

Third Quarter 2019

Broward Industrial

Berger Commercial Realty is dedicated to the consistent delivery and execution of commercial real estate services while continually embracing the clients' individual business goals. We are rewarded by powerful and enduring relationships due directly to the level of service and benefits we offer to each client.

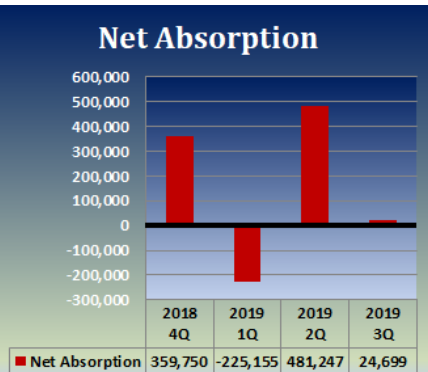
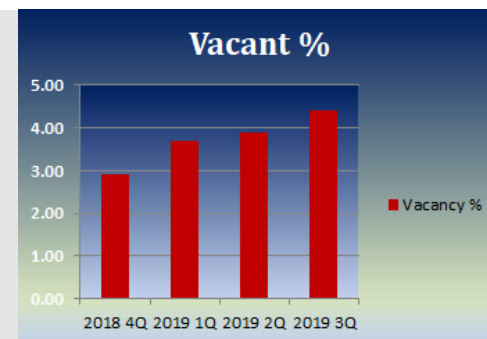
"Rental rates rose again in the Broward industrial market, despite five straight quarters of increasing vacancy. Industrial demand remains strong, and even though vacancy rates are rising, 4.4% vacancy is still a very low level, fueling further construction and rising rent".

-Lloyd C. Berger

Period	Total RBA	Vacancy %	Asking Rates	Net Absorption
2019 3Q	114,260,899	4.40	\$8.90	24,699
2019 2Q	113,817,289	3.90	\$8.79	481,247
2019 1Q	113,131,237	3.70	\$8.73	-225,155
2018 4Q	112,379,816	2.90	\$8.45	359,750

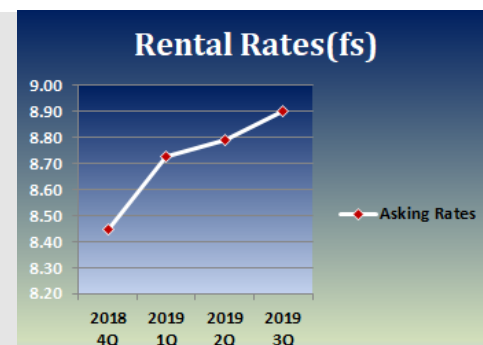
*5,254 Properties

From a survey taken of 5,254 Broward County industrial properties, vacancy is up 50 basis points from the previous quarter, a significant change for the industrial market. This may be in part due to the 443,610 s.f. of new inventory delivered this quarter, but is also reflective of a continuing rise in vacancy rates. Vacancy has increased for five straight quarters, no longer an anomaly but rather a trend.



Among the largest industrial lease signings in the first quarter were FHIA, LLC's 103,000 SF lease at the Port 95 Distribution Center, Building 700, in Fort Lauderdale; and Marble of the World's 94,261 SF lease at 3001 W Copans Rd, Pompano Beach. Among the largest sales this quarter were IDI Logistics' sale of a five-building industrial portfolio in Miramar, FL, to Stockbridge Capital Group. The buildings totalled 607,223 square feet and sold for \$116.5 million, or approximately \$192 per square foot. In addition Health Communications, Inc. sold the 104,000 square foot industrial building located at 3201 SW 15th Street in Deerfield Beach, FL to HCA Healthcare, Inc. for \$12.9 million, or approximately \$124 per square foot. The property is located in the Enterprise Commerce Center.

Quoted asking rental rates increased \$0.11/SF this quarter to \$8.90/SF NNN.



While information is believed true, no guaranty is made of accuracy. Data is subject to revision.

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Berger Commercial Realty, founded in 1998, is a full service commercial real estate firm. As a local, independent and privately owned firm, we can customize our services and quickly adapt to our clients' needs as well as the continually changing real estate markets. We invite you to experience the power of market knowledge.