

COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

# **Q2 Palm Beach Industrial Market Report**



CARFAC International

"Although there was no new product delivered this quarter, net absorption was down and was actually negative. Yet rental rates are up by more than 5% - a significant increase for a single quarter - and vacancy rates increased only slightly. New construction coming to market should be successful as demand continues to be strong." - Michael Feuerman, CCIM, SIOR

Managing Director, Palm Beach

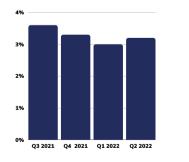
#### Total RBA Vacancy % Asking Rate Net Absorption Period Q2 2022 51,724,487 3.2% \$11.31 -120,355 Q1 2022 51,724,487 3.0% \$10.72 365,362 Q4 2021 51,517,780 \$10.62 3.3% 285,202 Q3 2021 51,417,780 \$10.20 20,966 3.6%

#### Significant Lease Activity

Address	Size	Tenant	Туре
306 Haverhill Rd, West Palm Beach	74,377 SF	1-800-Pack-Rat	New
6400 Park Of Commerce Blvd, Boca Raton	22,610 SF	<b>Distinctive Kitchens &amp; Bath</b>	Renewal
6715 White Dr, West Palm Beach	20,535 SF	Wright Brothers Contracting Services, Inc.	New

### **Significant Sales Activity**

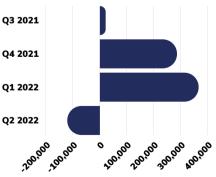
Address	Size	Buyer	Sales Price
15335 Park Of Commerce Blvd., Jupiter	220,000 SF	GIC Real Estate Pte Ltd	\$67.36M (\$306.20/SF)
15501 Park of Commerce Blvd., Jupiter	206,707 SF	Woodmont Properties	\$21.08M (\$102/SF)
18855 Bee Line Hwy., Jupiter	6,820 SF (44.4 acres)	CTS Engines (purchased by tenant)	\$16M (\$2,346.04/SF)



# Q3 2021 Q4 2021 Q1 2022 Q2 2022

## **RENTAL RATES**

**Quoted asking rental rates** increased \$.59/SF from the previous quarter to \$11.31/SF



**NET ABSORPTION** Net absorption was in the red for the first time since Q1 2020, at -120,355.

### **VACANCY %**

From a survey of 1,158 Palm Beach County office properties, rental rate sand vacancy are up. Vacancy rates ended the quarter at 3.2%, up 20 basis points from the previous quarter.

