

Jacksonville Industrial Market Overview



153,049,668 SF
Total Inventory



4.3%
Total Vacancy Rate



\$9.89
Average Asking Rate



2,335,713 SF
YTD Deliveries



879,144 SF
YTD Net Absorption

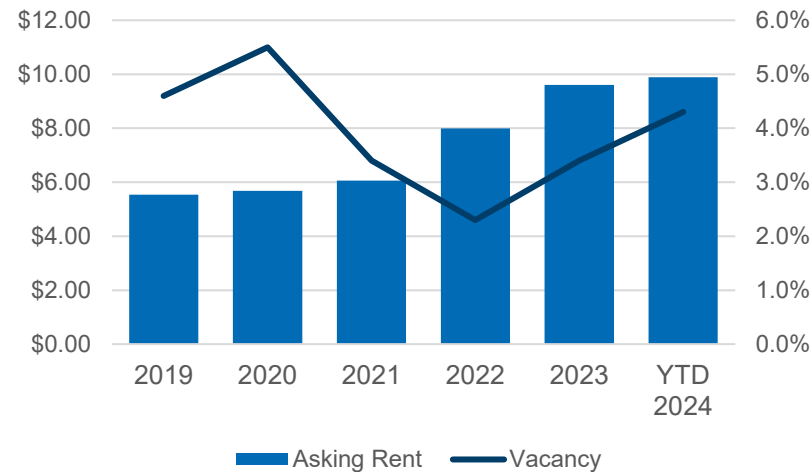
Market Snapshot



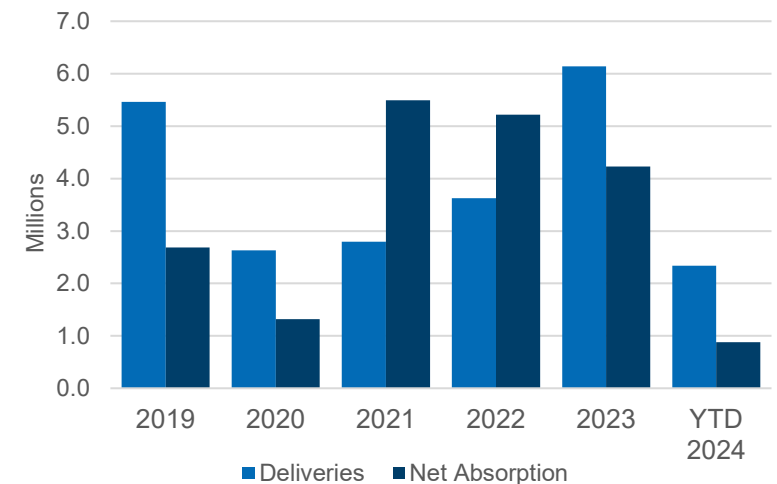
- Jacksonville is one of the Southern United States's fastest growing cities
- The Port of Jacksonville is Florida's largest container port by volume

- Port traffic has increased since the recent completion of a dredging project that increased the port's depth to 47 feet, allowing utilization by larger container ships
- Port capacity throughput is expected to double by 2025 as the result of infrastructure modernization projects
- Increased port traffic and regional population growth have accelerated the market's growth
- Jacksonville is home to four Fortune 500 headquarters: CSX Corporation, Fidelity National Financial, Fidelity National Information Services, Landstar Systems

Average Asking Rents (\$/SF FS) & Vacancy



Deliveries & Net Absorption



Notable Lease Transactions

Building Name	Tenant	Type	Size (SF)
H & M Warehouse	Neal Brothers	Direct New	203,652
Westside Industrial Park – Building 100	Wasserstrom	Renewal	146,000

Notable Sale Transactions

Building Name	Buyer	Seller	Price (M)	Size (SF)
9909 Pritchard Road – Building 8	Hillwood Development Corporation	CT Realty Investors	\$91.73	1,000,350