

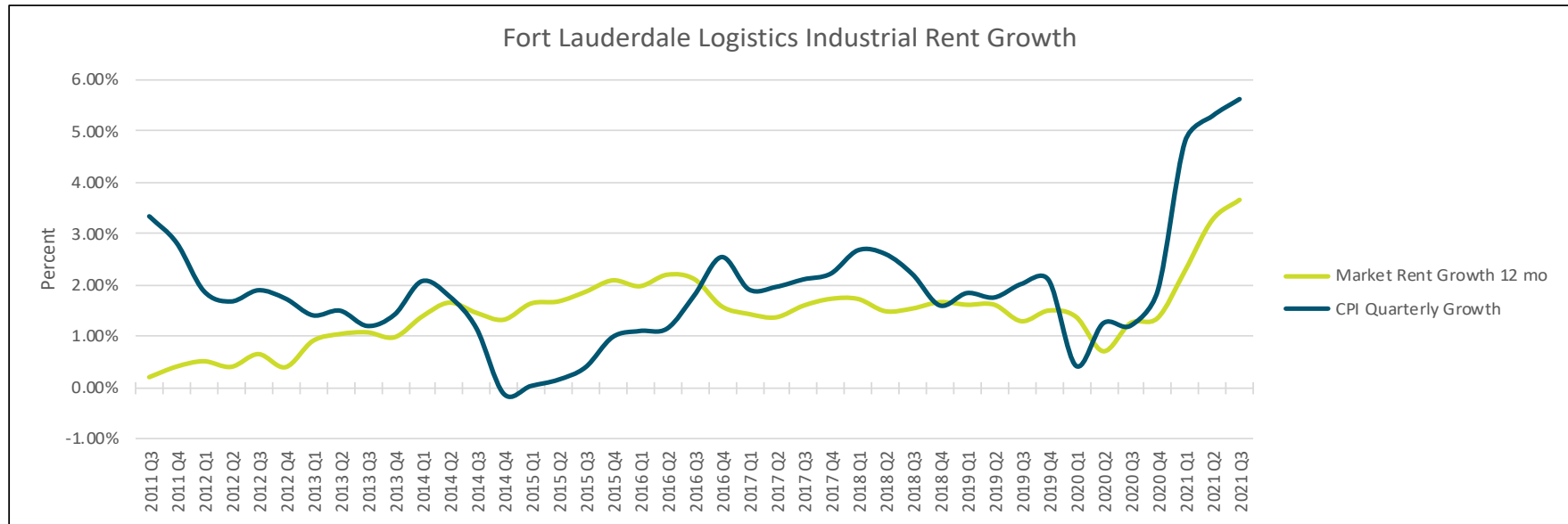
## Q3-21 Florida Logistics Industrial Market Report

**FORT LAUDERDALE LOGISTICS MARKET** 12-month market rent growth increased at approximately 3.6% dating back 1 year to Q3-20. Asking rent averaged \$14.86 per square foot. Sales volume for Q3-21 amassed approximately \$222,825,312.

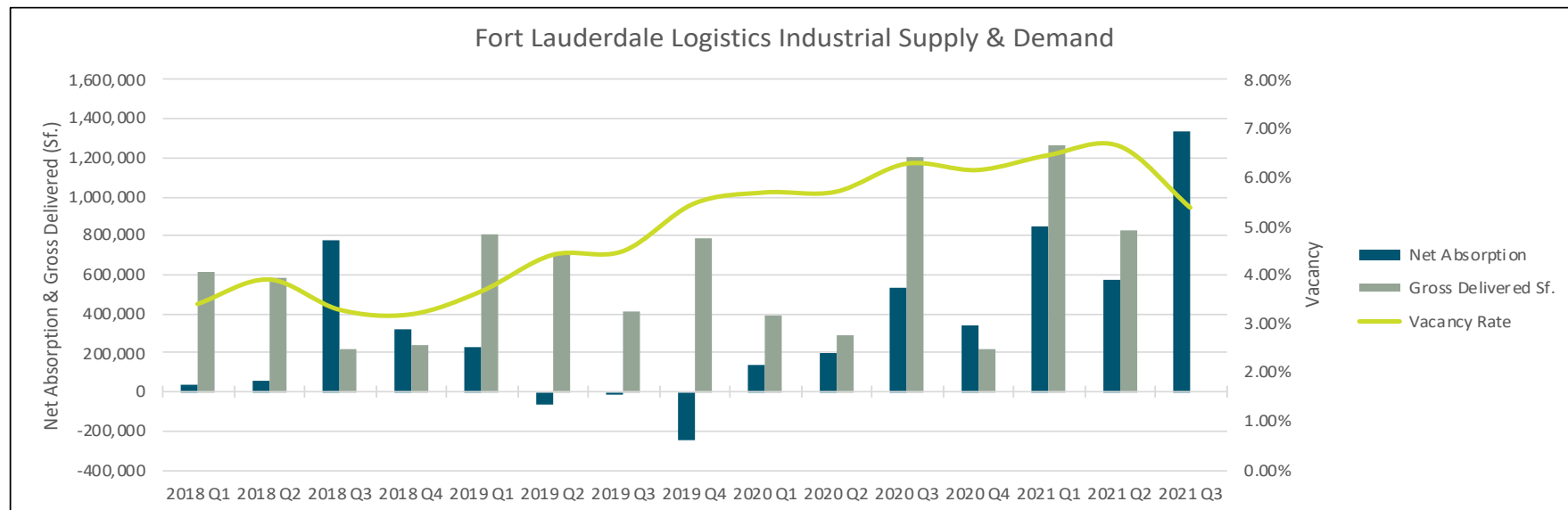
**SUPPLY & DEMAND** Since Q1-2018, approximately 8,575,887 square feet of logistics space has been delivered while approximately 5,076,314 square feet has been absorbed in the Fort Lauderdale market. Due to the amount of new inventory exceeding absorption, vacancies have been increasing over the last few years. However, Q3-21 saw 1,340,642 square feet of absorption, bringing the vacancy rate down to 5.4%, the lowest rate since 2019.

### FORT LAUDERDALE Q3-21 LOGISTICS INDUSTRIAL OVERVIEW

INVENTORY (SF.)	106,145,845
ASKING RENT/ SF.	\$14.36
UNDER CONSTRUCTION (SF.)	1,418,464
SALES VOLUME	\$222,825,312



Source: CoStar



Source: CoStar

**JACKSONVILLE LOGISTICS MARKET** 12-month market rent growth increased by approximately 2.7% dating back 1 year to Q3-20. Asking rent averaged \$6.80 per square foot. Sales volume for Q3-21 amassed approximately \$316,032,384.

**SUPPLY & DEMAND** Jacksonville's logistics industrial vacancy rate has declined significantly after hitting a high of 7% in Q3-20. The market ended Q3-21 with 3.9% vacancy. Contributing to the sharp decline were back-to-back quarters of high net absorption at approximately 2,622,888 square feet. In Q4-19, over 2 million square feet was delivered. Gross deliveries have scaled down immensely since the pandemic allowing vacancy rates to decrease as well as overall industrial logistics supply.

#### JACKSONVILLE Q3-21 LOGISTICS INDUSTRIAL OVERVIEW

INVENTORY (SF.)

101,713,362

ASKING RENT/ SF.

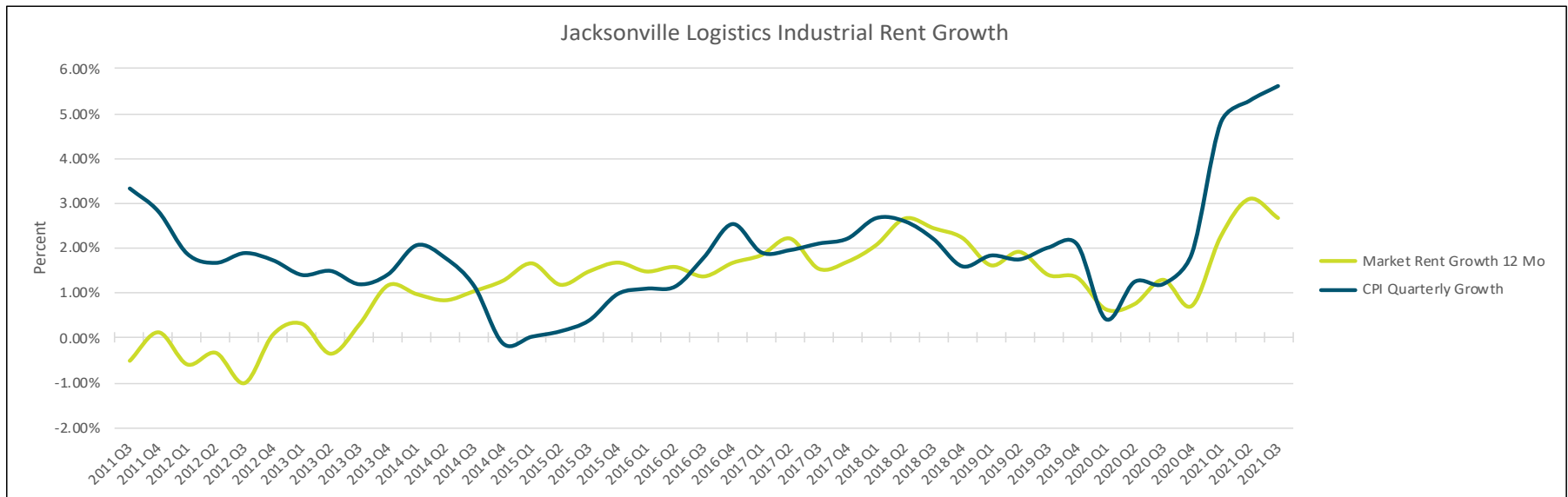
\$6.80

UNDER CONSTRUCTION (SF.)

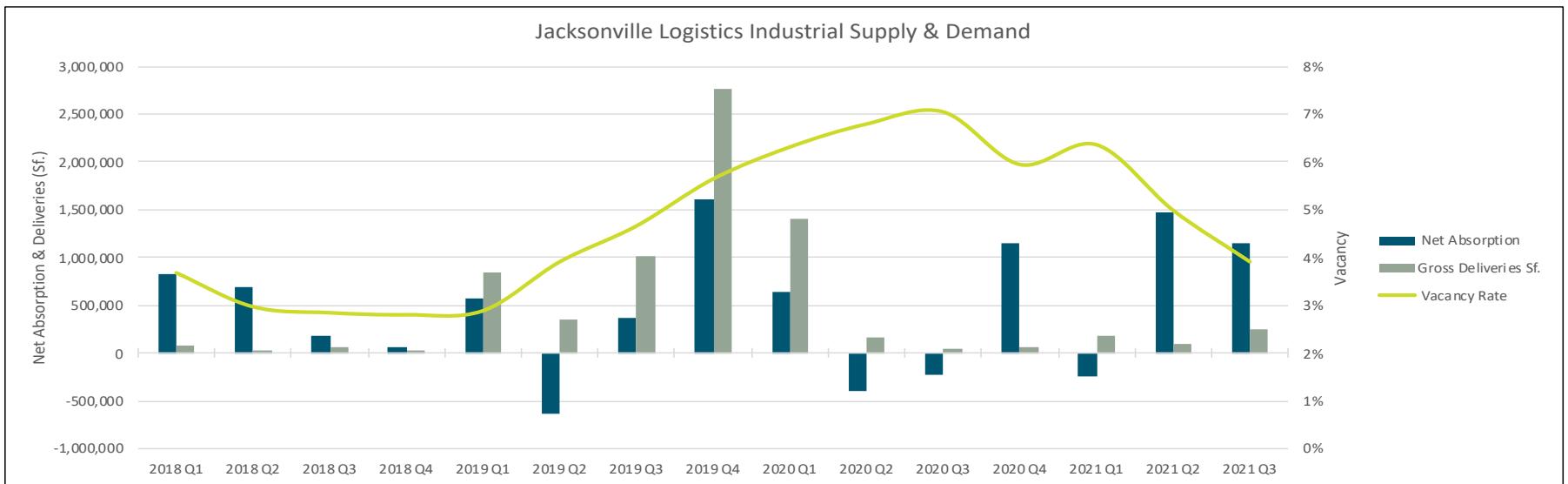
3,028,947

SALES VOLUME

\$316,032,384



Source: CoStar



Source: CoStar

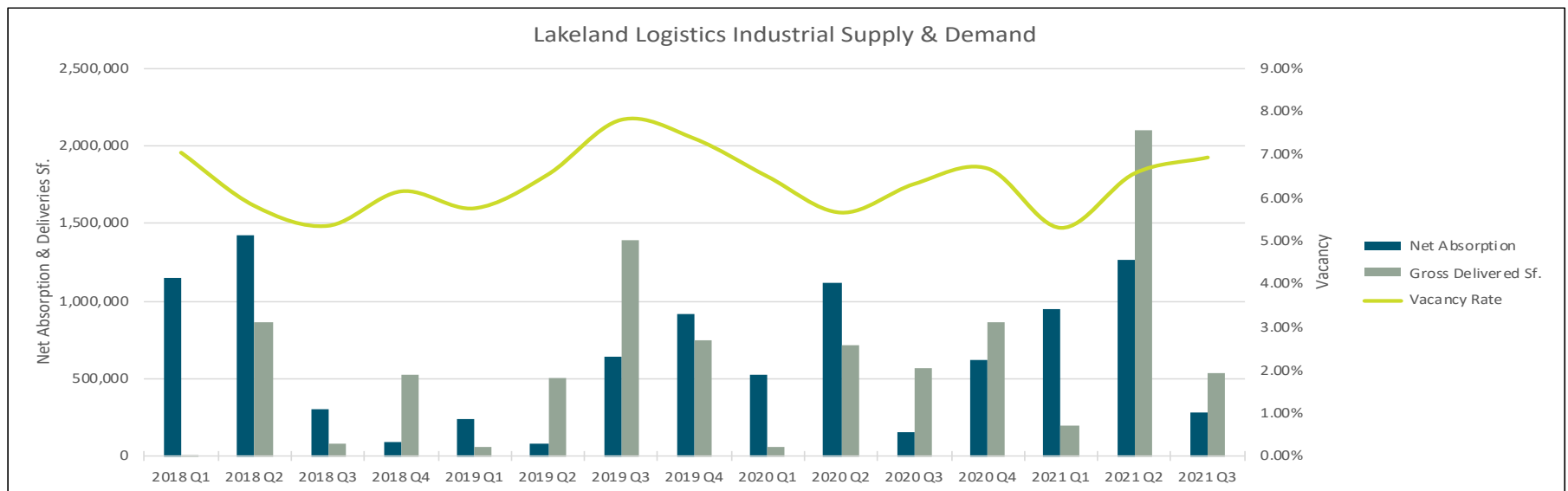
**LAKELAND LOGISTICS MARKET** 12-month market rent growth increased at approximately 3.4% dating back 1 year to Q3-2020. Average asking rent averaged \$6.59 per square foot. Sales volume for Q3-21 amassed approximately \$239,515,248.

**SUPPLY & DEMAND** Lakeland's logistics industrial vacancy rate has been increasing since Q1-21 and ended Q3-21 at 6.9%. Contributing to the increase in vacancy rates was the direct increase in gross delivered square feet during Q2-21. Approximately 2,097,697 square feet of logistics related space was delivered to the market during Q2-21. In Q3-21, 281,757 square feet was absorbed leading to the increase in vacancy rates.

LAKELAND Q3-21 LOGISTICS INDUSTRIAL OVERVIEW	
INVENTORY (SF.)	58,298,944
ASKING RENT/ SF.	\$6.59
UNDER CONSTRUCTION (SF.)	403,241
SALES VOLUME	\$239,515,248



Source: CoStar

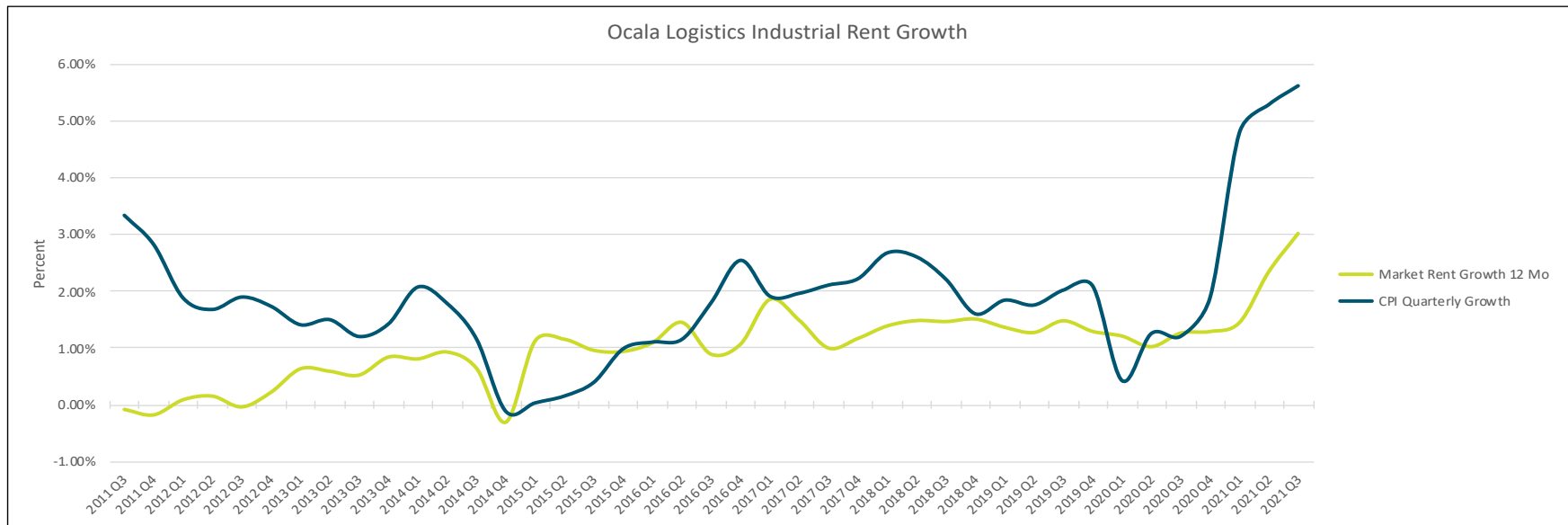


Source: CoStar

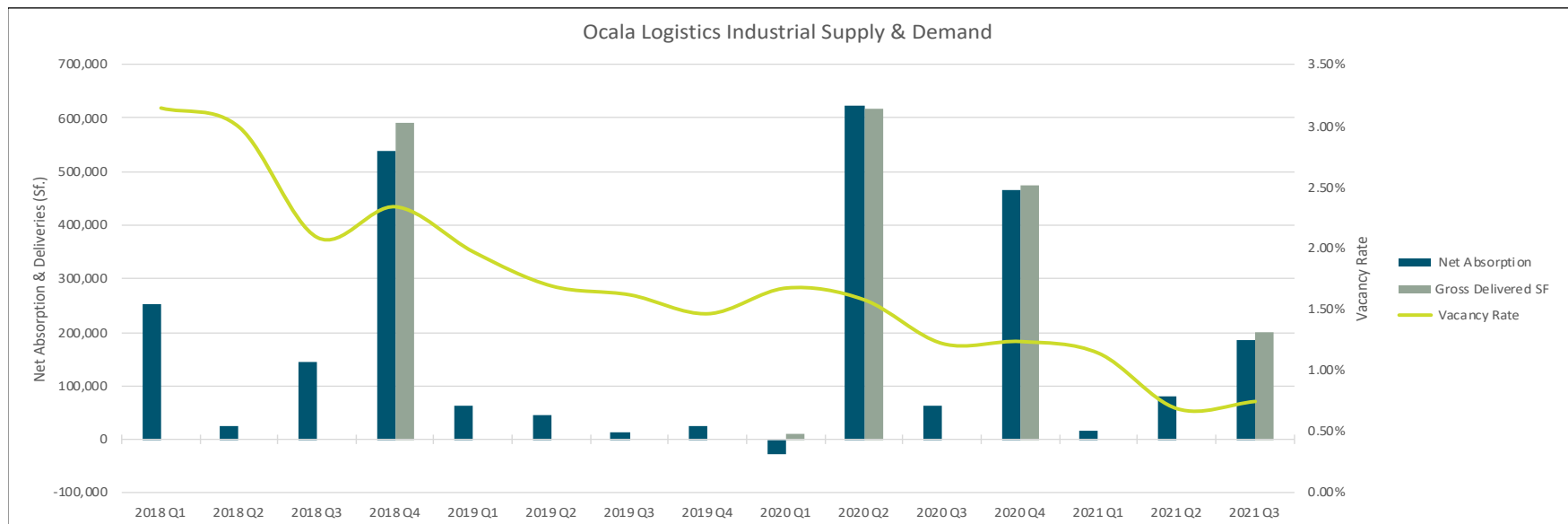
**OCALA LOGISTICS MARKET** 12-month market rent growth increased at approximately 3% dating back 1 year to Q3-20. Asking rent averaged \$5.77 per square foot. Sales volume amassed approximately \$154,414,704.

**SUPPLY & DEMAND** According to CoStar, vacancy rates have hit an all-time low at 0.7% for Q3-21. Supply of logistics industrial real estate increased by approximately 198,750 square feet for Q3-21. Contributing to the extremely low vacancy rates are low amounts of deliveries and continuous net absorption. For Q3-21, 186,844 square feet was delivered and year to date approximately 284,160 square feet has been absorbed.

OCALA MARKET FACTORS Q3-21	
INVENTORY (SF)	17,911,901
ASKING RENT/ SF.	\$5.90
UNDER CONSTRUCTION (SF.)	1,462,800
TOTAL SALES VOLUME	\$154,414,704



Source: CoStar



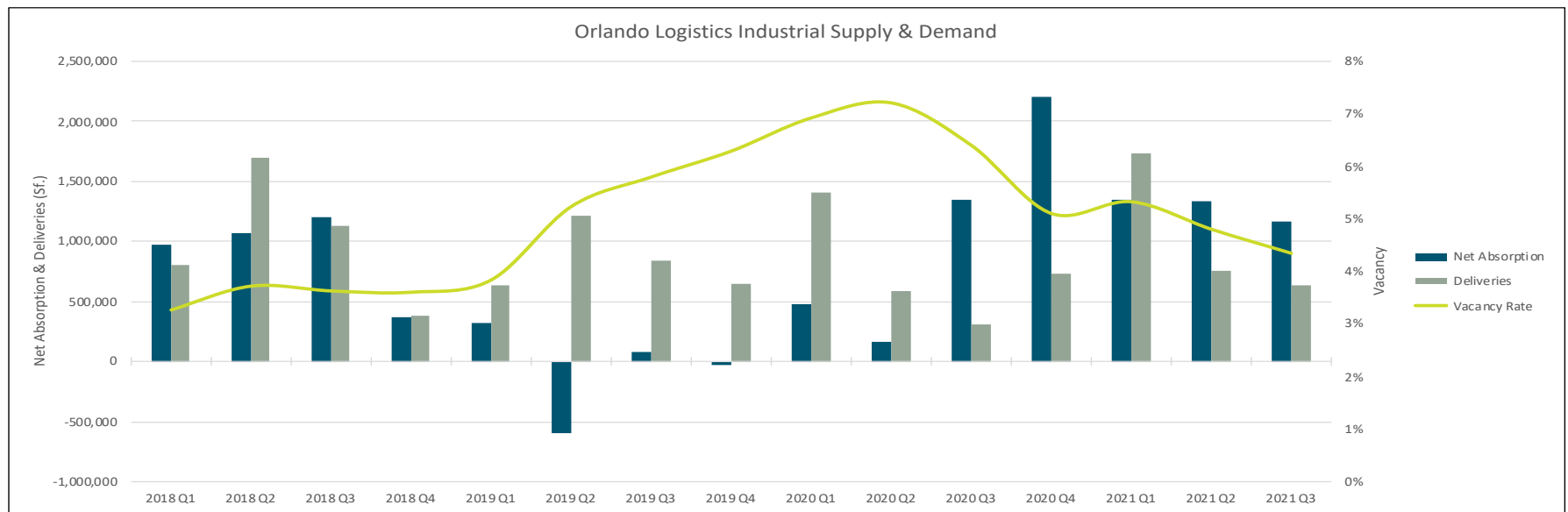
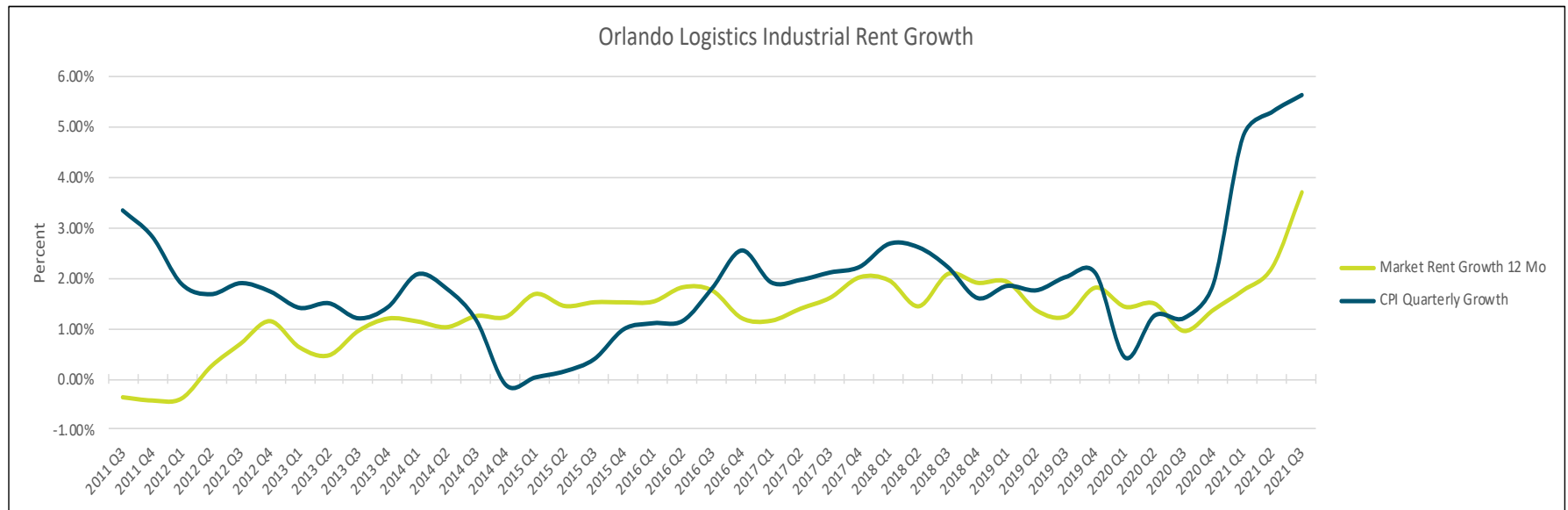
Source: CoStar



**ORLANDO LOGISTICS MARKET** 12-month market rent growth increased at approximately 3.4% dating back 1 year to Q3-2020. Asking rent averaged \$9.08 per square foot. Sales volume for Q3-21 amassed approximately \$239,515,248.

**SUPPLY & DEMAND** Orlando vacancy rates declined significantly year over year, following a period of low levels of absorption. Vacancy closed Q3-21 at approximately 4.3% for industrial logistics related commercial real estate. This decrease is the product of over a million square feet being absorbed each quarter since Q3-20.

ORLANDO Q3-21 LOGISTICS INDUSTRIAL OVERVIEW	
INVENTORY (SF.)	135,404,739
ASKING RENT/ SF.	\$9.08
UNDER CONSTRUCTION (SF.)	3,755,321
SALES VOLUME	\$278,902,688



**MIAMI LOGISTICS MARKET** 12-month market rent growth increased at approximately 3.7% dating back 1 year to Q3-20. Asking rent averaged \$14.24 per square foot. Sales volume for Q3-21 totaled \$354,952,928.

**SUPPLY & DEMAND** Miami's vacancy rates have remained stagnant averaging 3.7% for Q3-21 and Q2-21. This is the lowest vacancies have been since Q3-18. Approximately 1.2 million square feet of industrial commercial real estate was absorbed while 1,223,208 square feet was delivered during Q3-21.

#### MIAMI Q3-21 LOGISTICS INDUSTRIAL OVERVIEW

INVENTORY (SF.)

207,286,708

ASKING RENT/ SF.

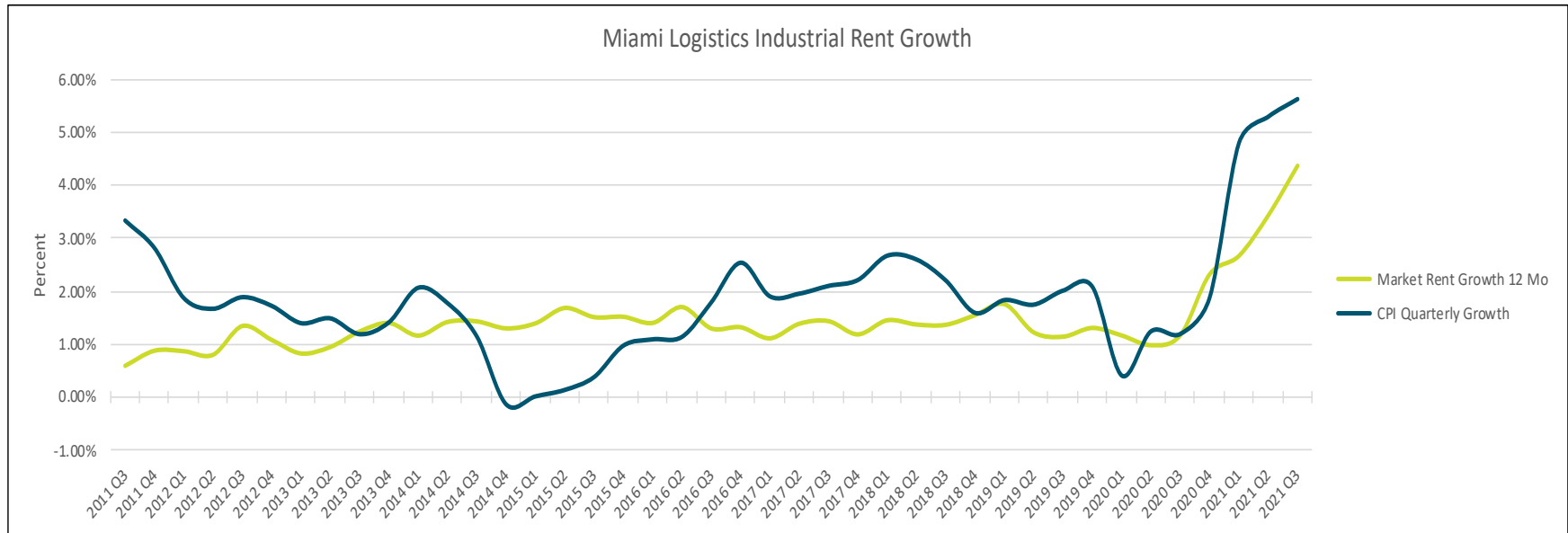
\$14.24

UNDER CONSTRUCTION (SF.)

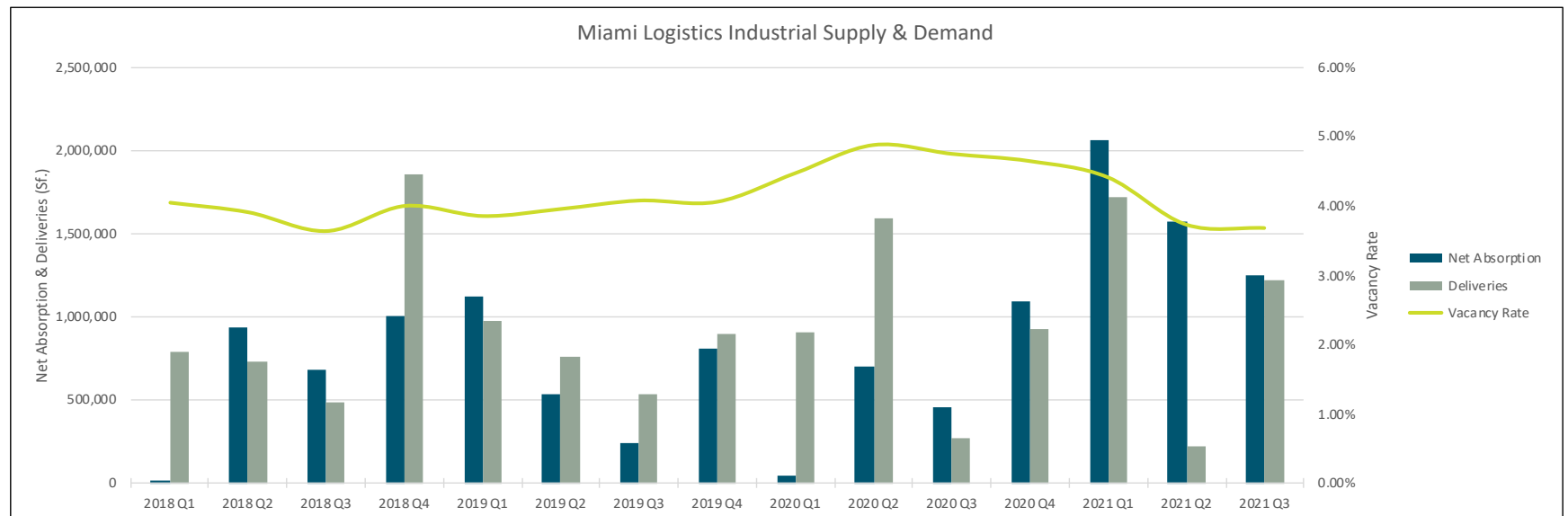
3,562,949

TOTAL SALES VOLUME

\$354,952,928



Source: CoStar



Source: CoStar

**PALM BEACH LOGISTICS MARKET** 12-month market rent growth increased at approximately 2.6% dating back 1 year to Q3-20. Asking rent averaged \$12.80 per square foot. Sales volume for Q3-21 totaled \$111,577,760.

**SUPPLY & DEMAND** Vacancies have increased since Q2-21. Contributing to the overall vacancy increase was a minor decrease in net absorption that occurred in Q3-21. Logistics industrial real estate experienced a decrease in net absorption of 53,052 square feet. Over 1.2 million square feet was delivered in Q2-21 and there were no active deliveries for Q3-21.

#### PALM BEACH Q3-21 LOGISTICS INDUSTRIAL OVERVIEW

INVENTORY (SF.)

43,154,588

ASKING RENT/ SF.

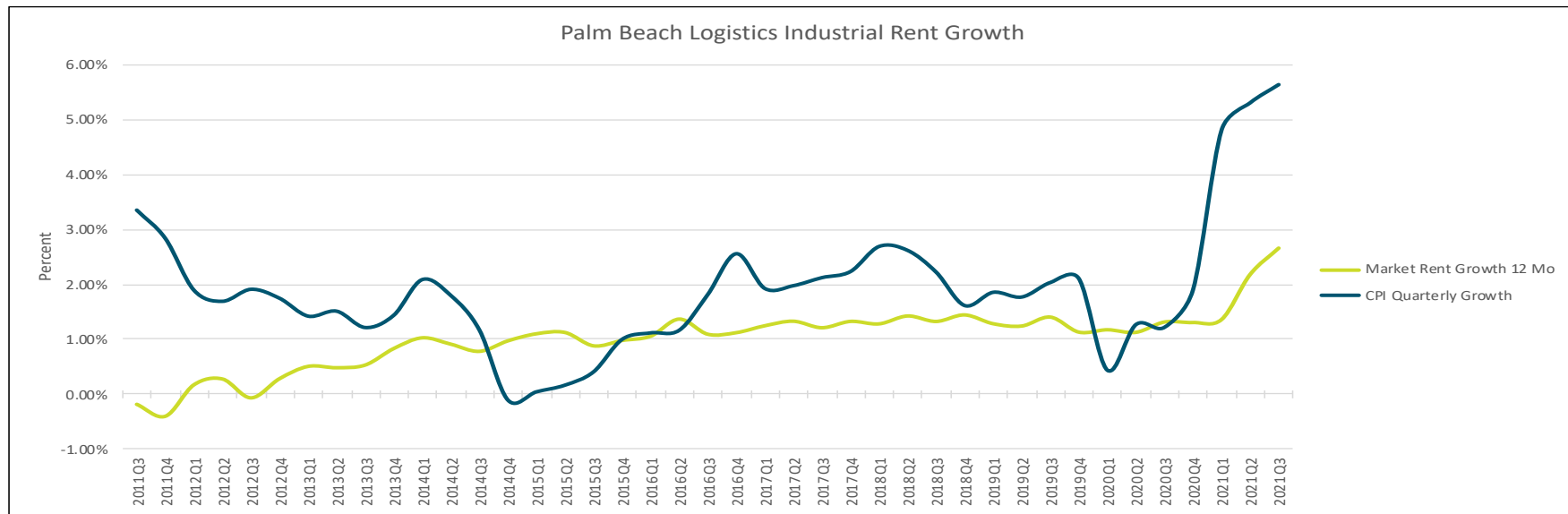
\$12.80

UNDER CONSTRUCTION (SF.)

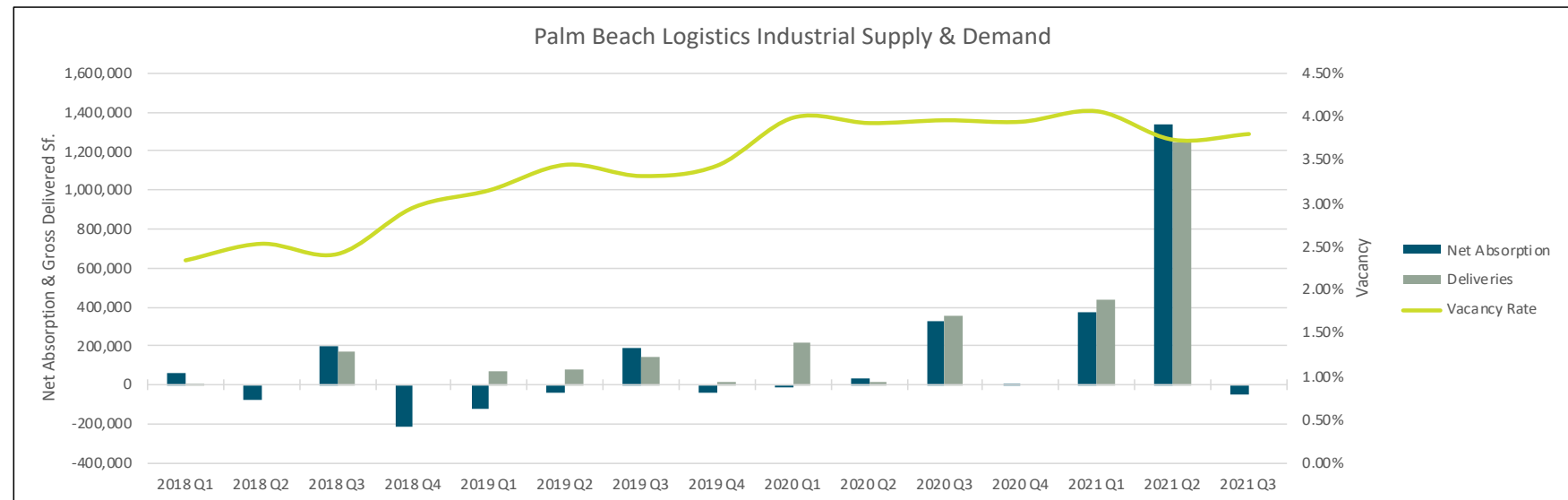
881,412

SALES VOLUME

\$111,577,760



Source: CoStar



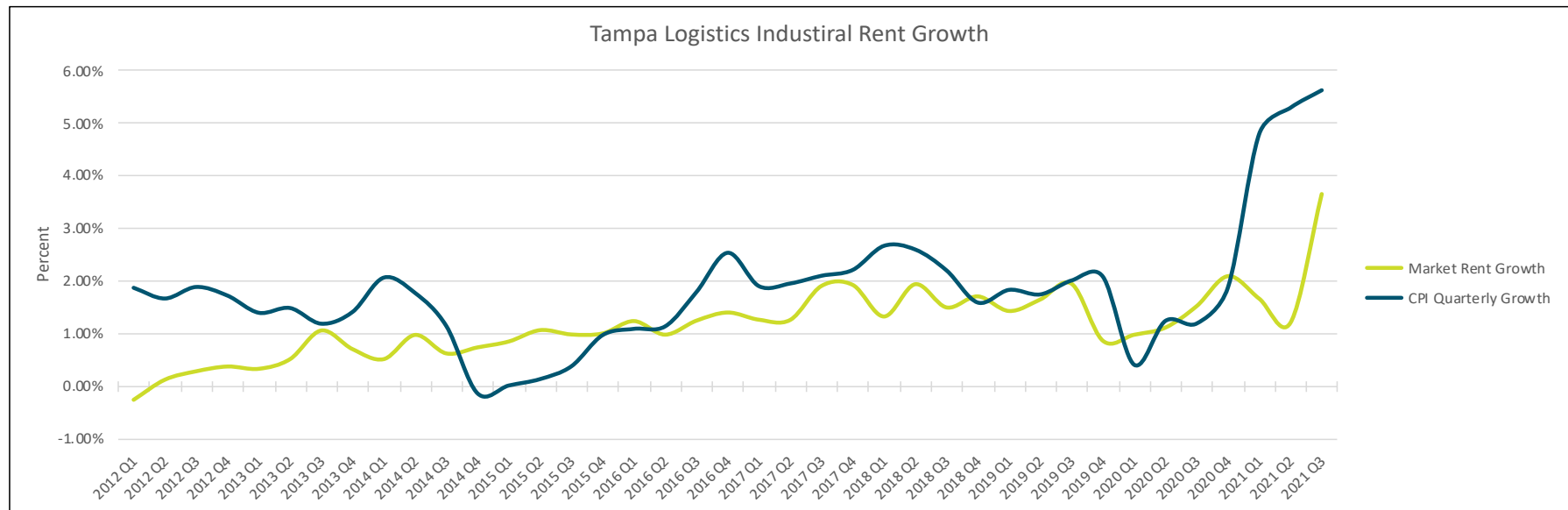
Source: CoStar

**TAMPA LOGISTICS MARKET** 12-month market rent growth increased at approximately 3.6% dating back 1 year to Q3-20.

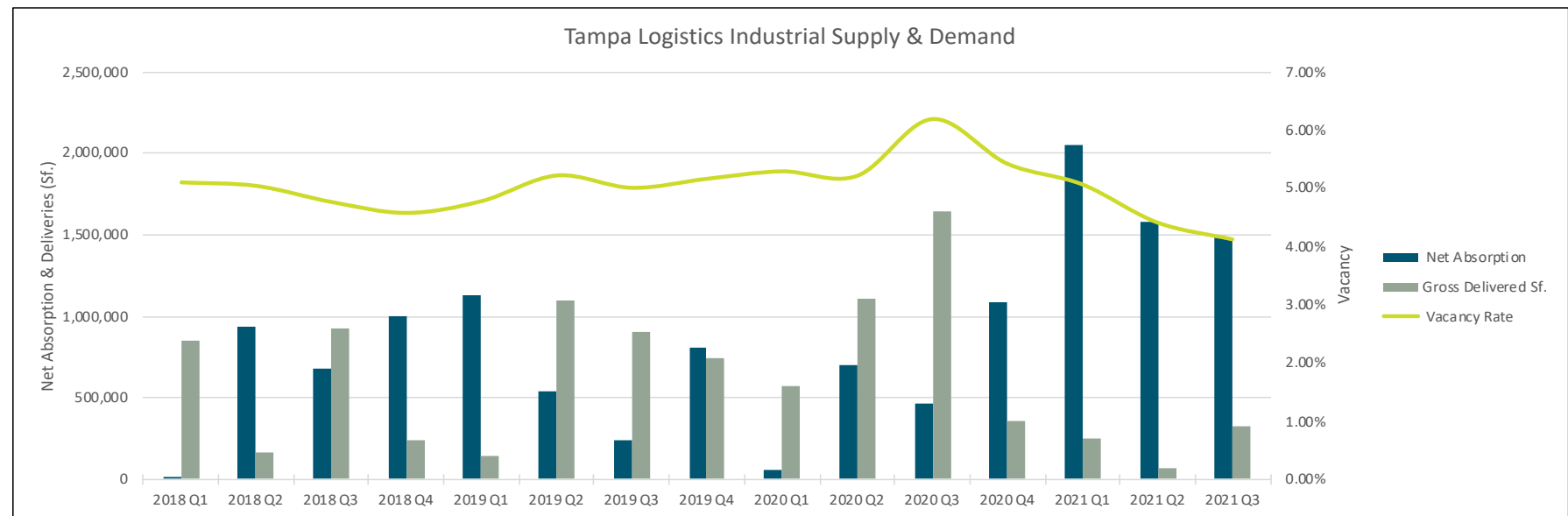
Asking rent averaged \$8.14 per square foot. Sales volume for Q3-21 totaled \$201,828,064.

**SUPPLY & DEMAND** Tampa's logistics industrial vacancy rate reached an all-time low closing Q3-21 at 4.1%. Leading the decrease in vacancy rates has been the approximate 10.1 million square feet absorbed since Q1-19, while approximately 7.2 million square feet of space has been delivered. For Q3-21, 1.4 million square feet was delivered while 321,990 square feet was delivered.

TAMPA Q3-21 LOGISTICS INDUSTRIAL OVERVIEW	
INVENTORY (SF.)	137,999,420
ASKING RENT/ SF.	\$8.14
UNDER CONSTRUCTION (SF.)	7,081,311
SALES VOLUME	\$201,828,064



Source: CoStar



Source: CoStar



**RENTAL SUMMARY** Fort Lauderdale posted the highest logistics related rent per square foot and experienced the highest quarter over quarter increase in rent. Ocala posted the lowest logistics rent per square foot and was the only market below \$6 per square foot. Tampa logistics industrial experienced the lowest annual rent growth amongst the markets sampled.

**INVENTORY SUMMARY** Miami holds the greatest amount of inventory for logistics industrial real estate in the state of Florida. Miami also experienced the greatest amount of square feet absorbed year to date. From a vacancy standpoint, Ocala, showed the lowest vacancy rates year to date at approximately 0.8%. Lakeland, experienced the highest vacancy rates due to year to date delivered square feet exceeding absorbed square feet.

**MARKET SUMMARY** South Florida, consisting of Miami, Palm Beach, and Fort Lauderdale, represented the highest market sale price per square foot for logistics industrial real estate in Florida. Ocala, Pensacola, and Homosassa Springs all represented the lowest market sale price per square foot.

**2021 YTD LOGISTICS INDUSTRIAL STATISTICS**

MARKET	ASSET VALUE	VACANCY RATE	MKT RENT/SF.	ANNUAL RENT GROWTH	INVENTORY SF.	12 MO DELIVERED SF.	12 MO NET ABSORP SF.	MKT SALE PRICE/SF.	MKT CAP RATE
Daytona Beach - FL	\$1,402,441,216	1.9%	\$8.50	2.2%	17,599,468	78,000	631,623	\$79.69	7.5%
Fort Lauderdale - FL	\$19,962,411,008	4.2%	\$14.36	2.9%	106,145,845	2,410,822	4,307,180	\$188.07	6.0%
Fort Myers - FL	\$2,339,876,352	2.3%	\$9.40	2.2%	24,587,001	773,339	1,287,470	\$95.17	7.8%
Ft Walton Beach - FL	\$350,362,784	1.4%	\$9.72	2.1%	3,990,897	24,685	62,870	\$87.79	7.5%
Gainesville - FL	\$743,441,856	1.4%	\$7.56	2.3%	8,553,354	65,400	116,553	\$86.92	7.2%
Homosassa Springs - FL	\$55,407,948	4.7%	\$7.10	2.0%	970,969	0	-45,467	\$57.06	8.0%
Jacksonville - FL	\$7,245,819,392	4.0%	\$6.80	1.7%	101,713,362	713,586	2,637,688	\$71.24	6.9%
Lakeland - FL	\$4,967,965,184	6.6%	\$6.59	2.3%	58,298,944	3,129,288	2,958,364	\$85.22	6.7%
Melbourne - FL	\$1,411,193,472	4.2%	\$9.55	2.2%	15,666,861	43,600	114,661	\$90.08	8.0%
Miami - FL	\$39,870,840,832	3.1%	\$14.24	2.5%	207,286,708	3,820,984	6,174,707	\$192.35	5.5%
Naples - FL	\$1,015,182,208	1.9%	\$12.86	2.1%	7,128,984	153,035	229,336	\$142.40	7.1%
Ocala - FL	\$1,170,046,592	0.8%	\$5.90	2.3%	17,911,901	198,750	281,403	\$65.32	7.2%
Orlando - FL	\$14,784,253,952	3.9%	\$9.08	2.0%	135,404,739	4,530,690	5,859,241	\$109.19	6.3%
Palm Beach - FL	\$6,425,606,144	3.9%	\$12.80	2.2%	43,154,588	1,903,149	1,834,582	\$148.90	6.0%
Panama City - FL	\$414,816,288	2.2%	\$8.34	2.1%	5,379,953	15,000	123,240	\$77.10	7.7%
Pensacola - FL	\$714,112,384	3.1%	\$6.79	2.2%	11,763,077	50,000	102,917	\$60.71	7.6%
Port St. Lucie - FL	\$1,468,079,488	3.7%	\$10.08	2.2%	15,882,573	190,821	496,181	\$92.43	7.2%
Punta Gorda - FL	\$357,247,392	0.8%	\$9.40	2.1%	3,840,828	0	44,366	\$93.01	7.9%
Sarasota - FL	\$3,407,734,016	1.6%	\$9.59	2.2%	35,461,804	267,944	632,175	\$96.10	8.1%
Sebastian-Vero Beach - FL	\$242,158,720	4.2%	\$9.90	2.3%	2,666,777	186,250	216,958	\$90.81	7.2%
Tallahassee - FL	\$1,010,160,384	1.2%	\$6.81	2.3%	12,370,255	0	109,611	\$81.66	7.7%
Tampa - FL	\$13,619,903,488	3.5%	\$8.14	1.6%	137,999,420	1,378,004	3,973,578	\$98.70	7.1%
The Villages - FL	\$136,264,784	5.3%	\$6.53	2.2%	1,479,806	60,000	14,136	\$92.08	6.8%

Source: CoStar

**LARRY KAHN**  
Senior Director  
Larry.Kahn@franklinst.com  
407.458.5419

**PAT KELLY**  
Senior Vice President  
Pat.Kelly@franklinst.com  
813.682.6210

**MORGAN WISEMAN**  
Director  
Morgan.Wiseman@franklinst.com  
407.458.5407

**SCOTT EDWARDS**  
Senior Associate  
Scott.Edwards@franklinst.com  
407.458.5404

**BRAD HUTTON**  
Senior Associate  
Brad.Hutton@franklinst.com  
813.839.8492

**DAVID WONG**  
Research Analyst  
David.Wong@franklinst.com  
813.793.5884