

Fourth Quarter 2020

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.

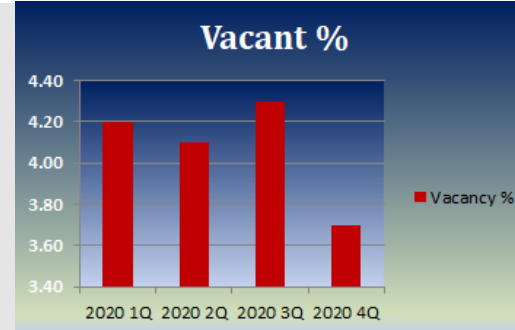
"Palm Beach County's industrial market, while smaller than Broward's, is again showing a lower vacancy rate, higher asking rental rate, and higher new absorption. While the total leasing activity in was less than in Broward, Palm Beach County still makes a strong case to attract investors."

-Michael Feuerman
Managing Director

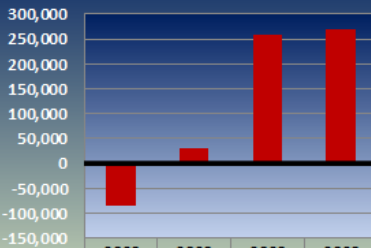
Period	Total RBA	Vacancy %	Asking Rates	Net Absorption
2020 4Q	50,084,926	3.70	\$ 10.09	270,093
2020 3Q	50,084,926	4.30	\$ 10.08	259,157
2020 2Q	49,738,521	4.10	\$ 10.01	31,191
2020 1Q	49,738,521	4.20	\$ 9.82	-83,941

*1,555 Properties

From a survey taken of 1,155 Palm Beach County industrial properties, vacancy has decreased 60 basis point from the previous quarter to 3.7%. Absorption has increased from the previous quarter, now at 270,093 s.f. No new properties were delivered this quarter but several are under construction. 500,000 s.f. of new leases were signed, as the industrial demand stayed strong and kept fundamentals at a healthy level.



Net Absorption

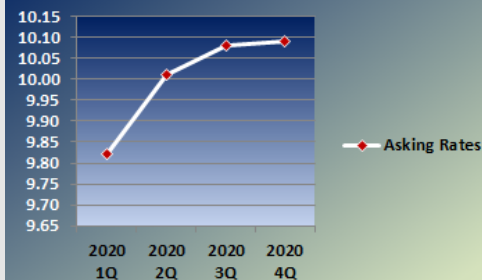


Period	Net Absorption
2020 1Q	-83,941
2020 2Q	31,191
2020 3Q	259,157
2020 4Q	270,093

Among the largest industrial lease signings in the fourth quarter were Florida Microelectronics, LLC's 70,554 SF lease at 1601 Hill Ave., West Palm Beach and Tire Hub's 40,500 SF lease at 305 Haverhill Rd., Lake Worth. Among the largest sales this quarter were TPA Group, LLC's sale of the 220,000 sq.ft warehouse property built in 2020 at 15335 Park Of Commerce Blvd, Jupiter, to MDH Partners for \$27,160,000 (\$123.46/sq.ft); and Dalfen Industrial sale to Goldman Sachs of an 80% partial interest in the 208,000 sq.ft building at 3774 Interstate Park Road N. in Riviera Beach to for \$14,760,000 (\$88.72/sq.ft). Both buildings were sold as part of multi-state/bulk portfolio sales.

Quoted asking rates are up \$0.01 per square foot to \$10.09/s.f. NNN. Palm Beach County industrial demand remains strong and rates are at the highest average level since Costar.com started tracking the rates in 1999.

Rental Rates(fs)



While information is believe 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.