

Jacksonville Industrial Market Overview



154,838,622 SF
Total Inventory



4.5%
Total Vacancy Rate



\$10.08
Average Asking Rate



4,594,051 SF
YTD Deliveries



2,828,586 SF
YTD Net Absorption

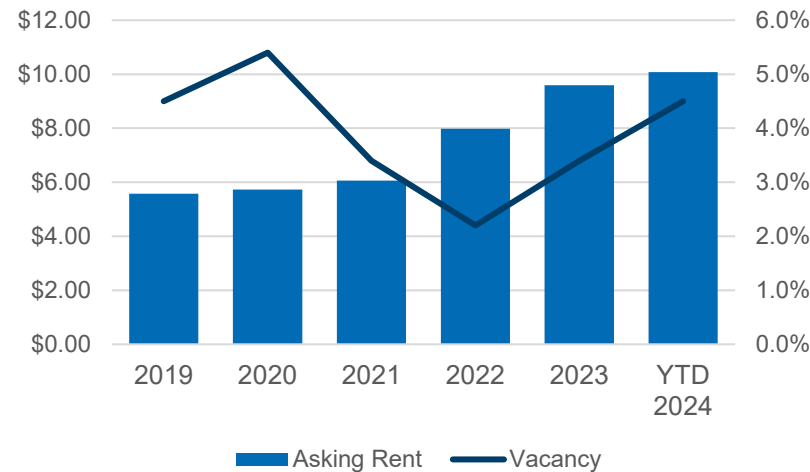
Market Snapshot



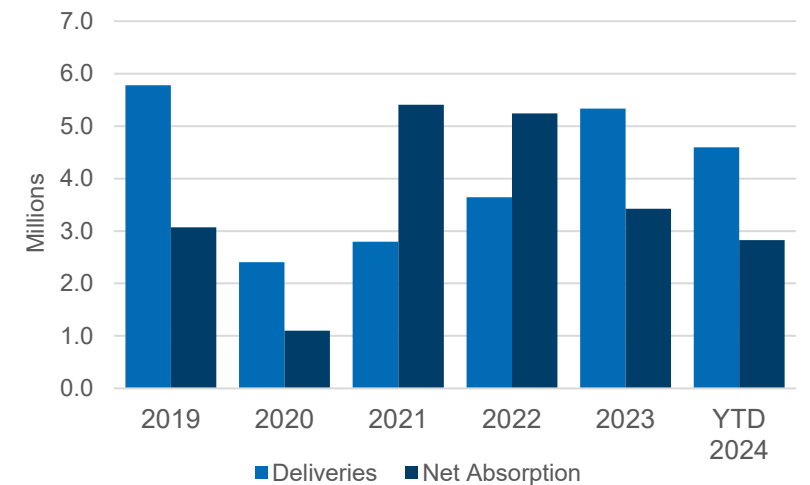
- Jacksonville is one of the Southern United States's fastest growing cities
- The Port of Jacksonville is Florida's largest container port by volume

- 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 because 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)
Commonwealth Logistics Center – Building 2	Amazon	Direct New	272,190
10089 North Main Street	United States Postal Service	Renewal	240,680

Notable Sale Transactions

Building Name	Buyer	Seller	Price (M)	Size (SF)
1511 Zoo Parkway – Building C	INDUS Realty Trust	VanTrust Real Estate	\$62.85	547,200