

Market

Trends

Q3 2024

Milwaukee - Industrial



REDI MOODY'S



MARKET TRENDS

Q3 2024 | Milwaukee | Industrial

Employment

	<u>Current</u>	<u>Y-o-Y</u>
Employment	797,260	
Area Unemployment	3.1	
U.S. Unemployment	4.1	
Industrial Jobs	114,300	

Source: BLS

*Employment figures and area unemployment are based on Milwaukee MSA data.

Market Recap

All Properties

Total Inventory ^(sf)	387,743,323
Total # of Bldgs ^(tracked)	5,426
Absorption	787,594
Vacancy	5.5%
Asking Rate ^(NNN)	\$6.76
New Construction ^(sf)	3,691,844

Multi-tenant Properties

Total Inventory ^(sf)	100,443,629
Total # of Bldgs ^(tracked)	1,247
Absorption	214,801
Vacancy	15.0%
Asking Rate ^(NNN)	\$6.64

Economic Overview

According to the Bureau of Labor Statistics (BLS), the unemployment rate for the Milwaukee metropolitan statistical area (MSA) decreased 110 basis points to 3.1% compared to 4.2% in August 2023. The unemployment rate for the US was at 4.1% in September 2024 which increased 30 basis points from last year. State of Wisconsin unemployment was 2.9% for this quarter. The Milwaukee MSA saw a decrease in job growth while manufacturing jobs decreased by 1,300 jobs during the same period.

Market Overview

The Milwaukee Industrial market consists of 387.7 msf of space in eight counties across Southeastern Wisconsin. Southeastern Wisconsin posted 787,600 sf positive absorption in Q3 2024 for all properties, bringing the YTD to 2.9 msf positive absorption. Multi-tenant properties had 214,800 sf positive absorption bringing the YTD to 1.0 msf positive absorption. The third quarter ended with a vacancy rate of 5.5% for all properties and 15.0% for multi-tenant properties. The average asking lease rates for SE Wisconsin has increased from \$6.35 last year to \$6.76 psf NNN for Q3 2024. To date, there are 25 properties totaling 3.7 msf of new construction projects throughout the market. Thirty properties with 3.5 msf were delivered year to date.

Market Highlights

Milwaukee County led the way in positive absorption with 346,600 sf resulting from MDX Fulfillment subleasing 150,000 sf. Ozaukee County experienced (40,000) sf negative absorption led by ISP Belgium Foundry vacating 44,000 sf. At the close of Q3 2024 the market had 69 lease transactions totaling 1.0 msf of leasing activity. Sixty seven properties sold topping \$216.4 million with 2.9 msf during Q3 2024.

Market Overview (Multi and Single Tenant)

Total

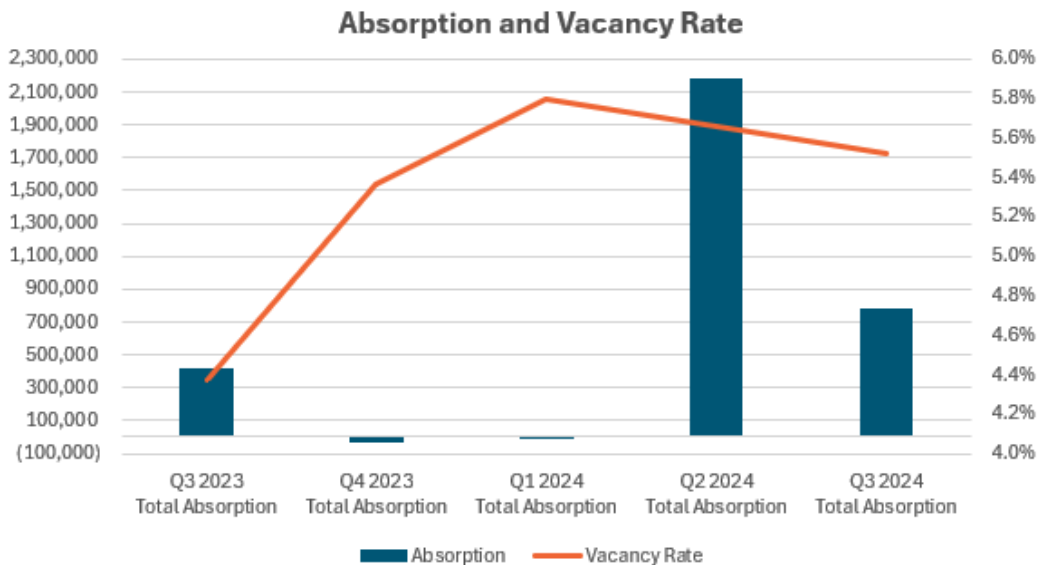
Property Type	# of Bldgs	Inventory	Total Available (sf)	Total Vacant (sf)	Total Absorption (sf)	YTD Total Absorption (sf)	Vacancy Rate
Flex/R&D	297	13,298,414	1,499,816	939,627	80,304	91,625	7.1%
Manufacturing	2,176	176,856,485	8,471,177	5,409,525	247,734	(201,554)	3.1%
Warehouse Distribution	795	132,235,249	14,236,387	12,467,640	562,168	3,247,229	9.4%
Warehouse Office	2,158	65,353,175	3,854,999	2,585,308	(102,612)	(200,490)	4.0%
Grand Total	5,426	387,743,323	28,062,379	21,402,100	787,594	2,936,810	5.5%

Direct

Property Type	# of Bldgs	Inventory	Direct Available (sf)	Direct Vacant (sf)	Direct Absorption (sf)	YTD Direct Absorption (sf)	Vacancy Rate
Flex/R&D	297	13,298,414	1,224,556	933,475	80,304	86,525	7.0%
Manufacturing	2,176	176,856,485	8,222,271	5,349,555	247,734	(201,554)	3.0%
Warehouse Distribution	795	132,235,249	13,702,676	12,266,952	364,168	3,265,317	9.3%
Warehouse Office	2,158	65,353,175	3,574,580	2,402,504	(102,612)	(136,674)	3.7%
Grand Total	5,426	387,743,323	26,724,083	20,952,486	589,594	3,013,614	5.4%

Sublease

Property Type	# of Bldgs	Inventory	Sublease Available (sf)	Sublease Vacant (sf)	Sublease Absorption (sf)	YTD Sublease Absorption (sf)	Vacancy Rate
Flex/R&D	297	13,298,414	275,260	6,152	0	5,100	0.0%
Manufacturing	2,176	176,856,485	248,906	59,970	0	0	0.0%
Warehouse Distribution	795	132,235,249	533,711	200,688	198,000	(18,088)	0.2%
Warehouse Office	2,158	65,353,175	280,419	182,804	0	(63,816)	0.3%
Grand Total	5,426	387,743,323	1,338,296	449,614	198,000	(76,804)	0.1%



Market Statistics by County (Multi and Single Tenant)

County	Property Type	# of Bldgs	Inventory	Total Available (sf)	Total Vacant (sf)	Total Absorption (sf)	YTD Total Absorption (sf)	Vacancy Rate
Kenosha	Flex/R&D	8	682,599	220,000		0	0	0.0%
	Manufacturing	105	8,076,609	530,641	209,677	0	87,558	2.6%
	Warehouse Distribution	112	42,082,743	6,795,330	6,820,246	0	2,103,589	16.2%
	Warehouse Office	70	2,935,539	239,492	35,016	0	(35,016)	1.2%
	Subtotal	295	53,777,490	7,785,463	7,064,939	0	2,156,131	13.1%
Milwaukee	Flex/R&D	59	3,126,870	649,265	596,090	(2,533)	(2,128)	19.1%
	Manufacturing	664	60,301,864	5,534,004	4,277,002	125,513	(630,756)	7.1%
	Warehouse Distribution	286	35,392,257	3,431,857	2,437,615	311,169	110,657	6.9%
	Warehouse Office	699	23,982,612	2,231,815	1,617,346	(87,522)	(361,262)	6.7%
	Subtotal	1,708	122,803,603	11,846,941	8,928,053	346,627	(883,489)	7.3%
Ozaukee	Flex/R&D	23	707,756	71,173	56,392	(17,115)	(1,556)	8.0%
	Manufacturing	119	9,170,777	212,037	157,706	(23,183)	71,296	1.7%
	Warehouse Distribution	15	2,126,875			0	6,001	0.0%
	Warehouse Office	67	2,394,976	107,820	28,420	0	30,000	1.2%
	Subtotal	224	14,400,384	391,030	242,518	(40,298)	105,741	1.7%
Racine	Flex/R&D	13	698,354	10,072	20,410	0	12,032	2.9%
	Manufacturing	189	17,425,319	29,648	38,545	52,331	(10,725)	0.2%
	Warehouse Distribution	82	14,799,641	2,656,687	2,512,852	135,455	307,668	17.0%
	Warehouse Office	142	4,688,876	527,890	449,690	38	(6,510)	9.6%
	Subtotal	426	37,612,190	3,224,297	3,021,497	187,824	302,465	8.0%
Sheboygan	Flex/R&D	1	30,720		5,000	0	0	16.3%
	Manufacturing	151	19,759,101	323,254	323,254	0	0	1.6%
	Warehouse Distribution	34	5,132,236	184,029		0	0	0.0%
	Warehouse Office	90	2,347,672	109,855	4,625	0	0	0.2%
	Subtotal	276	27,269,729	617,138	332,879	0	0	1.2%
Walworth	Flex/R&D	4	94,396			0	0	0.0%
	Manufacturing	127	9,746,259	313,709	19,336	25,000	103,000	0.2%
	Warehouse Distribution	30	3,135,417			0	0	0.0%
	Warehouse Office	76	2,165,145	53,950	78,950	0	(38,950)	3.6%
	Subtotal	237	15,141,217	367,659	98,286	25,000	64,050	0.6%
Washington	Flex/R&D	15	528,613	32,118	27,450	0	0	5.2%
	Manufacturing	231	14,790,839	221,407	137,145	(4,205)	(4,205)	0.9%
	Warehouse Distribution	78	10,945,587	655,937	655,937	43,984	358,544	6.0%
	Warehouse Office	184	4,977,960	246,127	179,923	1,245	229,520	3.6%
	Subtotal	508	31,242,999	1,155,589	1,000,455	41,024	583,859	3.2%
Waukesha	Flex/R&D	174	7,429,106	517,188	234,285	99,952	83,277	3.2%
	Manufacturing	590	37,585,717	1,306,477	246,860	72,278	182,278	0.7%
	Warehouse Distribution	158	18,620,493	512,547	40,990	71,560	360,770	0.2%
	Warehouse Office	830	21,860,395	338,050	191,338	(16,373)	(18,272)	0.9%
	Subtotal	1,752	85,495,711	2,674,262	713,473	227,417	608,053	0.8%
Grand Total		5,426	387,743,323	28,062,379	21,402,100	787,594	2,936,810	5.5%

Vacancy Rates by County (Multi and Single Tenant)

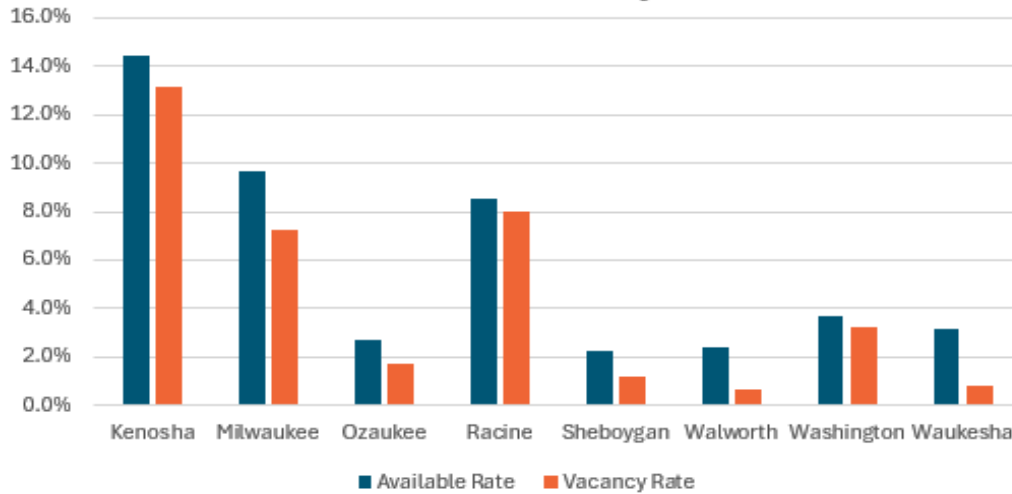
County	Property Type	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024
		Vacancy Rate	Vacancy Rate	Vacancy Rate	Vacancy Rate	Vacancy Rate
Kenosha	Flex/R&D	0.0%	0.0%	0.0%	0.0%	0.0%
	Manufacturing	1.7%	3.1%	3.1%	2.6%	2.6%
	Warehouse Distribution	14.3%	18.5%	17.7%	16.2%	16.2%
	Warehouse Office	0.0%	0.0%	0.0%	1.2%	1.2%
	Subtotal	11.2%	14.9%	14.2%	13.1%	13.1%
Milwaukee	Flex/R&D	18.1%	18.5%	19.3%	19.0%	19.1%
	Manufacturing	4.9%	6.1%	7.0%	7.4%	7.1%
	Warehouse Distribution	4.8%	6.6%	7.1%	7.6%	6.9%
	Warehouse Office	4.5%	4.8%	6.3%	6.5%	6.7%
	Subtotal	5.1%	6.3%	7.2%	7.5%	7.3%
Ozaukee	Flex/R&D	3.6%	2.7%	4.4%	5.5%	8.0%
	Manufacturing	1.3%	1.1%	1.7%	1.5%	1.7%
	Warehouse Distribution	0.3%	0.3%	0.3%	0.0%	0.0%
	Warehouse Office	2.8%	2.4%	1.2%	1.2%	1.2%
	Subtotal	1.5%	1.3%	1.5%	1.4%	1.7%
Racine	Flex/R&D	5.3%	4.6%	4.2%	2.9%	2.9%
	Manufacturing	0.2%	0.2%	0.2%	0.5%	0.2%
	Warehouse Distribution	18.1%	17.2%	19.0%	17.9%	17.0%
	Warehouse Office	9.6%	9.5%	9.5%	9.6%	9.6%
	Subtotal	8.4%	8.1%	8.8%	8.5%	8.0%
Sheboygan	Flex/R&D	16.3%	16.3%	16.3%	16.3%	16.3%
	Manufacturing	0.5%	1.6%	1.6%	1.6%	1.6%
	Warehouse Distribution	0.0%	0.0%	0.0%	0.0%	0.0%
	Warehouse Office	0.2%	0.2%	0.2%	0.2%	0.2%
	Subtotal	0.4%	1.2%	1.2%	1.2%	1.2%
Walworth	Flex/R&D	0.0%	0.0%	0.0%	0.0%	0.0%
	Manufacturing	0.4%	0.2%	0.2%	0.2%	0.2%
	Warehouse Distribution	0.0%	0.0%	0.0%	0.0%	0.0%
	Warehouse Office	1.8%	1.8%	3.6%	3.6%	3.6%
	Subtotal	0.5%	0.4%	0.7%	0.7%	0.6%
Washington	Flex/R&D	4.5%	5.2%	5.2%	5.2%	5.2%
	Manufacturing	0.8%	0.9%	0.9%	0.9%	0.9%
	Warehouse Distribution	2.2%	1.8%	7.1%	6.4%	6.0%
	Warehouse Office	1.7%	2.0%	3.2%	3.6%	3.6%
	Subtotal	1.5%	1.4%	3.5%	3.3%	3.2%
Waukesha	Flex/R&D	2.6%	2.2%	2.2%	2.5%	3.2%
	Manufacturing	0.4%	1.0%	1.0%	0.7%	0.7%
	Warehouse Distribution	1.7%	1.7%	1.6%	0.6%	0.2%
	Warehouse Office	0.9%	0.8%	1.0%	0.8%	0.9%
	Subtotal	1.0%	1.2%	1.2%	0.9%	0.8%
Grand Total		4.4%	5.4%	5.8%	5.7%	5.5%

Lease Rates by County (Multi and Single Tenant)

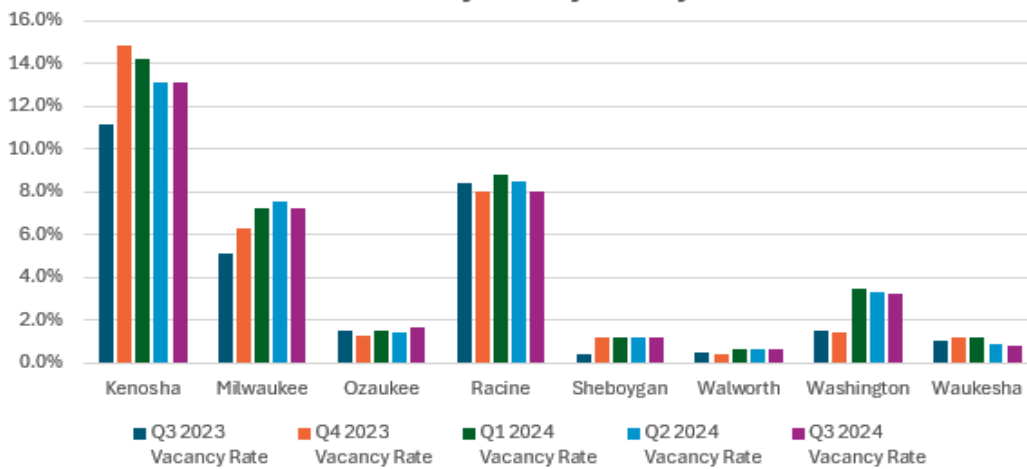
County	Property Type	Q3 2023 Lease Rate	Q4 2023 Lease Rate	Q1 2024 Lease Rate	Q2 2024 Lease Rate	Q3 2024 Lease Rate
Kenosha	Flex/R&D					
	Manufacturing					
	Warehouse Distribution	\$6.25	\$6.25	\$6.25	\$5.88	\$6.25
	Warehouse Office					
	Subtotal	\$6.25	\$6.25	\$6.25	\$5.88	\$6.25
Milwaukee	Flex/R&D	\$7.12	\$7.07	\$7.04	\$7.04	\$6.87
	Manufacturing	\$5.01	\$4.89	\$4.82	\$5.29	\$5.34
	Warehouse Distribution	\$5.24	\$5.33	\$5.96	\$6.30	\$5.71
	Warehouse Office	\$5.67	\$5.73	\$5.99	\$6.00	\$6.13
	Subtotal	\$5.65	\$5.65	\$5.79	\$5.99	\$5.93
Ozaukee	Flex/R&D	\$9.13	\$9.17	\$10.38	\$9.60	\$10.02
	Manufacturing	\$3.50	\$11.54	\$3.50	\$5.00	\$4.63
	Warehouse Distribution	\$5.50	\$5.50	\$5.50		
	Warehouse Office	\$9.75	\$7.75	\$8.38	\$8.38	\$8.38
	Subtotal	\$8.31	\$8.58	\$8.41	\$8.81	\$8.26
Racine	Flex/R&D					
	Manufacturing	\$4.98	\$4.98	\$6.59	\$7.25	\$7.75
	Warehouse Distribution	\$5.25	\$5.25	\$5.25	\$5.25	\$5.25
	Warehouse Office	\$6.95			\$7.39	\$9.50
	Subtotal	\$5.43	\$5.05	\$6.37	\$7.00	\$7.56
Sheboygan	Flex/R&D					
	Manufacturing	\$5.74	\$5.64	\$5.75	\$5.75	\$5.75
	Warehouse Distribution					
	Warehouse Office	\$5.70	\$5.70	\$5.70	\$5.70	\$5.70
	Subtotal	\$5.73	\$5.66	\$5.73	\$5.73	\$5.73
Walworth	Flex/R&D					
	Manufacturing	\$4.75	\$4.25	\$4.25	\$4.44	\$4.44
	Warehouse Distribution	\$5.50	\$5.50	\$5.50		
	Warehouse Office	\$7.23	\$8.50	\$5.25	\$5.25	\$4.75
	Subtotal	\$5.70	\$5.63	\$4.70	\$4.60	\$4.50
Washington	Flex/R&D	\$5.67	\$5.13	\$5.50	\$5.50	\$5.50
	Manufacturing	\$3.92	\$4.56	\$5.24	\$5.49	\$5.07
	Warehouse Distribution					
	Warehouse Office	\$6.26	\$6.26	\$6.87	\$8.60	\$7.86
	Subtotal	\$5.28	\$5.25	\$5.78	\$6.53	\$6.41
Waukesha	Flex/R&D	\$8.07	\$7.71	\$8.66	\$8.84	\$8.67
	Manufacturing	\$5.36	\$5.36	\$6.65		\$7.96
	Warehouse Distribution	\$8.24	\$8.04	\$7.74	\$7.74	\$7.10
	Warehouse Office	\$7.09	\$6.71	\$7.06	\$7.29	\$7.21
	Subtotal	\$7.59	\$7.31	\$8.11	\$8.28	\$8.01
Grand Total		\$6.35	\$6.24	\$6.62	\$6.81	\$6.76

Multi and Single Tenant

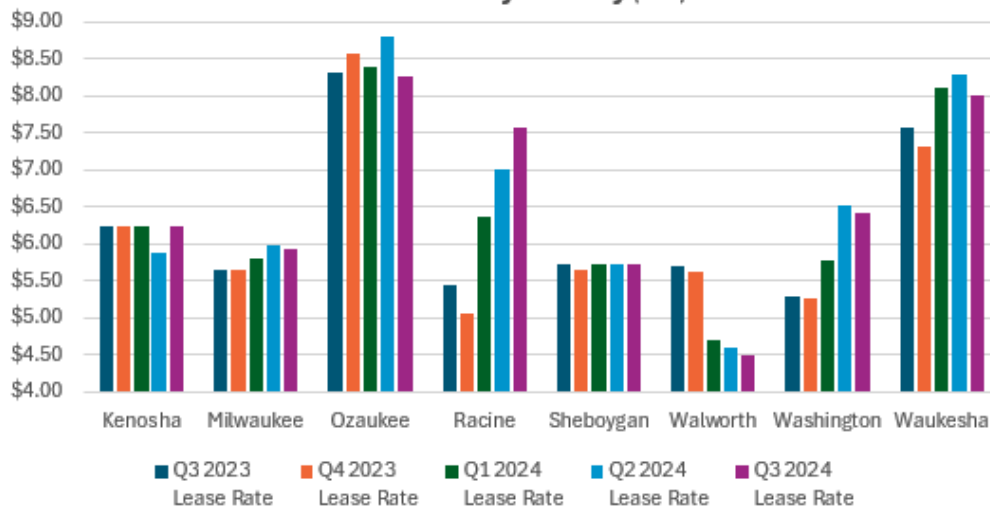
Available and Vacancy Rates



Vacancy Rate by County



Lease Rates by County (NNN)



Market Overview (Multi-Tenant)

Total

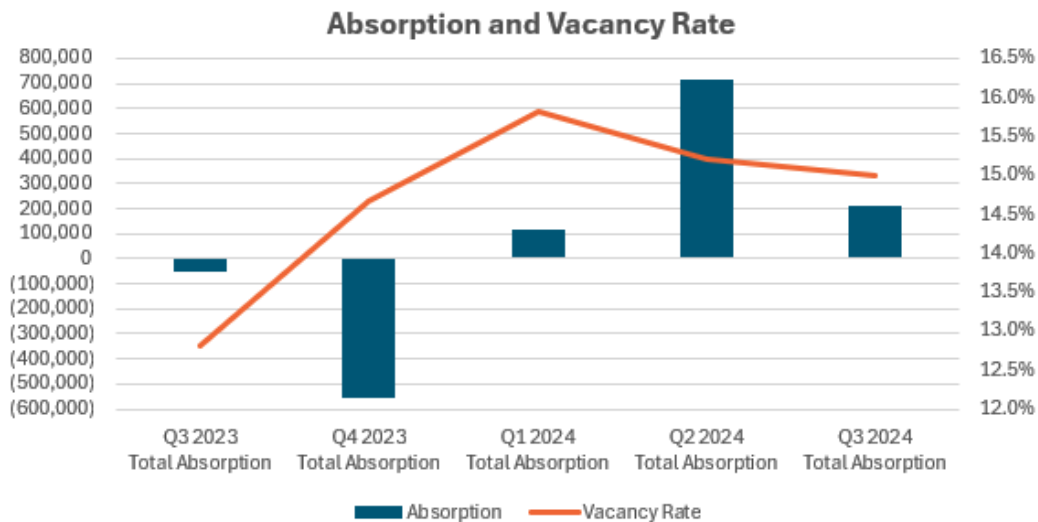
Property Type	# of Bldgs	Inventory	Total Available (sf)	Total Vacant (sf)	Total Absorption (sf)	YTD Total Absorption (sf)	Vacancy Rate
Flex/R&D	232	9,959,210	1,195,923	774,827	(73,656)	(65,035)	7.8%
Manufacturing	171	20,120,751	3,601,392	2,369,271	29,844	(544,016)	11.8%
Warehouse Distribution	248	46,567,942	11,197,835	10,010,670	331,168	1,649,788	21.5%
Warehouse Office	596	23,795,726	2,818,725	1,898,212	(72,555)	(20,099)	8.0%
Grand Total	1,247	100,443,629	18,813,875	15,052,980	214,801	1,020,638	15.0%

Direct

Property Type	# of Bldgs	Inventory	Direct Available (sf)	Direct Vacant (sf)	Direct Absorption (sf)	YTD Direct Absorption (sf)	Vacancy Rate
Flex/R&D	232	9,959,210	920,663	768,675	(73,656)	(67,435)	7.7%
Manufacturing	171	20,120,751	3,412,456	2,369,271	29,844	(544,016)	11.8%
Warehouse Distribution	248	46,567,942	10,814,759	9,925,870	283,168	1,595,988	21.3%
Warehouse Office	596	23,795,726	2,658,321	1,747,408	(72,555)	43,717	7.3%
Grand Total	1,247	100,443,629	17,806,199	14,811,224	166,801	1,028,254	14.7%

Sublease

Property Type	# of Bldgs	Inventory	Sublease Available (sf)	Sublease Vacant (sf)	Sublease Absorption (sf)	YTD Sublease Absorption (sf)	Vacancy Rate
Flex/R&D	232	9,959,210	275,260	6,152	0	2,400	0.1%
Manufacturing	171	20,120,751	188,936		0	0	0.0%
Warehouse Distribution	248	46,567,942	383,076	84,800	48,000	53,800	0.2%
Warehouse Office	596	23,795,726	160,404	150,804	0	(63,816)	0.6%
Grand Total	1,247	100,443,629	1,007,676	241,756	48,000	(7,616)	0.2%



Market Statistics by County (Multi-Tenant)

County	Property Type	# of Bldgs	Inventory	Total Available (sf)	Total Vacant (sf)	Total Absorption (sf)	YTD Total Absorption (sf)	Vacancy Rate
Kenosha	Flex/R&D	7	652,311	220,000		0	0	0.0%
	Manufacturing	6	1,333,434	417,480	96,516	0	38,558	7.2%
	Warehouse Distribution	40	14,083,096	5,848,036	5,872,952	0	546,546	41.7%
	Warehouse Office	11	657,354	239,492	35,016	0	(35,016)	5.3%
	Subtotal	64	16,726,195	6,725,008	6,004,484	0	550,088	35.9%
Milwaukee	Flex/R&D	47	2,339,828	484,465	431,290	(2,533)	(2,128)	18.4%
	Manufacturing	66	11,229,551	2,538,251	2,053,526	(14,500)	(664,197)	18.3%
	Warehouse Distribution	101	14,452,727	2,766,110	2,134,507	80,169	257,765	14.8%
	Warehouse Office	206	10,143,239	1,626,244	1,041,527	(69,642)	(197,679)	10.3%
	Subtotal	420	38,165,345	7,415,070	5,660,850	(6,506)	(606,239)	14.8%
Ozaukee	Flex/R&D	20	651,398	71,173	56,392	(17,115)	(1,556)	8.7%
	Manufacturing	11	1,325,247	63,629	35,179	44,344	64,798	2.7%
	Warehouse Distribution	2	474,845			0	6,001	0.0%
	Warehouse Office	20	965,993	38,960	18,960	0	30,000	2.0%
	Subtotal	53	3,417,483	173,762	110,531	27,229	99,243	3.2%
Racine	Flex/R&D	7	349,966	10,072	20,410	0	12,032	5.8%
	Manufacturing	11	1,291,078	20,675	20,675	0	(5,175)	1.6%
	Warehouse Distribution	30	6,761,746	1,528,621	1,328,230	135,455	346,226	19.6%
	Warehouse Office	26	1,477,202	449,690	449,690	38	(6,510)	30.4%
	Subtotal	74	9,879,992	2,009,058	1,819,005	135,493	346,573	18.4%
Sheboygan	Flex/R&D	1	30,720		5,000	0	0	16.3%
	Manufacturing	9	840,674	100,800	100,800	0	0	12.0%
	Warehouse Distribution	3	725,595	184,029		0	0	0.0%
	Warehouse Office	12	434,146	4,625	4,625	0	0	1.1%
	Subtotal	25	2,031,135	289,454	110,425	0	0	5.4%
Walworth	Flex/R&D	3	55,027			0	0	0.0%
	Manufacturing	3	82,001	40,294		0	0	0.0%
	Warehouse Distribution	5	523,862			0	0	0.0%
	Warehouse Office	9	408,412		25,000	0	0	6.1%
	Subtotal	20	1,069,302	40,294	25,000	0	0	2.3%
Washington	Flex/R&D	10	429,042	32,118	27,450	0	0	6.4%
	Manufacturing	18	717,380	59,000	39,000	0	0	5.4%
	Warehouse Distribution	19	4,174,221	655,937	655,937	43,984	110,534	15.7%
	Warehouse Office	59	1,847,575	221,116	164,912	13,422	226,828	8.9%
	Subtotal	106	7,168,218	968,171	887,299	57,406	337,362	12.4%
Waukesha	Flex/R&D	137	5,450,918	378,095	234,285	(54,008)	(73,383)	4.3%
	Manufacturing	47	3,301,386	361,263	23,575	0	22,000	0.7%
	Warehouse Distribution	48	5,371,850	215,102	19,044	71,560	382,716	0.4%
	Warehouse Office	253	7,861,805	238,598	158,482	(16,373)	(37,722)	2.0%
	Subtotal	485	21,985,959	1,193,058	435,386	1,179	293,611	2.0%
Grand Total		1,247	100,443,629	18,813,875	15,052,980	214,801	1,020,638	15.0%

Vacancy Rates by County (Multi-Tenant)

County	Property Type	Q3 2023 Vacancy Rate	Q4 2023 Vacancy Rate	Q1 2024 Vacancy Rate	Q2 2024 Vacancy Rate	Q3 2024 Vacancy Rate
Kenosha	Flex/R&D	0.0%	0.0%	0.0%	0.0%	0.0%
	Manufacturing	10.1%	10.1%	10.1%	7.2%	7.2%
	Warehouse Distribution	39.2%	45.6%	43.2%	41.7%	41.7%
	Warehouse Office	0.0%	0.0%	0.0%	5.3%	5.3%
	Subtotal	33.3%	39.2%	37.2%	35.9%	35.9%
Milwaukee	Flex/R&D	17.5%	17.7%	18.7%	18.3%	18.4%
	Manufacturing	10.6%	12.4%	18.0%	18.2%	18.3%
	Warehouse Distribution	11.5%	15.4%	15.3%	15.3%	14.8%
	Warehouse Office	7.3%	7.1%	9.6%	9.6%	10.3%
	Subtotal	10.5%	12.5%	14.8%	14.8%	14.8%
Ozaukee	Flex/R&D	3.9%	2.9%	4.8%	6.0%	8.7%
	Manufacturing	7.0%	7.5%	7.6%	6.0%	2.7%
	Warehouse Distribution	1.3%	1.3%	1.3%	0.0%	0.0%
	Warehouse Office	6.0%	5.1%	2.0%	2.0%	2.0%
	Subtotal	5.3%	5.1%	4.6%	4.0%	3.2%
Racine	Flex/R&D	10.1%	9.3%	8.4%	5.8%	5.8%
	Manufacturing	1.2%	1.2%	1.6%	1.6%	1.6%
	Warehouse Distribution	24.0%	22.1%	24.3%	21.6%	19.6%
	Warehouse Office	30.0%	30.0%	30.0%	30.4%	30.4%
	Subtotal	21.3%	20.0%	21.6%	19.8%	18.4%
Sheboygan	Flex/R&D	16.3%	16.3%	16.3%	16.3%	16.3%
	Manufacturing	12.0%	12.0%	12.0%	12.0%	12.0%
	Warehouse Distribution	0.0%	0.0%	0.0%	0.0%	0.0%
	Warehouse Office	1.1%	1.1%	1.1%	1.1%	1.1%
	Subtotal	5.4%	5.4%	5.4%	5.4%	5.4%
Walworth	Flex/R&D	0.0%	0.0%	0.0%	0.0%	0.0%
	Manufacturing	0.0%	0.0%	0.0%	0.0%	0.0%
	Warehouse Distribution	0.0%	0.0%	0.0%	0.0%	0.0%
	Warehouse Office	6.1%	6.1%	6.1%	6.1%	6.1%
	Subtotal	2.3%	2.3%	2.3%	2.3%	2.3%
Washington	Flex/R&D	5.5%	6.4%	6.4%	6.4%	6.4%
	Manufacturing	5.4%	5.4%	5.4%	5.4%	5.4%
	Warehouse Distribution	6.3%	5.1%	18.3%	16.8%	15.7%
	Warehouse Office	5.2%	4.9%	7.7%	9.7%	8.9%
	Subtotal	5.9%	5.2%	13.6%	13.2%	12.4%
Waukesha	Flex/R&D	3.4%	3.0%	3.0%	3.3%	4.3%
	Manufacturing	1.4%	1.4%	0.7%	0.7%	0.7%
	Warehouse Distribution	5.7%	6.1%	5.0%	1.7%	0.4%
	Warehouse Office	1.9%	1.5%	2.3%	1.8%	2.0%
	Subtotal	3.1%	3.0%	2.9%	2.0%	2.0%
Grand Total		12.8%	14.7%	15.8%	15.2%	15.0%

Lease Rates by County (Multi-Tenant)

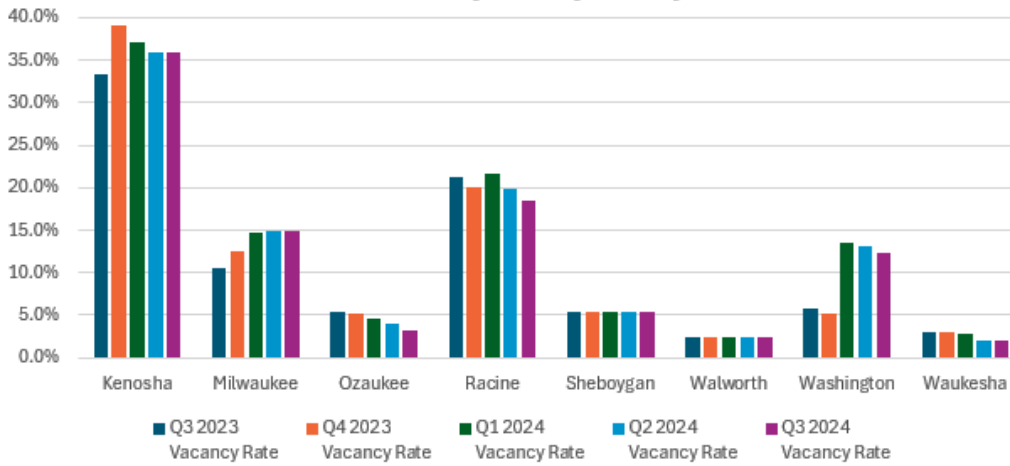
County	Property Type	Q3 2023 Lease Rate	Q4 2023 Lease Rate	Q1 2024 Lease Rate	Q2 2024 Lease Rate	Q3 2024 Lease Rate
Kenosha	Flex/R&D					
	Manufacturing					
	Warehouse Distribution	\$6.25	\$6.25	\$6.25	\$5.88	\$6.25
	Warehouse Office					
	Subtotal	\$6.25	\$6.25	\$6.25	\$5.88	\$6.25
Milwaukee	Flex/R&D	\$7.12	\$7.07	\$7.04	\$7.04	\$6.87
	Manufacturing	\$3.74	\$3.85	\$3.96	\$4.36	\$4.36
	Warehouse Distribution	\$5.24	\$5.33	\$5.83	\$6.27	\$5.57
	Warehouse Office	\$5.30	\$5.18	\$5.50	\$5.33	\$5.45
	Subtotal	\$5.36	\$5.27	\$5.53	\$5.60	\$5.45
Ozaukee	Flex/R&D	\$9.13	\$9.17	\$10.38	\$9.60	\$10.02
	Manufacturing	\$3.50	\$11.54	\$3.50	\$5.00	\$5.00
	Warehouse Distribution	\$5.50	\$5.50	\$5.50		
	Warehouse Office	\$11.25	\$8.75	\$10.00	\$10.00	\$10.00
	Subtotal	\$8.50	\$8.88	\$8.64	\$9.07	\$9.18
Racine	Flex/R&D					
	Manufacturing	\$6.50	\$6.50	\$6.50	\$6.50	\$6.50
	Warehouse Distribution	\$5.25	\$5.25	\$5.25	\$5.25	\$5.25
	Warehouse Office	\$6.95			\$7.83	\$9.50
	Subtotal	\$6.23	\$5.88	\$5.88	\$6.53	\$7.08
Sheboygan	Flex/R&D					
	Manufacturing	\$5.75	\$5.75	\$5.75	\$5.75	\$5.75
	Warehouse Distribution					
	Warehouse Office	\$5.70	\$5.70	\$5.70	\$5.70	\$5.70
	Subtotal	\$5.73	\$5.73	\$5.73	\$5.73	\$5.73
Walworth	Flex/R&D					
	Manufacturing	\$2.75	\$2.75	\$2.75	\$2.75	\$2.75
	Warehouse Distribution					
	Warehouse Office					
	Subtotal	\$2.75	\$2.75	\$2.75	\$2.75	\$2.75
Washington	Flex/R&D	\$5.67	\$5.13	\$5.50	\$5.50	\$5.50
	Manufacturing	\$3.63	\$3.63	\$3.63	\$3.63	\$3.63
	Warehouse Distribution					
	Warehouse Office	\$6.92	\$6.92	\$7.80	\$8.60	\$8.50
	Subtotal	\$5.44	\$5.22	\$5.64	\$6.29	\$6.25
Waukesha	Flex/R&D	\$8.07	\$7.71	\$8.50	\$8.65	\$8.52
	Manufacturing	\$5.36	\$5.36	\$6.65		
	Warehouse Distribution	\$8.24	\$8.04	\$7.74	\$7.74	\$7.68
	Warehouse Office	\$7.06	\$6.66	\$7.16	\$7.45	\$7.12
	Subtotal	\$7.63	\$7.37	\$8.06	\$8.24	\$8.03
Grand Total		\$6.37	\$6.19	\$6.69	\$6.78	\$6.64

Multi-Tenant

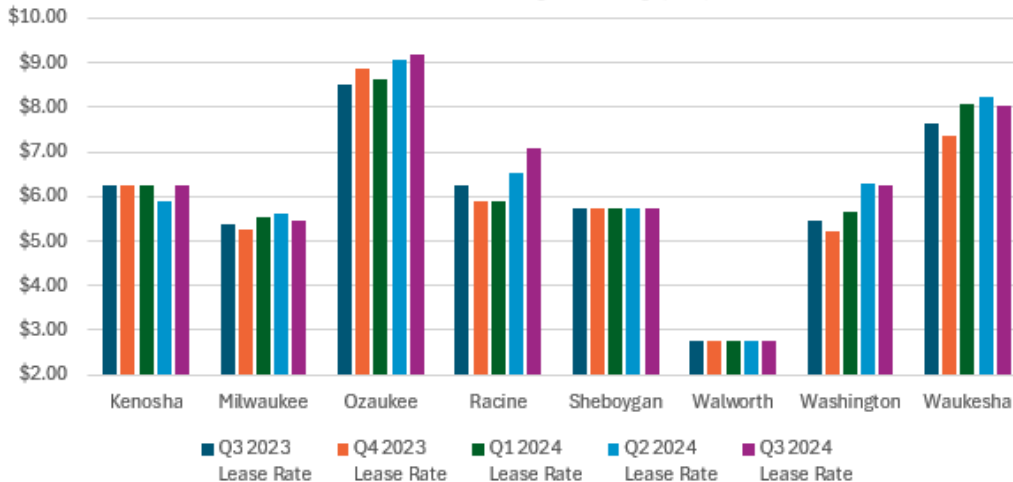
Available and Vacancy Rates



Vacancy Rate by County

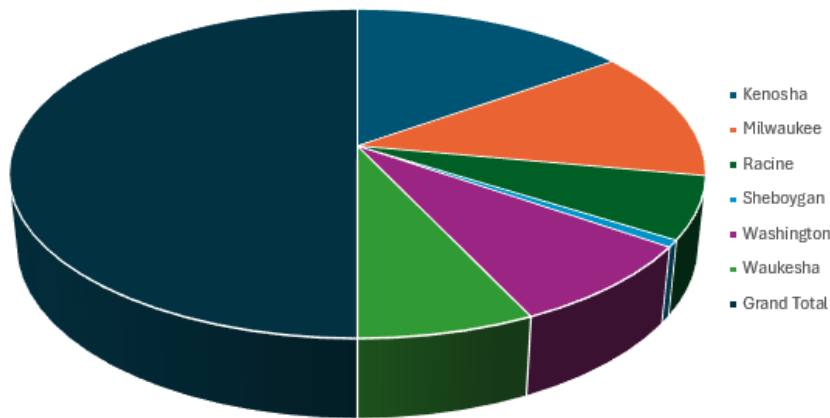


Lease Rates by County (NNN)



New Developments

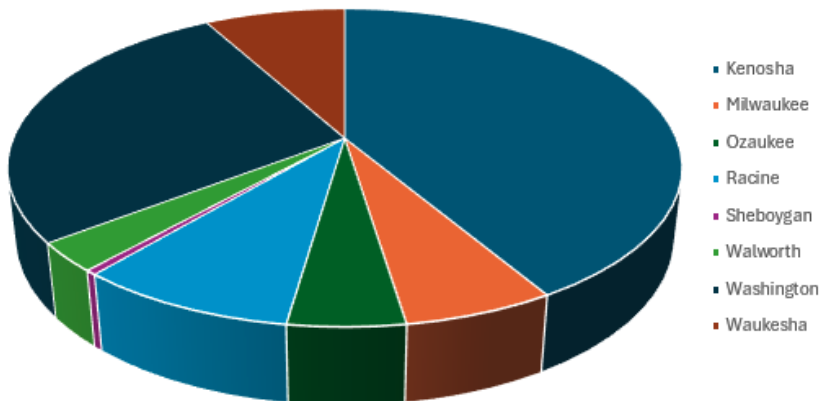
Under Construction (sf)



County	Bldg SF
Kenosha	1,119,331
Milwaukee	940,305
Racine	452,352
Sheboygan	49,500
Washington	610,650
Waukesha	519,706
Grand Total	3,691,844

Year to Date Deliveries

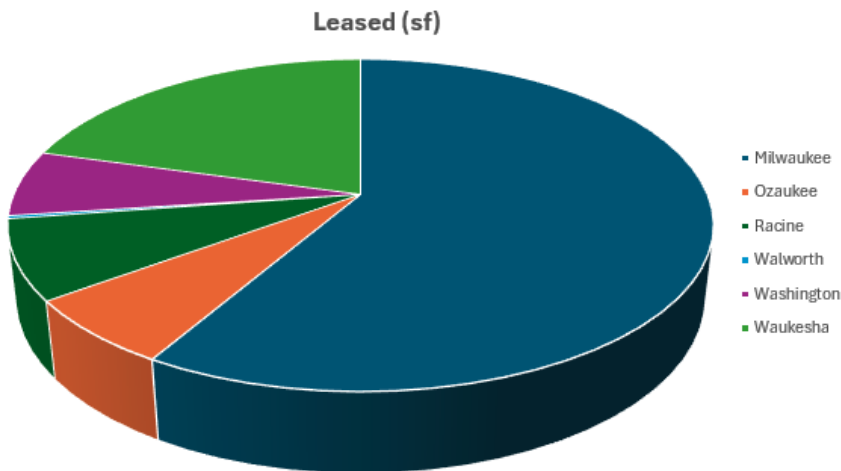
YTD Delivered (sf)



County	Bldg (sf)
Kenosha	1,449,000
Milwaukee	214,495
Ozaukee	165,868
Racine	311,360
Sheboygan	16,128
Walworth	103,000
Washington	956,302
Waukesha	281,438
Grand Total	3,497,591

Leasing Activity

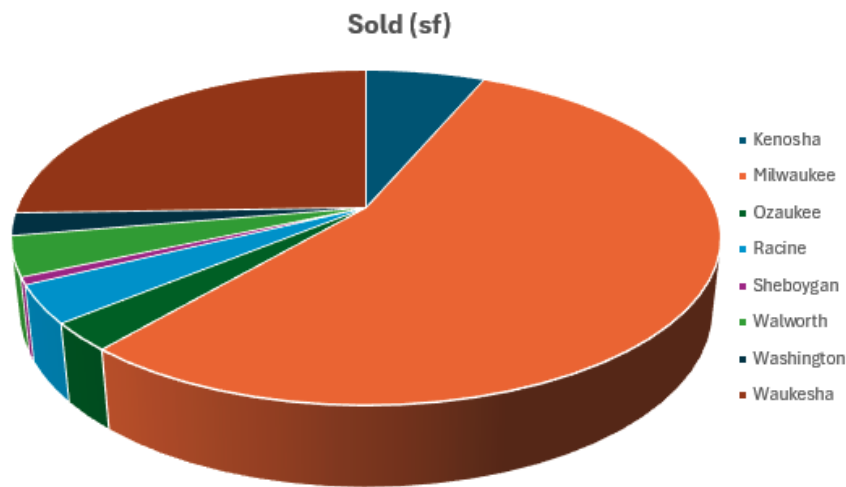
Property	Size (sf)	County	Tenant	Landlord
5700 W Bender Ct	150,000	Milwaukee	MDS Fulfillment	Bender Court\ Property Group LLC
3200 Mt Pleasant St	52,331	Racine	Great Northern	3200MtPleasant LLC
Germantown Gateway Corp Park W210 N12975 Gateway Crossing	43,984	Washington	Maysteel	ZPG Development LLC
1741-1825 W Saint Paul Ave	41,990	Milwaukee	BPC Lighting	JBB Holdings LLC
4505 W Woolworth Ave	28,178	Milwaukee	Lakeside Truck and Trailer	Phoenix Woolworth LLC



County	Leased (sf)
Milwaukee	608,048
Ozaukee	67,563
Racine	80,592
Walworth	3,000
Washington	67,034
Waukesha	214,717
Grand Total	1,040,954

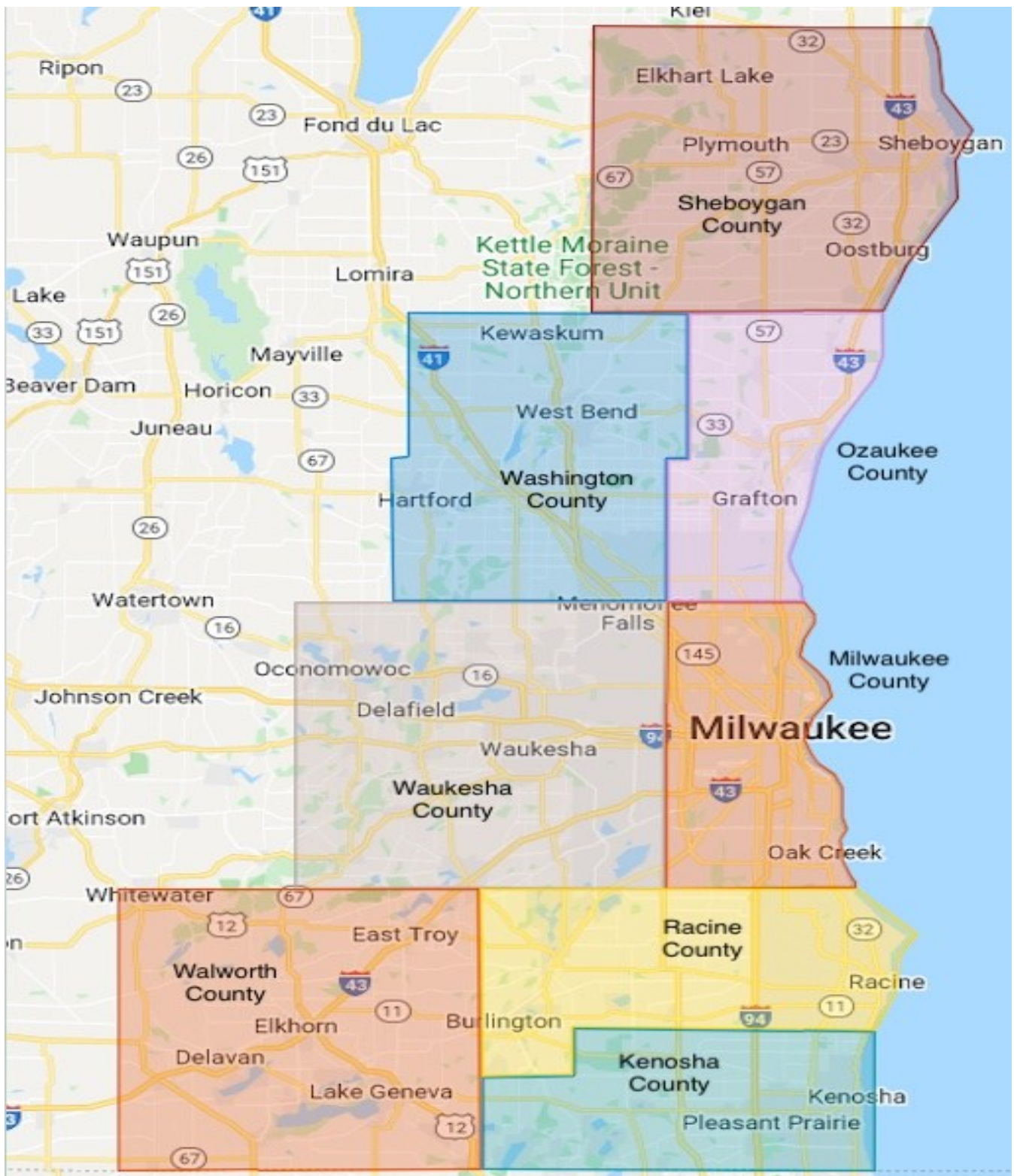
Sales Activity

Property	Price	County	Buyer	Seller
Mitchell Industrial Park 6185 S Ace Industrial Dr	\$59,950,000	Milwaukee	G & IXI Mitchell Industrial Park LLC	OCP Milwaukee MT LLC
7777 N 73rd St	\$23,059,400	Milwaukee	AGNL Blizzard LLC	Douglas Dynamics LLC
8400 Lakeview Pkwy	\$16,500,000	Kenosha	Lakeview Flex Partners, LLC	G&K Lakeview Associates LLC
16555-16605 W Stratton Dr	\$15,300,000	Waukesha	Five Leaf, LLC	James Campbell Company LLC
7100 W Calumet Rd	\$12,000,000	Milwaukee	NBP Calumet, LLC	Calumet Industrial Property Group LLC



County	Sold (sf)
Kenosha	191,879
Milwaukee	1,637,739
Ozaukee	81,658
Racine	109,754
Sheboygan	21,300
Walworth	114,265
Washington	65,319
Waukesha	760,637
Grand Total	2,982,551

Market County Map



Images courtesy of Google maps

Methodology

The Milwaukee market consists of all industrial existing buildings 10,000 sf or larger in Southeast Wisconsin. The geographic area includes Milwaukee, Waukesha, Ozaukee, Washington, Sheboygan, Walworth, Racine and Kenosha counties. Property types included in the tracked set consist of Flex/R&D, Manufacturing, Warehouse/Office and Warehouse/Distribution. The tracked set does not include self-storage facilities and non-conforming property types such as grain elevators or fuel storage facilities. Statistically, net absorption will be calculated based on when a tenant occupies their new space or space is vacated during the current quarter. Asking lease rates are based on an average asking rate and noted on a NNN basis.

The Milwaukee tracked set consists of an inventory of buildings considered to be competitive by the brokerage community. All buildings within the competitive tracked set have been reviewed and verified by members of the Advisory Boards for each market area.

Terminology

Direct Vacant (sf)	The total vacant square footage in a building marketed by an agent representing the landlord
Inventory	The total square footage (sf) of all tracked single and multi-tenant industrial buildings 10,000 sf or larger
Net Absorption	The net change in when a tenant occupies their new space or space is vacated from quarter to quarter, expressed in square feet.
Property Type	The classification of a property based on the specific use
Sublease (sf)	Space available for lease by a tenant for part or all of a leased premises, with the original tenant retaining some right or interest under the original lease. Space is only considered vacant if unoccupied
Total Available (sf)	Total of all space within a building marketed for lease, which can be occupied or vacant, direct or sublease
Total Vacant (sf)	Total of all unoccupied space within a building marketed for lease, which can be direct or sublease
Average Asking Rate	The average asking lease rate expressed as a per square foot value in NNN terms

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