

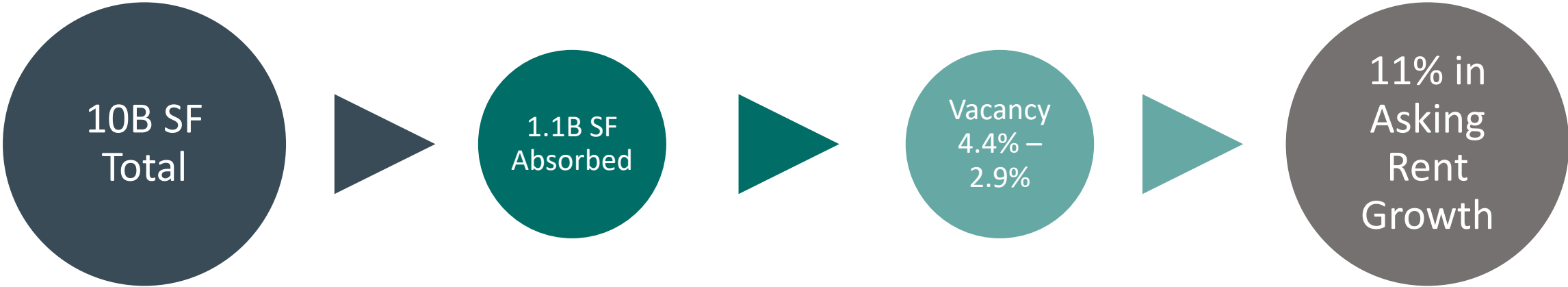
Spokane - Kootenai Industrial Market

Marc Mowrer, J.D.



LEAVITT
CAPITAL COMPANIES

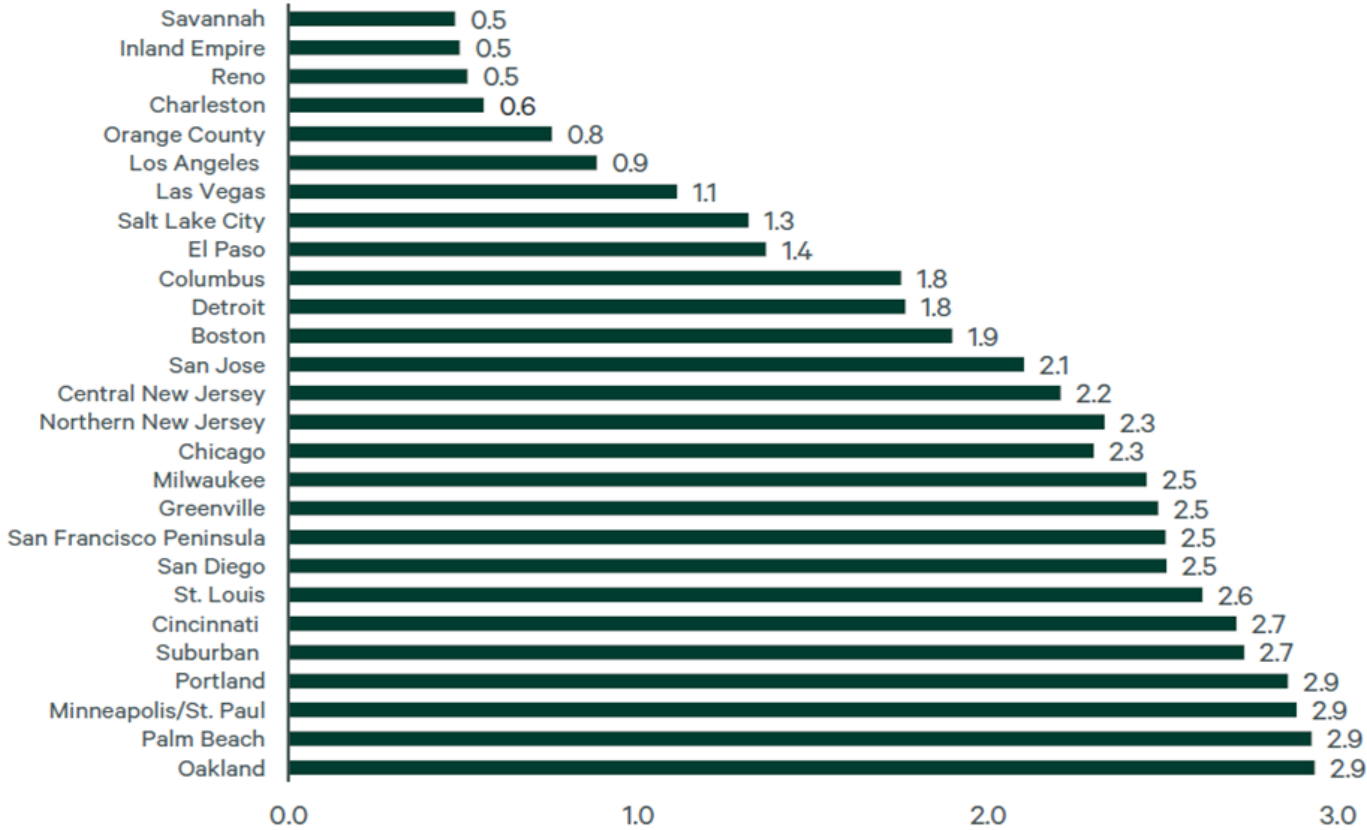
Key Statistics



Historic Vacancy

Tightest U.S. Industrial Markets

- 27 markets have a vacancy rate under 3%.
- Markets with the lowest vacancy rates are along the coasts, near transportation hubs, or near the fastest growing MSA's in the country.
- Savannah, Reno, and the Inland Empire all have a vacancy rate of 0.5%, all tied with Toronto for the second lowest vacancy rate in the world.



Source: CBRE Research, Q3 2022.

Reasons for Industrial Strength

A dark blue rounded rectangle with a light gray rounded rectangle inside it, containing the text "E-Commerce".

E-Commerce

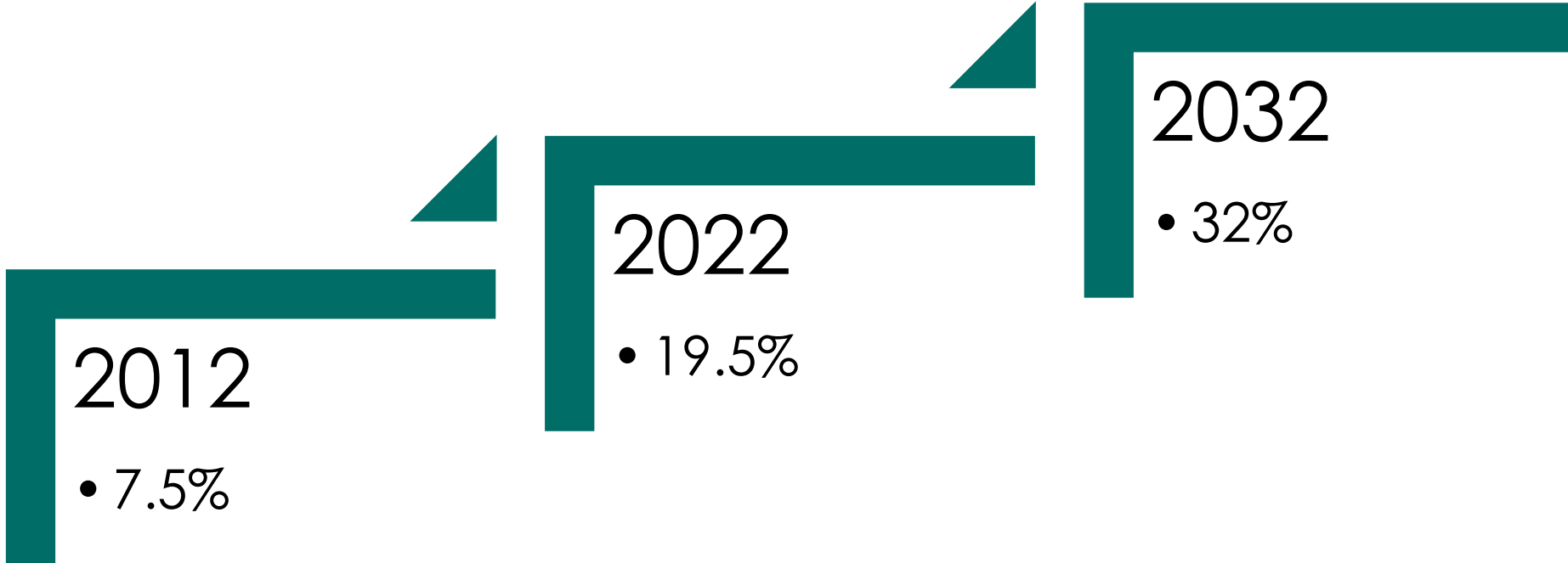
A dark blue rounded rectangle with a light gray rounded rectangle inside it, containing the text "Supply Chain Optimization".

Supply Chain
Optimization

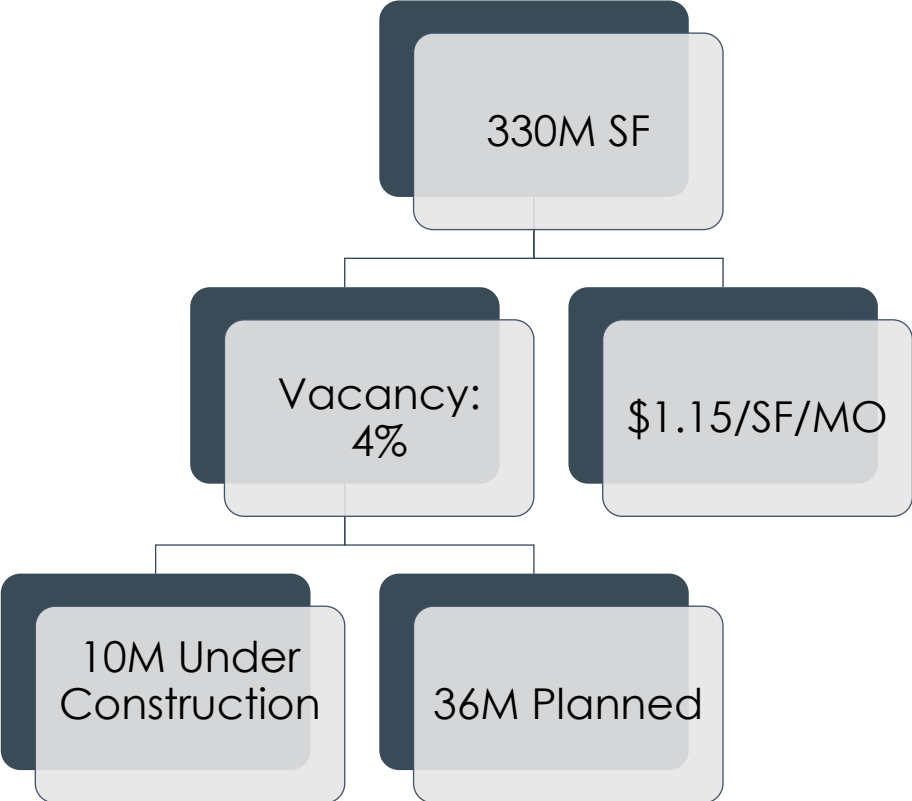
A dark blue rounded rectangle with a light gray rounded rectangle inside it, containing the text "Economic Drivers Require Warehouse Space".

Economic
Drivers Require
Warehouse
Space

E-Commerce



Puget Sound



Industrial Market 43M SF 2.5% Vacancy Rate



Last 5 years

Size: 30M SF vs 42M SF


Vacancy: 6% vs 2%

Rent: \$0.35 - \$0.50 vs \$0.50 - \$0.85

Transactions of Note - Leases

Building	Address	SF	Class	Company (ies)
	Central Business Park - 11016 E Montgomery	163,250 SF	B	Colliers / Leavitt Capital
	16621 E Euclid	120,000 SF	A	Crown West Realty
	19307 E Cataldo	116,400 SF	C	Kiemle & Hagood
	Central Business Park - 11016 E Montgomery	113,400 SF	B	Kiemle & Hagood / Leavitt Capital
	McFarlane 2 - 11307 W McFarlane	73,000 SF	A	Kiemle & Hagood / Leavitt Capital

Transactions of Note - Sales

Building	Address	SF	Price	Price/SF
	9212 W Hallet	306,000 SF	\$40.4M	\$132/SF
	15909 E Marietta	111,000 SF	\$21.6M	\$195/SF
	1611 N Molter	80,000 SF	\$10.8M	\$136/SF
	3530 E Ferry	59,000 SF	\$5.3M	\$89/SF

Going Forward

Industrial is not recession proof;
however, the aforementioned factors
will continue to keep this sector strong.

Acknowledgements

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- NAI Black: Darren Slackman and Chris Bell
- TOK Commercial: Chris Pearson

Sources:

<https://www.us.jll.com/en/trends-and-insights/research/global/gmp/logistics> February, 2023

<https://www.cbre.com/insights/figures/puget-sound-industrial-figures-q4-2022> February, 2023