

Third Quarter 2019

Palm Beach 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.

"The Palm Beach County Industrial market continues its impressive run. Vacancy climbing. The strong demand for distribution space will fuel this run for the climbing. The strong demand for distribution space will fuel this run for the foreseeable future."

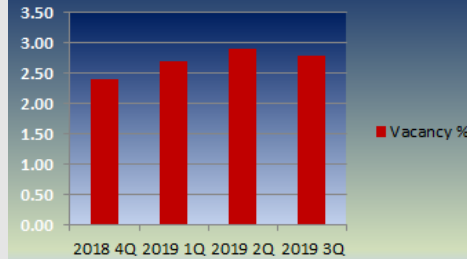
-Michael Feuerman
Managing Director

Period	Total RBA	Vacancy %	Asking Rates	Net Absorption
2019 3Q	51,591,843	2.80	\$ 9.05	93,196
2019 2Q	51,550,443	2.90	\$ 8.87	-28,117
2019 1Q	51,472,573	2.70	\$ 8.88	-116,002
2018 4Q	51,416,413	2.40	\$ 8.80	-35,931

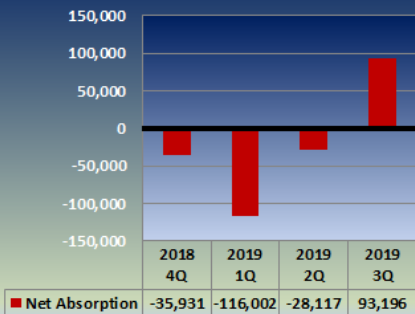
*2,685 Properties

From a survey taken of 2,685 Palm Beach County industrial properties, vacancy is down 10 basis points from the previous quarter after three consecutive quarters of rising rates. Rents, though, continue to climb, and absorption is once again in positive territory.

Vacant %



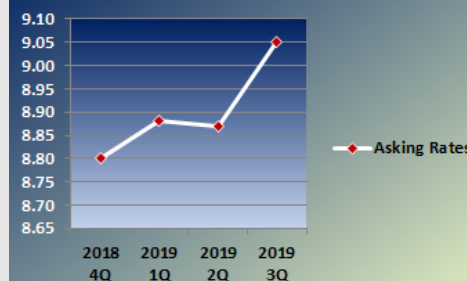
Net Absorption



For the first time in 2019, net absorption is positive, at 93,196 s.f., on total leasing activity of 461,488 s.f. in the quarter! Among the largest industrial lease signings in the third quarter were SWI Solution's 161,000 s.f. lease at 6717 Belvedere Rd, West Palm Beach; and Orange Theory Fitness's 44,550 s.f. lease at 6403 W Rogers Cir., Boca Raton. Among the largest sales this quarter were 6403 W Rogers Cir., Boca Raton for \$5,700,000 or \$127.95 per square foot (note, this was a sale to the principal of Orange Theory, which leased the property as noted above). The asking price was \$6,395,000, approximately 12% higher than the eventual sale price.

Quoted asking rates are up from the previous quarter by \$0.18 per square foot.

Rental Rates(fs)



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.