton Ind	142	10,704,180	271,910	305,410	2.9%	850,545	850,000	169,469	106,212
E DFW Air/Las Colina.	357	53,585,905	3,069,889	3,238,937	6.0%	1,103,260	1,613,815	1,527,906	5,073,852
East Brookhollow Ind	150	7,998,473	134,999	134,999	1.7%	46,683	0	0	46,338
East Dallas/Mesquite.	207	18,222,959	1,476,560	1,476,560	8.1%	657,499	351,874	877,230	877,590
East Ft Worth Ind	466	20,788,276	1,356,897	1,408,497	6.8%	28,631	100,000	0	816,998
East Hines North Ind	478	18,231,460	459,919	467,419	2.6%	59,488	0	0	664,887
Eastern Lonestar/Tpk.	229	24,404,652	1,413,418	1,471,228	6.0%	(107,183)	518,241	0	573,841
Forney/Terrill/Kauf C.	78	6,848,590	259,898	259,898	3.8%	75,902	0	0	35,500
Hood County Ind	11	288,669	22,453	22,453	7.8%	23,447	27,000	0	11,500
Hunt County Ind	32	6,397,957	483,020	483,020	7.5%	(104,855)	0	0	28,553
Johnson County Ind	98	7,075,467	17,500	17,500	0.2%	376,402	318,000	0	82,317
Lewisville Ind	188	24,104,328	1,004,581	1,010,123	4.2%	1,983,501	797,331	748,806	1,182,462
Lower Great Southwes.	351	35,078,355	837,047	837,047	2.4%	515,802	70,000	1,000,000	1,511,168
Mansfield Ind	86	4,447,033	171,758	171,758	3.9%	61,329	0	0	242,597
Meacham Fld/Fossil C.	313	38,942,530	1,576,527	1,587,527	4.1%	2,287,924	2,016,711	832,485	2,906,516
Metropolitan/Addison.	385	20,054,418	1,014,420	1,014,420	5.1%	65,138	0	0	1,131,295
N Central Ft Worth I.	196	8,365,027	106,580	106,580	1.3%	144,980	0	0	45,219
N Stemmons/Valwood I.	585	48,653,042	2,152,770	2,258,964	4.6%	674,138	715,888	235,900	3,000,669
NE Dallas/Garland In.	640	45,831,491	2,616,766	3,223,627	7.0%	1,722,096	2,225,366	764,400	3,339,893
NE Tarrant/Alliance .	161	38,133,318	2,285,130	2,285,130	6.0%	3,994,283	1,755,710	2,231,845	2,034,004
North Trinity Ind	225	8,512,411	436,742	453,049	5.3%	(17,487)	0	0	328,184
Outlying Collin Cnty.	21	672,126	85,400	85,400	12.7%	172,574	233,225	80,000	21,625
Outlying Ellis Cnty .	129	10,960,457	0	236,592	2.2%	161,596	0	0	8,000
Outlying Kaufman Cnt.	9	357,225	29,050	29,050	8.1%	(13,054)	0	0	85,520
Parker County Ind	38	1,965,819	47,603	47,603	2.4%	105	0	20,000	0
Plano Ind	286	19,220,369	1,472,266	1,545,065	8.0%	382,792	636,210	0	902,469
Redbird Airport Ind	162	19,242,591	377,304	377,304	2.0%	1,057,450	0	0	164,314
Richardson Ind	261	17,225,880	1,117,591	1,127,024	6.5%	76,352	329,760	0	575,731
Rockwall Ind	43	2,859,247	15,366	15,366	0.5%	404,134	389,500	0	2,650
S Cen.Tarrant Cnty I.	198	21,319,760	2,042,675	2,053,372	9.6%	(1,274,216)	523,414	308,061	1,095,832
S Central Ft Worth I.	165	8,040,949	143,386	143,386	1.8%	65,465	0	0	122,123
SE Dallas/I-45 Ind	174	31,527,517	5,591,799	5,591,799	17.7%	2,781,935	5,857,297	5,103,455	2,737,680
Southwest Tarrant In.	61	1,908,540	211,372	260,572	13.7%	(231,296)	19,000	17,550	34,603
SW Dallas/US 67 Ind	172	25,742,669	2,813,406	2,813,406	10.9%	94,491	47,500	2,248,380	816,503
Upper Great Southwes.	453	49,685,923	5,755,243	5,897,560	11.9%	1,146,704	3,460,691	1,326,518	4,669,945
W DFW Air/Grapevine .	245	17,588,621	788,586	794,734	4.5%	476,074	347,042	646,796	577,565
West Brookhollow Ind	767	37,073,387	614,088	650,844	1.8%	(493,828)	15,000	0	806,045
West Hines North Ind	147	6,179,767	172,366	172,366	2.8%	153,305	0	0	464,210
West Tarrant Ind	41	3,685,561	188,813	188,813	5.1%	(59,146)	0	90,000	0
Western Lonestar/Tpk.	60	10,508,034	4,589,149	4,589,149	43.7%	244,500	215,000	698,933	65,000
Wise County Ind	20	1,043,312	108,076	108,076	10.4%	23,684	16,250	50,000	6,000
<b>Totals</b>	<b>9,503</b>	<b>778,226,441</b>	<b>50,189,421</b>	<b>51,866,043</b>	<b>6.7%</b>	<b>21,910,489</b>	<b>26,425,958</b>	<b>19,937,608</b>	<b>39,039,460</b>

Source: CoStar Property®

## Flex Market Statistics

Year-End 2017

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Leasing Activity
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2017	2,484	100,832,979	7,206,550	7,363,161	7.3%	2,323,048	13	2,544,045	9	802,000	4,162,158
2016	2,472	98,358,934	6,928,908	7,212,164	7.3%	838,199	6	179,158	15	2,899,445	5,550,492
2015	2,471	98,632,222	8,148,470	8,323,651	8.4%	973,095	5	384,761	6	391,062	5,895,117
2014	2,469	98,466,786	8,953,248	9,131,310	9.3%	1,312,715	5	208,652	3	225,865	6,004,449
2013	2,469	98,789,582	10,601,762	10,766,821	10.9%	1,075,859	5	430,469	4	177,324	6,408,948
2012	2,467	98,438,446	11,325,098	11,491,544	11.7%	1,504,917	4	148,689	4	205,469	6,160,692
2011	2,463	98,191,571	12,515,490	12,749,586	13.0%	928,730	3	82,608	4	253,655	5,811,329
2010	2,462	98,183,422	13,395,887	13,670,167	13.9%	(958,502)	7	170,245	1	21,400	5,689,550
2009	2,456	98,037,339	12,169,421	12,565,582	12.8%	(1,591,626)	6	233,050	5	136,907	4,535,195
2008	2,450	97,888,240	10,301,509	10,824,857	11.1%	1,293,517	23	875,932	8	287,624	4,810,392
2007	2,423	96,890,677	10,572,159	11,120,811	11.5%	1,044,282	16	848,872	22	753,111	5,120,430
2006	2,404	96,029,314	10,718,619	11,303,730	11.8%	736,132	12	439,763	18	626,570	5,684,233
2005	2,389	95,492,457	11,115,342	11,503,005	12.0%	1,413,257	13	424,043	17	568,121	5,351,909
2004	2,374	95,020,880	11,693,143	12,444,685	13.1%	475,372	14	901,107	17	508,677	6,256,715
2003	2,360	93,980,650	10,795,112	11,879,827	12.6%	(1,044,572)	16	367,236	14	770,415	5,332,127
2002	2,345	93,959,037	9,652,756	10,813,642	11.5%	1,444,769	16	1,207,400	16	319,775	6,352,567

Source: CoStar Property®

## Shallow-Bay Distribution Market Statistics

Year-End 2017

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Leasing Activity
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2017	2,313	150,691,539	5,024,215	5,363,936	3.6%	3,518,905	12	3,501,942	7	4,228,753	6,277,956
2016	2,300	146,923,720	4,875,356	5,115,022	3.5%	2,422,950	5	1,329,676	10	2,943,819	11,544,169
2015	2,295	145,509,155	6,017,962	6,123,407	4.2%	3,298,419	11	2,296,419	5	1,323,813	10,888,129
2014	2,287	143,229,672	7,001,952	7,142,343	5.0%	2,632,570	10	1,533,623	8	1,323,680	11,354,002
2013	2,282	141,900,661	8,110,170	8,445,902	6.0%	5,049,502	3	2,598,162	8	1,258,761	9,912,645
2012	2,282	139,371,628	10,498,242	10,966,371	7.9%	2,284,184	2	138,070	2	503,323	12,813,177
2011	2,280	139,087,796	12,668,539	12,966,723	9.3%	1,456,883	3	566,997	3	342,832	11,250,167
2010	2,277	138,520,799	13,484,548	13,856,609	10.0%	(686,116)	1	400,123	0	0	10,492,962
2009	2,277	138,146,176	12,361,591	12,795,870	9.3%	(1,280,041)	5	1,000,098	1	400,123	7,247,624
2008	2,276	137,414,569	10,036,469	10,784,222	7.8%	445,923	8	697,616	4	756,098	9,204,221
2007	2,268	137,013,033	10,137,388	10,828,609	7.9%	3,883,850	12	1,882,037	4	374,510	9,105,913
2006	2,252	133,858,531	11,177,950	11,557,957	8.6%	2,012,092	7	724,082	14	3,087,117	8,217,643
2005	2,242	132,938,095	12,168,459	12,649,613	9.5%	2,898,445	9	1,116,812	11	982,125	7,089,548
2004	2,232	131,360,741	12,874,902	13,970,704	10.6%	1,761,527	5	1,252,841	7	804,016	9,284,005
2003	2,225	129,744,542	13,122,752	14,116,032	10.9%	45,467	10	1,337,840	8	1,856,057	9,042,458
2002	2,214	127,845,682	11,489,958	12,262,639	9.6%	(1,580,551)	14	957,166	12	1,897,192	8,787,527

Source: CoStar Property®

## Warehouse Market Statistics

Year-End 2017

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Leasing Activity
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2017	4,706	526,701,923	37,958,656	39,138,946	7.4%	16,068,536	76	20,379,971	43	14,906,855	28,599,346
2016	4,633	506,693,871	33,765,028	35,227,826	7.0%	21,360,738	68	17,926,539	69	19,829,340	42,477,481
2015	4,558	487,512,455	36,507,009	37,407,148	7.7%	16,481,017	57	16,250,346	69	18,811,250	45,755,245
2014	4,502	471,048,118	36,584,608	37,423,828	7.9%	8,793,152	38	15,510,998	50	15,041,076	35,842,419
2013	4,472	456,727,797	31,161,433	31,896,659	7.0%	11,616,640	19	4,942,915	28	12,806,387	43,584,271
2012	4,456	452,233,538	38,438,429	39,019,040	8.6%	7,385,350	12	1,773,041	16	3,968,013	34,356,142
2011	4,444	450,591,317	44,115,884	44,762,169	9.9%	10,385,836	3	1,080,617	11	1,653,989	34,959,500
2010	4,449	450,207,276	53,740,978	54,763,964	12.2%	2,453,276	14	963,401	3	1,100,926	27,520,713
2009	4,436	449,253,657	54,483,090	56,263,621	12.5%	5,704	35	9,630,180	13	831,371	24,160,586
2008	4,398	439,070,092	44,755,794	46,085,760	10.5%	7,446,326	68	18,940,719	39	10,057,659	23,526,492
2007	4,312	417,982,338	31,488,336	32,444,332	7.8%	14,497,759	51	9,894,676	66	18,998,601	25,888,757
2006	4,248	407,006,251	34,005,292	35,966,004	8.8%	13,773,147	59	10,678,675	54	9,636,407	27,570,002
2005	4,183	396,241,422	37,625,693	38,974,322	9.8%	10,191,452	39	4,411,373	53	7,088,368	20,876,618
2004	4,127	391,427,169	42,023,760	44,351,521	11.3%	5,143,066	53	9,039,553	38	4,006,763	19,566,011
2003	4,060	381,673,615	36,157,036	39,741,033	10.4%	(3,059)	27	4,139,194	49	8,373,967	21,738,151
2002	4,023	377,229,417	31,881,061	35,293,776	9.4%	11,476,611	63	10,349,453	34	3,334,425	26,056,799

Source: CoStar Property®

## Dallas/Ft Worth Industrial Market



Historical Figures At A Glance

## Total Industrial Market Statistics

Year-End 2017

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Leasing Activity
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2017	9,503	778,226,441	50,189,421	51,866,043	6.7%	21,910,489	101	26,425,958	59	19,937,608	39,039,460
2016	9,405	751,976,525	45,569,292	47,555,012	6.3%	24,621,887	79	19,435,373	94	25,672,604	59,572,142
2015	9,324	731,653,832	50,673,441	51,854,206	7.1%	20,752,531	73	18,931,526	80	20,526,125	62,538,491
2014	9,258	712,744,576	52,539,808	53,697,481	7.5%	12,738,437	53	17,253,273	61	16,590,621	53,200,870
2013	9,223	697,418,040	49,873,365	51,109,382	7.3%	17,742,001	27	7,971,546	40	14,242,472	59,905,864
2012	9,205	690,043,612	60,261,769	61,476,955	8.9%	11,174,451	18	2,059,800	22	4,676,805	53,330,011
2011	9,187	687,870,684	69,299,913	70,478,478	10.2%	12,771,449	9	1,730,222	18	2,250,476	52,020,996
2010	9,188	686,911,497	80,621,413	82,290,740	12.0%	808,658	22	1,533,769	4	1,122,326	43,703,225
2009	9,169	685,437,172	79,014,102	81,625,073	11.9%	(2,865,963)	46	10,863,328	19	1,368,401	35,943,405
2008	9,124	674,372,901	65,093,772	67,694,839	10.0%	9,185,766	99	20,514,267	51	11,101,381	37,541,105
2007	9,003	651,886,048	52,197,883	54,393,752	8.3%	19,425,891	79	12,625,585	92	20,126,222	40,115,100
2006	8,904	636,894,096	55,901,861	58,827,691	9.2%	16,521,371	78	11,842,520	86	13,350,094	41,471,878
2005	8,814	624,671,974	60,909,494	63,126,940	10.1%	14,503,154	61	5,952,228	81	8,638,614	33,318,075
2004	8,733	617,808,790	66,591,805	70,766,910	11.5%	7,379,965	72	11,193,501	62	5,319,456	35,106,731
2003	8,645	605,398,807	60,074,900	65,736,892	10.9%	(1,002,164)	53	5,844,270	71	11,000,439	36,112,736
2002	8,582	599,034,136	53,023,775	58,370,057	9.7%	11,340,829	93	12,514,019	62	5,551,392	41,196,893

Source: CoStar Property®