

Market

Trends

Q1 2025

Milwaukee - Industrial



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MOODY'S



MARKET TRENDS

Q1 2025 | Milwaukee | Industrial

Employment

	<u>Current</u>	<u>Y-o-Y</u>
Employment	783,211	▼
Area Unemployment	3.8	▲
U.S. Unemployment	4.1	▲
Industrial Jobs	110,600	▼

Source: BLS

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

Market Recap

All Properties

Total Inventory <small>(sf)</small>	388,322,455
Total # of Bldgs <small>(tracked)</small>	5,431
Absorption	(344,445)
Vacancy	5.7%
Asking Rate <small>(NNN)</small>	\$6.56
New Construction <small>(sf)</small>	4,220,659

Multi-tenant Properties

Total Inventory <small>(sf)</small>	100,192,598
Total # of Bldgs <small>(tracked)</small>	1,249
Absorption	396,496
Vacancy	14.5%
Asking Rate <small>(NNN)</small>	\$6.64

Economic Overview

According to the Bureau of Labor Statistics (BLS), the unemployment rate for the Milwaukee metropolitan statistical area (MSA) increased 30 basis points to 3.8% compared to 3.5% in February 2024. The unemployment rate for the US was at 4.1% in February 2025 which increased 20 basis points from last year. State of Wisconsin unemployment was 3.2% for this quarter. The Milwaukee MSA saw a decrease in job growth while manufacturing jobs decreased by 1,800 jobs during the same period.

Market Overview

The Milwaukee Industrial market consists of 388.3 msf of space in eight counties across Southeastern Wisconsin. Southeastern Wisconsin posted (344,400) sf negative absorption in Q1 2025 for all properties, bringing the YTD to (344,400) sf negative absorption. Multi-tenant properties had 396,500 sf positive absorption bringing the YTD to 396,500 sf positive absorption. The year ended with a vacancy rate of 5.7% for all properties and 14.5% for multi-tenant properties. To date, there are 31 properties totaling 4.2 msf of new construction projects throughout the market. Six properties with 386,400 sf were delivered this year.

Market Highlights

Kenosha County led the way in positive absorption with 331,900 sf resulting from ID Logistics leasing 280,000 sf. Racine County experienced (622,000) sf negative absorption led by DHL vacating 432,000 sf. The 6 largest absorption losses were all in single tenant properties this quarter. At the close of Q1 2025 the market had 61 lease transactions totaling 3.4 msf of leasing activity. Sixty three properties sold topping \$213.2 million with 4.5 msf during Q1 2025.

Market Overview (Multi and Single Tenant)

Total

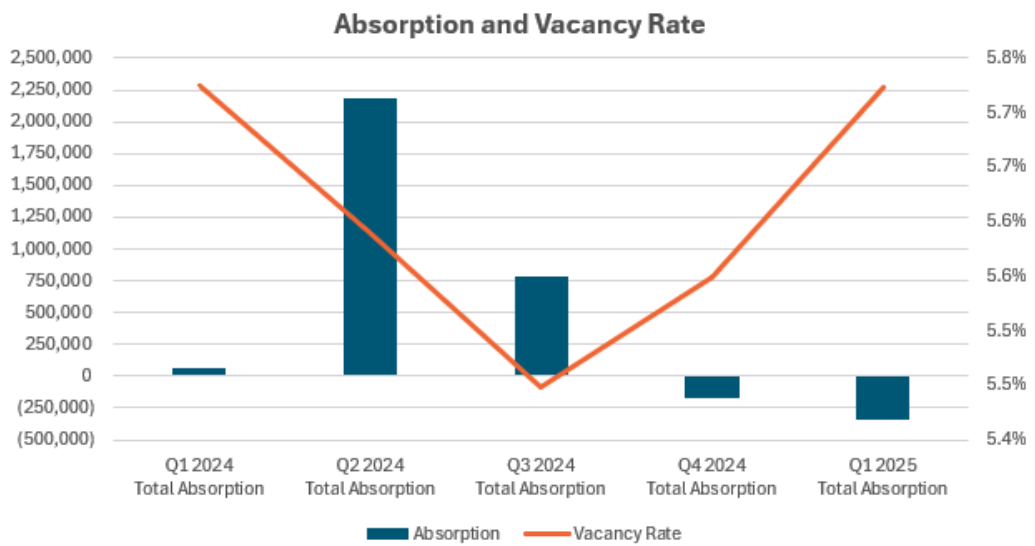
Property Type	# of Bldgs	Inventory	Total Available (sf)	Total Vacant (sf)	Total Absorption (sf)	YTD Total Absorption (sf)	Vacancy Rate
Flex/R&D	296	13,238,249	1,851,259	1,129,395	(36,593)	(36,593)	8.5%
Manufacturing	2,172	176,676,165	8,732,467	5,926,972	(365,705)	(365,705)	3.4%
Warehouse Distribution	798	132,809,946	13,941,635	12,447,788	176,189	176,189	9.4%
Warehouse Office	2,165	65,598,095	4,246,183	2,719,531	(118,336)	(118,336)	4.1%
Grand Total	5,431	388,322,455	28,771,544	22,223,686	(344,445)	(344,445)	5.7%

Direct

Property Type	# of Bldgs	Inventory	Direct Available (sf)	Direct Vacant (sf)	Direct Absorption (sf)	YTD Direct Absorption (sf)	Vacancy Rate
Flex/R&D	296	13,238,249	1,737,974	1,115,843	(29,193)	(29,193)	8.4%
Manufacturing	2,172	176,676,165	8,507,916	5,926,972	(425,675)	(425,675)	3.4%
Warehouse Distribution	798	132,809,946	13,228,977	12,269,460	204,989	204,989	9.2%
Warehouse Office	2,165	65,598,095	3,930,081	2,512,756	(108,336)	(108,336)	3.8%
Grand Total	5,431	388,322,455	27,404,948	21,825,031	(358,215)	(358,215)	5.6%

Sublease

Property Type	# of Bldgs	Inventory	Sublease Available (sf)	Sublease Vacant (sf)	Sublease Absorption (sf)	YTD Sublease Absorption (sf)	Vacancy Rate
Flex/R&D	296	13,238,249	113,285	13,552	(7,400)	(7,400)	0.1%
Manufacturing	2,172	176,676,165	224,551		59,970	59,970	0.0%
Warehouse Distribution	798	132,809,946	712,658	178,328	(28,800)	(28,800)	0.1%
Warehouse Office	2,165	65,598,095	316,102	206,775	(10,000)	(10,000)	0.3%
Grand Total	5,431	388,322,455	1,366,596	398,655	13,770	13,770	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	395,291		0	0	0.0%
	Manufacturing	104	8,102,649	425,480	217,677	0	0	2.7%
	Warehouse Distribution	111	42,030,727	5,986,092	6,164,384	331,892	331,892	14.7%
	Warehouse Office	71	2,987,555	269,239	35,016	0	0	1.2%
	Subtotal	294	53,803,530	7,076,102	6,417,077	331,892	331,892	11.9%
Milwaukee	Flex/R&D	60	3,144,969	678,883	558,452	37,994	37,994	17.8%
	Manufacturing	662	59,913,039	5,568,206	4,730,635	(369,778)	(369,778)	7.9%
	Warehouse Distribution	287	35,502,210	2,793,211	2,344,120	255,173	255,173	6.6%
	Warehouse Office	699	23,967,596	2,389,332	1,652,659	(76,091)	(76,091)	6.9%
	Subtotal	1,708	122,527,814	11,429,632	9,285,866	(152,702)	(152,702)	7.6%
Ozaukee	Flex/R&D	23	708,519	91,609	70,243	2,655	2,655	9.9%
	Manufacturing	118	9,248,844	669,754	154,284	20,717	20,717	1.7%
	Warehouse Distribution	16	2,150,875	124,000		0	0	0.0%
	Warehouse Office	67	2,394,976	112,816	70,216	(41,796)	(41,796)	2.9%
	Subtotal	224	14,503,214	998,179	294,743	(18,424)	(18,424)	2.0%
Racine	Flex/R&D	12	657,168	12,916	12,916	0	0	2.0%
	Manufacturing	189	17,421,159	251,168	215,137	(176,592)	(176,592)	1.2%
	Warehouse Distribution	81	14,802,167	3,148,498	2,882,591	(430,889)	(430,889)	19.5%
	Warehouse Office	143	4,741,970	587,010	464,100	(14,410)	(14,410)	9.8%
	Subtotal	425	37,622,464	3,999,592	3,574,744	(621,891)	(621,891)	9.5%
Sheboygan	Flex/R&D	1	30,720		5,000	0	0	16.3%
	Manufacturing	153	19,840,676	168,004	119,404	271,954	271,954	0.6%
	Warehouse Distribution	34	5,132,236	184,029		0	0	0.0%
	Warehouse Office	90	2,347,672	92,845	4,625	0	0	0.2%
	Subtotal	278	27,351,304	444,878	129,029	271,954	271,954	0.5%
Walworth	Flex/R&D	4	94,396			0	0	0.0%
	Manufacturing	126	9,746,735	226,311	19,336	0	0	0.2%
	Warehouse Distribution	30	3,135,417			0	0	0.0%
	Warehouse Office	76	2,165,145	98,620	78,950	9,715	9,715	3.6%
	Subtotal	236	15,141,693	324,931	98,286	9,715	9,715	0.6%
Washington	Flex/R&D	15	528,613	56,434	47,976	0	0	9.1%
	Manufacturing	232	14,841,119	300,246	297,990	(137,850)	(137,850)	2.0%
	Warehouse Distribution	80	11,084,428	962,017	802,017	(76,080)	(76,080)	7.2%
	Warehouse Office	187	5,050,550	182,641	180,369	(12,754)	(12,754)	3.6%
	Subtotal	514	31,504,710	1,501,338	1,328,352	(226,684)	(226,684)	4.2%
Waukesha	Flex/R&D	173	7,391,265	616,126	434,808	(77,242)	(77,242)	5.9%
	Manufacturing	588	37,561,944	1,123,298	172,509	25,844	25,844	0.5%
	Warehouse Distribution	159	18,971,886	743,788	254,676	96,093	96,093	1.3%
	Warehouse Office	832	21,942,631	513,680	233,596	17,000	17,000	1.1%
	Subtotal	1,752	85,867,726	2,996,892	1,095,589	61,695	61,695	1.3%
Grand Total		5,431	388,322,455	28,771,544	22,223,686	(344,445)	(344,445)	5.7%

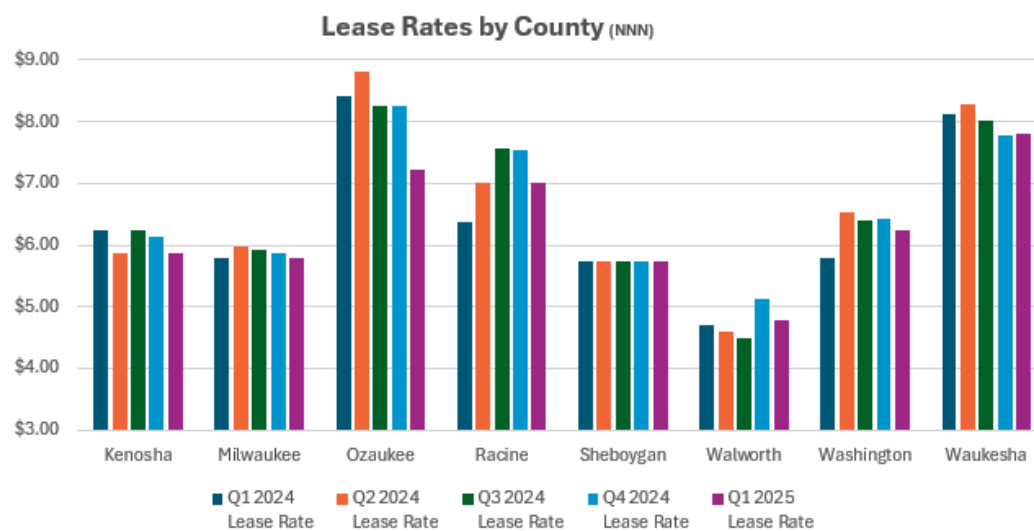
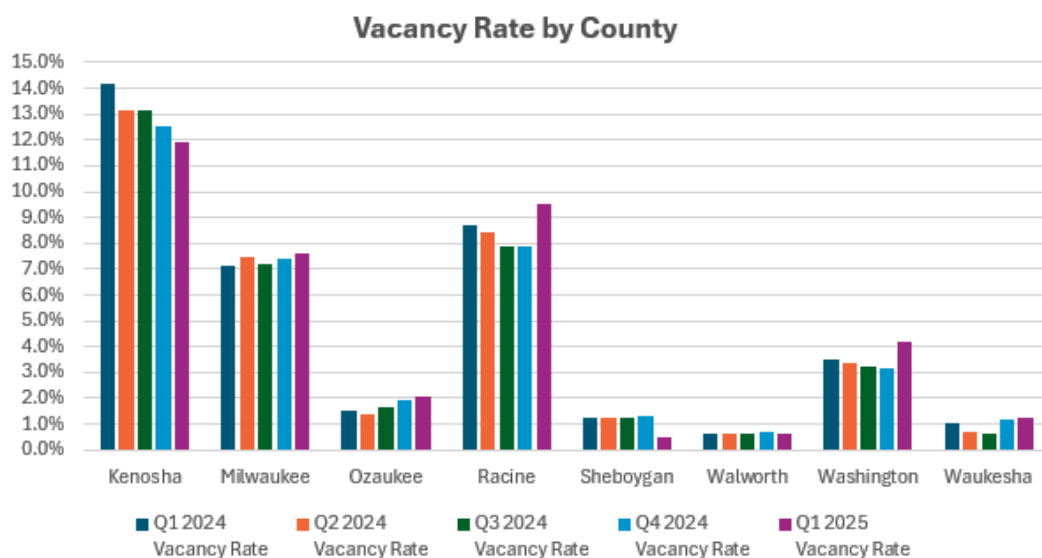
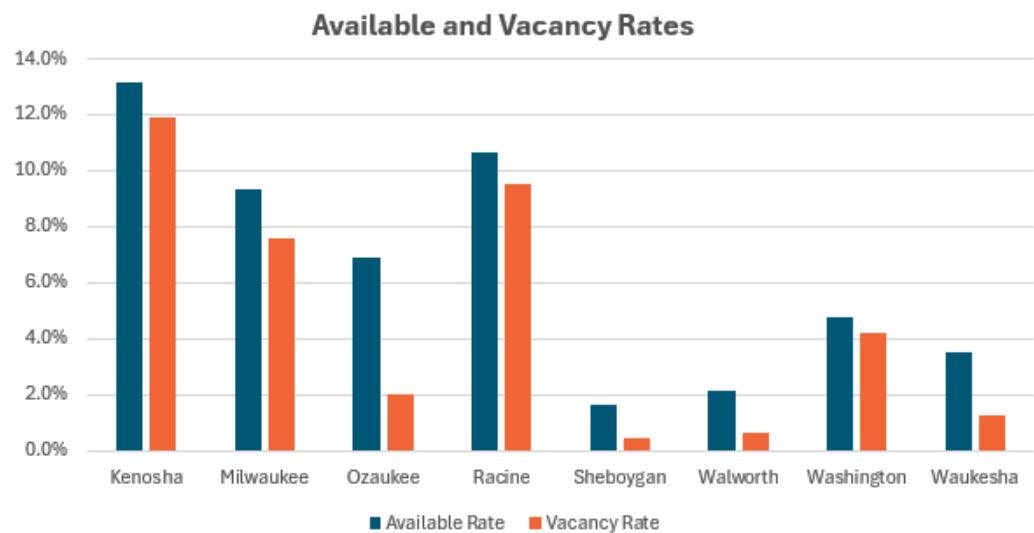
Vacancy Rates by County (Multi and Single Tenant)

County	Property Type	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025
		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	3.1%	2.6%	2.6%	2.7%	2.7%
	Warehouse Distribution	17.7%	16.2%	16.2%	15.5%	14.7%
	Warehouse Office	0.0%	1.2%	1.2%	1.2%	1.2%
	Subtotal	14.2%	13.1%	13.1%	12.5%	11.9%
Milwaukee	Flex/R&D	19.3%	19.0%	19.1%	19.1%	17.8%
	Manufacturing	7.0%	7.4%	7.1%	7.2%	7.9%
	Warehouse Distribution	6.9%	7.4%	6.7%	7.1%	6.6%
	Warehouse Office	6.2%	6.5%	6.7%	6.8%	6.9%
	Subtotal	7.1%	7.5%	7.2%	7.4%	7.6%
Ozaukee	Flex/R&D	4.4%	5.5%	8.0%	10.3%	9.9%
	Manufacturing	1.7%	1.5%	1.7%	1.9%	1.7%
	Warehouse Distribution	0.3%	0.0%	0.0%	0.0%	0.0%
	Warehouse Office	1.2%	1.2%	1.2%	1.2%	2.9%
	Subtotal	1.5%	1.4%	1.7%	1.9%	2.0%
Racine	Flex/R&D	4.5%	3.1%	3.1%	2.0%	2.0%
	Manufacturing	0.2%	0.5%	0.2%	0.2%	1.2%
	Warehouse Distribution	18.7%	17.6%	16.7%	16.6%	19.5%
	Warehouse Office	9.3%	9.5%	9.5%	9.5%	9.8%
	Subtotal	8.7%	8.4%	7.9%	7.8%	9.5%
Sheboygan	Flex/R&D	16.3%	16.3%	16.3%	16.3%	16.3%
	Manufacturing	1.6%	1.6%	1.6%	1.7%	0.6%
	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	1.2%	1.2%	1.2%	1.3%	0.5%
Walworth	Flex/R&D	0.0%	0.0%	0.0%	0.0%	0.0%
	Manufacturing	0.2%	0.2%	0.2%	0.2%	0.2%
	Warehouse Distribution	0.0%	0.0%	0.0%	0.0%	0.0%
	Warehouse Office	3.6%	3.6%	3.6%	4.1%	3.6%
	Subtotal	0.7%	0.7%	0.6%	0.7%	0.6%
Washington	Flex/R&D	5.2%	5.2%	5.2%	9.1%	9.1%
	Manufacturing	0.9%	0.9%	0.9%	0.8%	2.0%
	Warehouse Distribution	7.1%	6.4%	6.0%	6.0%	7.2%
	Warehouse Office	3.2%	3.6%	3.6%	3.3%	3.6%
	Subtotal	3.5%	3.3%	3.2%	3.2%	4.2%
Waukesha	Flex/R&D	2.2%	2.4%	3.1%	4.8%	5.9%
	Manufacturing	0.5%	0.3%	0.2%	0.5%	0.5%
	Warehouse Distribution	1.6%	0.6%	0.2%	1.1%	1.3%
	Warehouse Office	1.0%	0.8%	0.9%	1.0%	1.1%
	Subtotal	1.0%	0.7%	0.7%	1.2%	1.3%
Grand Total		5.7%	5.6%	5.4%	5.5%	5.7%

Lease Rates by County (Multi and Single Tenant)

County	Property Type	Q1 2024 Lease Rate	Q2 2024 Lease Rate	Q3 2024 Lease Rate	Q4 2024 Lease Rate	Q1 2025 Lease Rate
Kenosha	Flex/R&D					\$4.50
	Manufacturing				\$6.00	\$6.00
	Warehouse Distribution	\$6.25	\$5.88	\$6.25	\$6.25	\$5.92
	Warehouse Office					\$7.00
	Subtotal	\$6.25	\$5.88	\$6.25	\$6.13	\$5.88
Milwaukee	Flex/R&D	\$7.04	\$7.04	\$6.87	\$6.87	\$6.87
	Manufacturing	\$4.82	\$5.29	\$5.34	\$5.18	\$5.35
	Warehouse Distribution	\$5.96	\$6.30	\$5.71	\$5.64	\$6.00
	Warehouse Office	\$5.99	\$6.00	\$6.13	\$6.16	\$5.76
	Subtotal	\$5.79	\$5.99	\$5.93	\$5.88	\$5.78
Ozaukee	Flex/R&D	\$10.38	\$9.60	\$10.02	\$10.02	\$9.52
	Manufacturing	\$3.50	\$5.00	\$4.63	\$4.63	\$4.63
	Warehouse Distribution	\$5.50				
	Warehouse Office	\$8.38	\$8.38	\$8.38	\$8.38	\$7.67
	Subtotal	\$8.41	\$8.81	\$8.26	\$8.26	\$7.23
Racine	Flex/R&D					
	Manufacturing	\$6.59	\$7.25	\$7.75	\$7.75	\$6.13
	Warehouse Distribution	\$5.25	\$5.25	\$5.25	\$5.25	\$6.88
	Warehouse Office		\$7.39	\$9.50	\$8.50	\$8.50
	Subtotal	\$6.37	\$7.00	\$7.56	\$7.55	\$7.02
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	\$4.25	\$4.44	\$4.44	\$4.44	\$4.38
	Warehouse Distribution	\$5.50				
	Warehouse Office	\$5.25	\$5.25	\$4.75	\$6.07	\$5.63
	Subtotal	\$4.70	\$4.60	\$4.50	\$5.14	\$4.79
Washington	Flex/R&D	\$5.50	\$5.50	\$5.50	\$5.88	\$6.92
	Manufacturing	\$5.24	\$5.49	\$5.07	\$5.14	\$4.20
	Warehouse Distribution					
	Warehouse Office	\$6.87	\$8.60	\$7.86	\$8.50	\$8.31
	Subtotal	\$5.78	\$6.53	\$6.41	\$6.42	\$6.25
Waukesha	Flex/R&D	\$8.66	\$8.84	\$8.67	\$8.54	\$8.56
	Manufacturing	\$6.65		\$7.96	\$6.42	\$6.15
	Warehouse Distribution	\$7.74	\$7.74	\$7.10	\$7.33	\$7.61
	Warehouse Office	\$7.06	\$7.29	\$7.21	\$7.28	\$7.30
	Subtotal	\$8.11	\$8.28	\$8.01	\$7.77	\$7.80
Grand Total		\$6.62	\$6.81	\$6.76	\$6.70	\$6.56

Multi and Single Tenant



Market Overview (Multi-Tenant)

Total

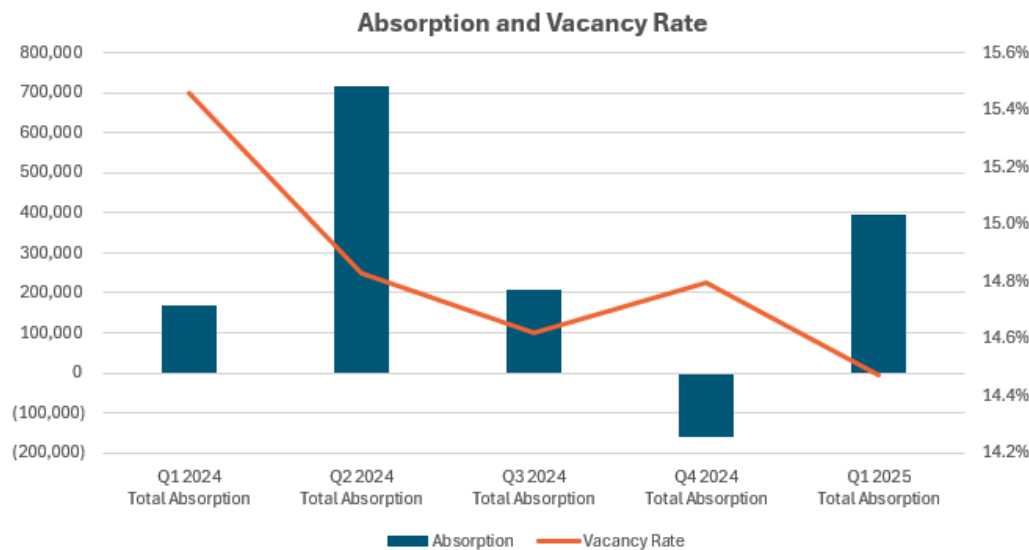
Property Type	# of Bldgs	Inventory	Total Available (sf)	Total Vacant (sf)	Total Absorption (sf)	YTD Total Absorption (sf)	Vacancy Rate
Flex/R&D	230	9,880,946	1,516,017	813,138	(24,229)	(24,229)	8.2%
Manufacturing	173	20,135,271	3,740,424	2,403,436	(2,164)	(2,164)	11.9%
Warehouse Distribution	246	46,209,183	9,791,673	9,241,520	507,356	507,356	20.0%
Warehouse Office	600	23,967,198	2,996,164	2,043,310	(84,467)	(84,467)	8.5%
Grand Total	1,249	100,192,598	18,044,278	14,501,404	396,496	396,496	14.5%

Direct

Property Type	# of Bldgs	Inventory	Direct Available (sf)	Direct Vacant (sf)	Direct Absorption (sf)	YTD Direct Absorption (sf)	Vacancy Rate
Flex/R&D	230	9,880,946	1,426,717	806,986	(24,229)	(24,229)	8.2%
Manufacturing	173	20,135,271	3,551,488	2,403,436	(2,164)	(2,164)	11.9%
Warehouse Distribution	246	46,209,183	9,441,791	9,135,080	536,156	536,156	19.8%
Warehouse Office	600	23,967,198	2,800,077	1,878,535	(84,467)	(84,467)	7.8%
Grand Total	1,249	100,192,598	17,220,073	14,224,037	425,296	425,296	14.2%

Sublease

Property Type	# of Bldgs	Inventory	Sublease Available (sf)	Sublease Vacant (sf)	Sublease Absorption (sf)	YTD Sublease Absorption (sf)	Vacancy Rate
Flex/R&D	230	9,880,946	89,300	6,152	0	0	0.1%
Manufacturing	173	20,135,271	188,936		0	0	0.0%
Warehouse Distribution	246	46,209,183	349,882	106,440	(28,800)	(28,800)	0.2%
Warehouse Office	600	23,967,198	196,087	164,775	0	0	0.7%
Grand Total	1,249	100,192,598	824,205	277,367	(28,800)	(28,800)	0.3%



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	395,291		0	0	0.0%
	Manufacturing	6	1,333,434	417,480	96,516	0	0	7.2%
	Warehouse Distribution	38	13,707,110	4,878,677	5,269,110	279,872	279,872	38.4%
	Warehouse Office	12	709,370	239,492	35,016	0	0	4.9%
	Subtotal	63	16,402,225	5,930,940	5,400,642	279,872	279,872	32.9%
Milwaukee	Flex/R&D	47	2,339,828	543,992	440,146	(8,500)	(8,500)	18.8%
	Manufacturing	67	11,223,265	2,628,649	2,074,081	(46,949)	(46,949)	18.5%
	Warehouse Distribution	101	14,467,428	2,119,914	1,890,820	255,173	255,173	13.1%
	Warehouse Office	207	10,192,091	1,768,803	1,130,235	(26,492)	(26,492)	11.1%
	Subtotal	422	38,222,612	7,061,358	5,535,282	173,232	173,232	14.5%
Ozaukee	Flex/R&D	20	652,161	91,609	70,243	2,655	2,655	10.8%
	Manufacturing	11	1,325,247	81,542	7,689	44,785	44,785	0.6%
	Warehouse Distribution	2	474,845			0	0	0.0%
	Warehouse Office	20	965,993	88,960	68,960	(50,000)	(50,000)	7.1%
	Subtotal	53	3,418,246	262,111	146,892	(2,560)	(2,560)	4.3%
Racine	Flex/R&D	6	308,780	12,916	12,916	0	0	4.2%
	Manufacturing	11	1,291,078	60,053	20,675	0	0	1.6%
	Warehouse Distribution	30	6,764,272	1,588,432	1,309,969	1,111	1,111	19.4%
	Warehouse Office	27	1,530,296	533,510	464,100	(14,410)	(14,410)	30.3%
	Subtotal	74	9,894,426	2,194,911	1,807,660	(13,299)	(13,299)	18.3%
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	9,715	9,715	6.1%
	Subtotal	20	1,069,302	40,294	25,000	9,715	9,715	2.3%
Washington	Flex/R&D	10	429,042	56,434	47,976	0	0	11.2%
	Manufacturing	18	717,380	59,000	39,000	0	0	5.4%
	Warehouse Distribution	19	4,174,221	815,937	655,937	0	0	15.7%
	Warehouse Office	60	1,883,885	167,666	167,666	(2,754)	(2,754)	8.9%
	Subtotal	107	7,204,528	1,099,037	910,579	(2,754)	(2,754)	12.6%
Waukesha	Flex/R&D	136	5,413,077	415,775	236,857	(18,384)	(18,384)	4.4%
	Manufacturing	48	3,322,192	352,606	64,675	0	0	1.9%
	Warehouse Distribution	48	5,371,850	204,684	115,684	(28,800)	(28,800)	2.2%
	Warehouse Office	253	7,843,005	193,108	147,708	(526)	(526)	1.9%
	Subtotal	485	21,950,124	1,166,173	564,924	(47,710)	(47,710)	2.6%
Grand Total		1,249	100,192,598	18,044,278	14,501,404	396,496	396,496	14.5%

Vacancy Rates by County (Multi-Tenant)

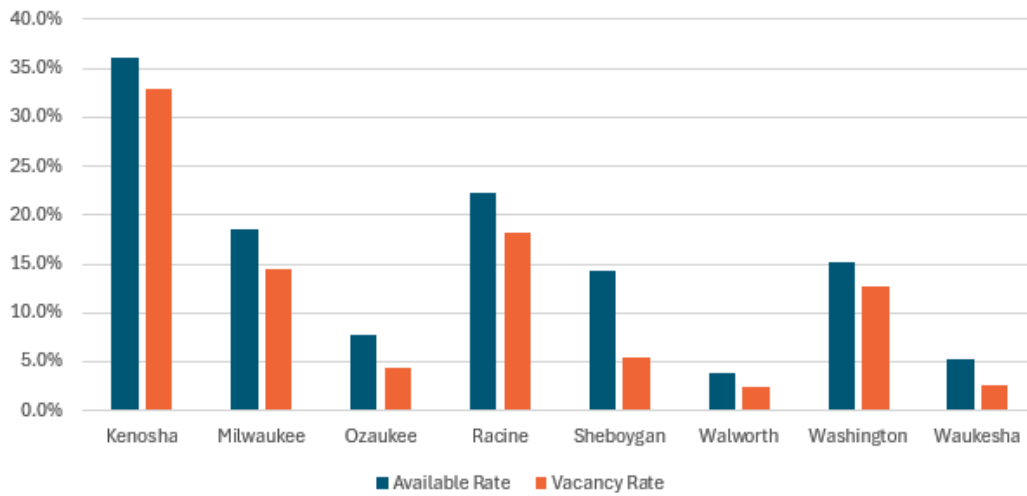
County	Property Type	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025
		Vacancy Rate	Vacancy Rate	Vacancy Rate	Vacancy Rate	Vacancy Rate
Kenosha	Flex/R&D	0.0%	0.0%	0.0%	0.0%	0.0%
	Manufacturing	10.1%	7.2%	7.2%	7.2%	7.2%
	Warehouse Distribution	42.0%	40.5%	40.5%	40.5%	38.4%
	Warehouse Office	0.0%	4.9%	4.9%	4.9%	4.9%
	Subtotal	35.9%	34.6%	34.6%	34.6%	32.9%
Milwaukee	Flex/R&D	18.7%	18.3%	18.4%	18.4%	18.8%
	Manufacturing	18.0%	18.2%	18.3%	18.1%	18.5%
	Warehouse Distribution	14.6%	14.7%	14.1%	14.3%	13.1%
	Warehouse Office	9.5%	9.5%	10.2%	10.8%	11.1%
	Subtotal	14.5%	14.6%	14.6%	14.7%	14.5%
Ozaukee	Flex/R&D	4.8%	6.0%	8.6%	11.2%	10.8%
	Manufacturing	7.6%	6.0%	2.7%	4.0%	0.6%
	Warehouse Distribution	1.3%	0.0%	0.0%	0.0%	0.0%
	Warehouse Office	2.0%	2.0%	2.0%	2.0%	7.1%
	Subtotal	4.6%	4.0%	3.2%	4.2%	4.3%
Racine	Flex/R&D	9.5%	6.6%	6.6%	4.2%	4.2%
	Manufacturing	1.6%	1.6%	1.6%	1.6%	1.6%
	Warehouse Distribution	24.3%	21.6%	19.6%	19.4%	19.4%
	Warehouse Office	29.0%	29.4%	29.4%	29.4%	30.3%
	Subtotal	21.6%	19.8%	18.4%	18.1%	18.3%
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%	8.5%	6.1%
	Subtotal	2.3%	2.3%	2.3%	3.2%	2.3%
Washington	Flex/R&D	6.4%	6.4%	6.4%	11.2%	11.2%
	Manufacturing	5.4%	5.4%	5.4%	5.4%	5.4%
	Warehouse Distribution	18.3%	16.8%	15.7%	15.7%	15.7%
	Warehouse Office	7.7%	9.7%	8.9%	8.8%	8.9%
	Subtotal	13.6%	13.2%	12.4%	12.6%	12.6%
Waukesha	Flex/R&D	3.0%	3.3%	4.3%	4.0%	4.4%
	Manufacturing	0.7%	0.7%	0.7%	1.9%	1.9%
	Warehouse Distribution	5.0%	1.7%	0.4%	1.6%	2.2%
	Warehouse Office	2.3%	1.8%	2.1%	1.9%	1.9%
	Subtotal	2.9%	2.0%	2.0%	2.4%	2.6%
Grand Total		15.5%	14.8%	14.6%	14.8%	14.5%

Lease Rates by County (Multi-Tenant)

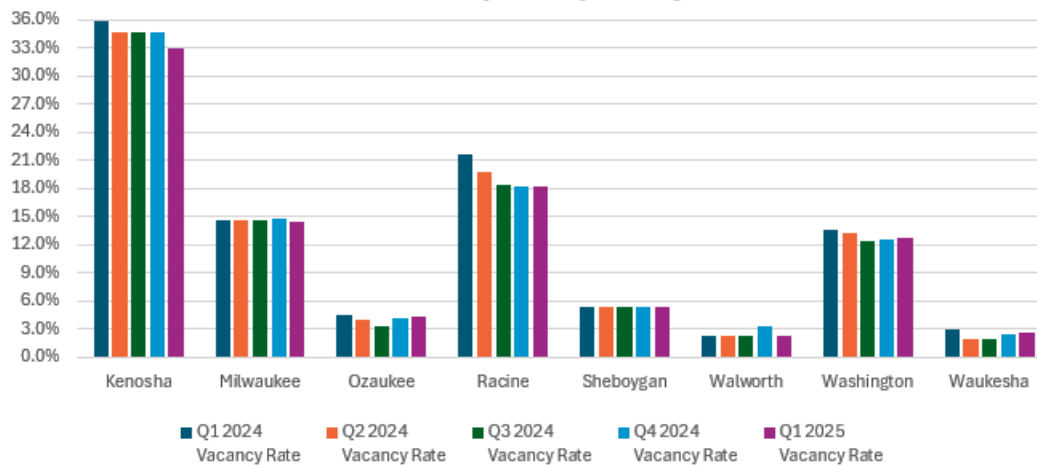
County	Property Type	Q1 2024 Lease Rate	Q2 2024 Lease Rate	Q3 2024 Lease Rate	Q4 2024 Lease Rate	Q1 2025 Lease Rate
Kenosha	Flex/R&D					\$4.50
	Manufacturing					
	Warehouse Distribution	\$6.25	\$5.88	\$6.25	\$6.25	\$5.92
	Warehouse Office					
	Subtotal	\$6.25	\$5.88	\$6.25	\$6.25	\$5.56
Milwaukee	Flex/R&D	\$7.04	\$7.04	\$6.87	\$6.87	\$6.87
	Manufacturing	\$4.27	\$4.60	\$4.60	\$4.55	\$5.17
	Warehouse Distribution	\$5.83	\$6.27	\$5.57	\$5.45	\$5.86
	Warehouse Office	\$5.50	\$5.33	\$5.45	\$5.39	\$5.49
	Subtotal	\$5.56	\$5.63	\$5.49	\$5.42	\$5.66
Ozaukee	Flex/R&D	\$10.38	\$9.60	\$10.02	\$10.02	\$9.52
	Manufacturing	\$3.50	\$5.00	\$5.00	\$5.00	\$5.00
	Warehouse Distribution	\$5.50				
	Warehouse Office	\$10.00	\$10.00	\$10.00	\$10.00	\$7.13
	Subtotal	\$8.64	\$9.07	\$9.18	\$9.18	\$8.19
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	\$6.88
	Warehouse Office		\$7.83	\$9.50	\$8.50	\$8.50
	Subtotal	\$5.88	\$6.53	\$7.08	\$7.19	\$7.45
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				\$6.95	
	Subtotal	\$2.75	\$2.75	\$2.75	\$4.85	\$2.75
Washington	Flex/R&D	\$5.50	\$5.50	\$5.50	\$5.88	\$6.92
	Manufacturing	\$3.63	\$3.63	\$3.63	\$3.63	\$3.63
	Warehouse Distribution					
	Warehouse Office	\$7.80	\$8.60	\$8.50	\$8.50	\$8.31
	Subtotal	\$5.64	\$6.29	\$6.25	\$6.36	\$6.38
Waukesha	Flex/R&D	\$8.50	\$8.65	\$8.52	\$8.39	\$8.43
	Manufacturing	\$6.65			\$5.69	\$5.69
	Warehouse Distribution	\$7.74	\$7.74	\$7.68	\$7.68	\$7.61
	Warehouse Office	\$7.16	\$7.45	\$7.12	\$7.33	\$7.35
	Subtotal	\$8.06	\$8.24	\$8.03	\$7.78	\$7.84
Grand Total		\$6.69	\$6.78	\$6.65	\$6.65	\$6.64

Multi-Tenant

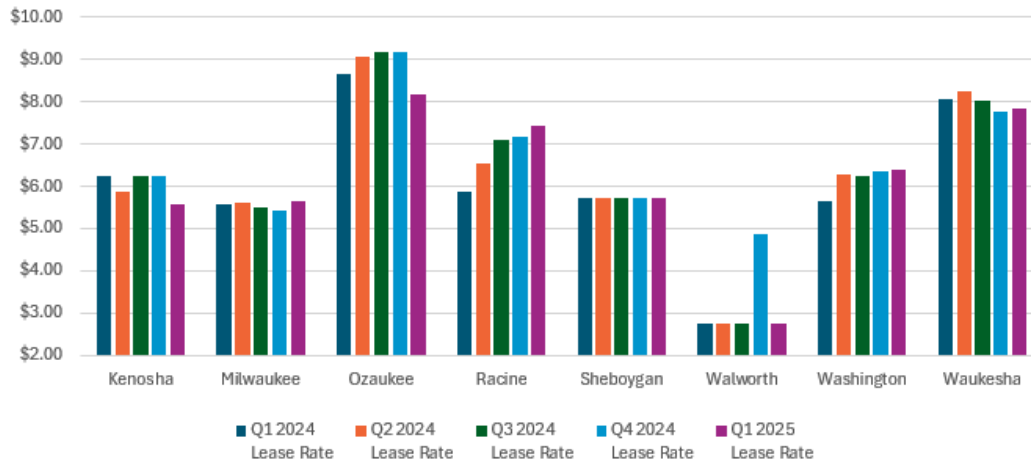
Available and Vacancy Rates



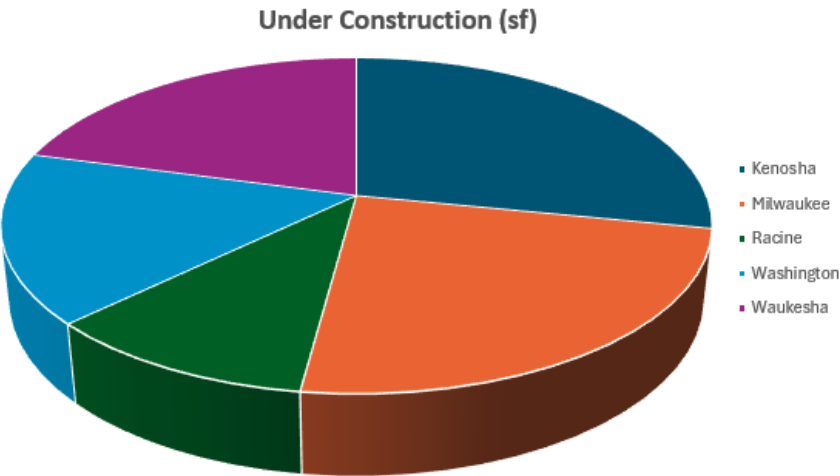
Vacancy Rate by County



Lease Rates by County (NNN)

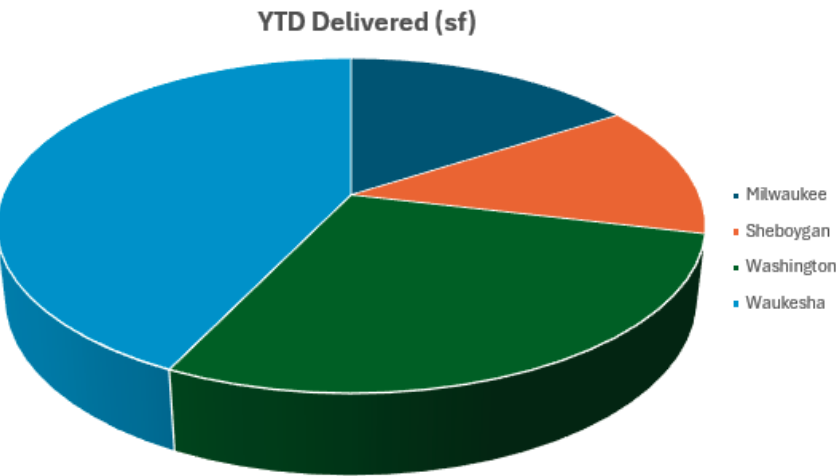


New Developments



County	Bldg (sf)
Kenosha	1,187,437
Milwaukee	1,011,905
Racine	452,352
Washington	691,890
Waukesha	877,075
Grand Total	4,220,659

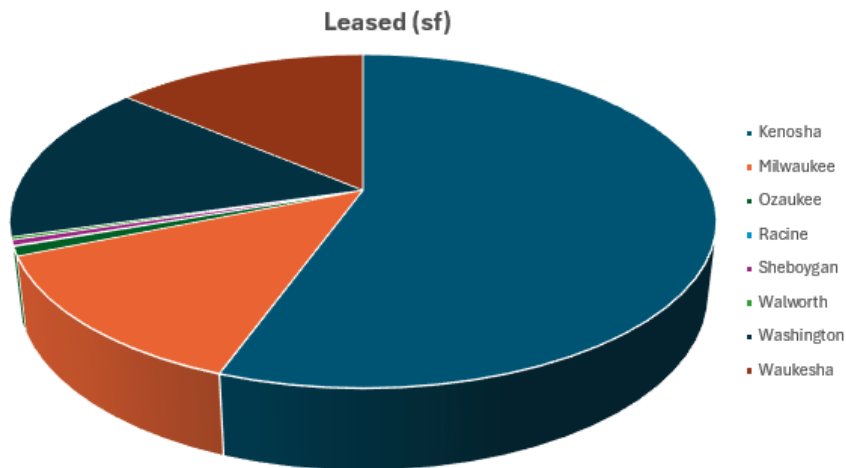
Year to Date Deliveries



County	Bldg (sf)
Milwaukee	61,400
Sheboygan	49,500
Washington	110,000
Waukesha	165,526
Grand Total	386,426

Leasing Activity

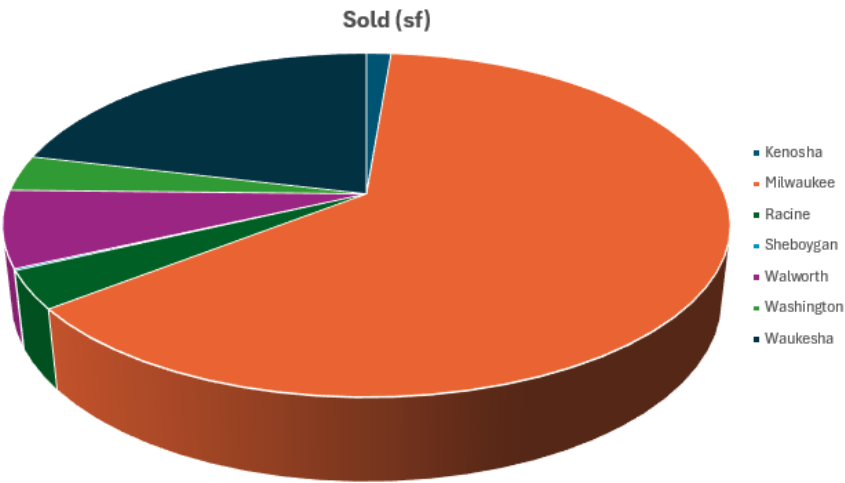
Property	Size (sf)	County	Tenant	Landlord
11400 88th Ave	602,380	Kenosha	Uline	Exeter 11400 88th LLC
8495 116th St	520,000	Kenosha	Uline	Exeter 8495 116th LLC
LakeView XI 11290 80th Ave	502,033	Kenosha	Uline	Exeter 11290 80th LLC
Germantown Gateway 12800 Holy Hill Rd	416,392	Washington	Generac Power Systems	Zilber Property Group
6222 77th Ave	279,872	Kenosha	ID Logistics	6222 77TH Avenue Investors LLC



County	Leased (sf)
Kenosha	1,904,285
Milwaukee	454,019
Ozaukee	30,404
Racine	2,844
Sheboygan	18,125
Walworth	9,715
Washington	536,242
Waukesha	473,228
Grand Total	3,428,862

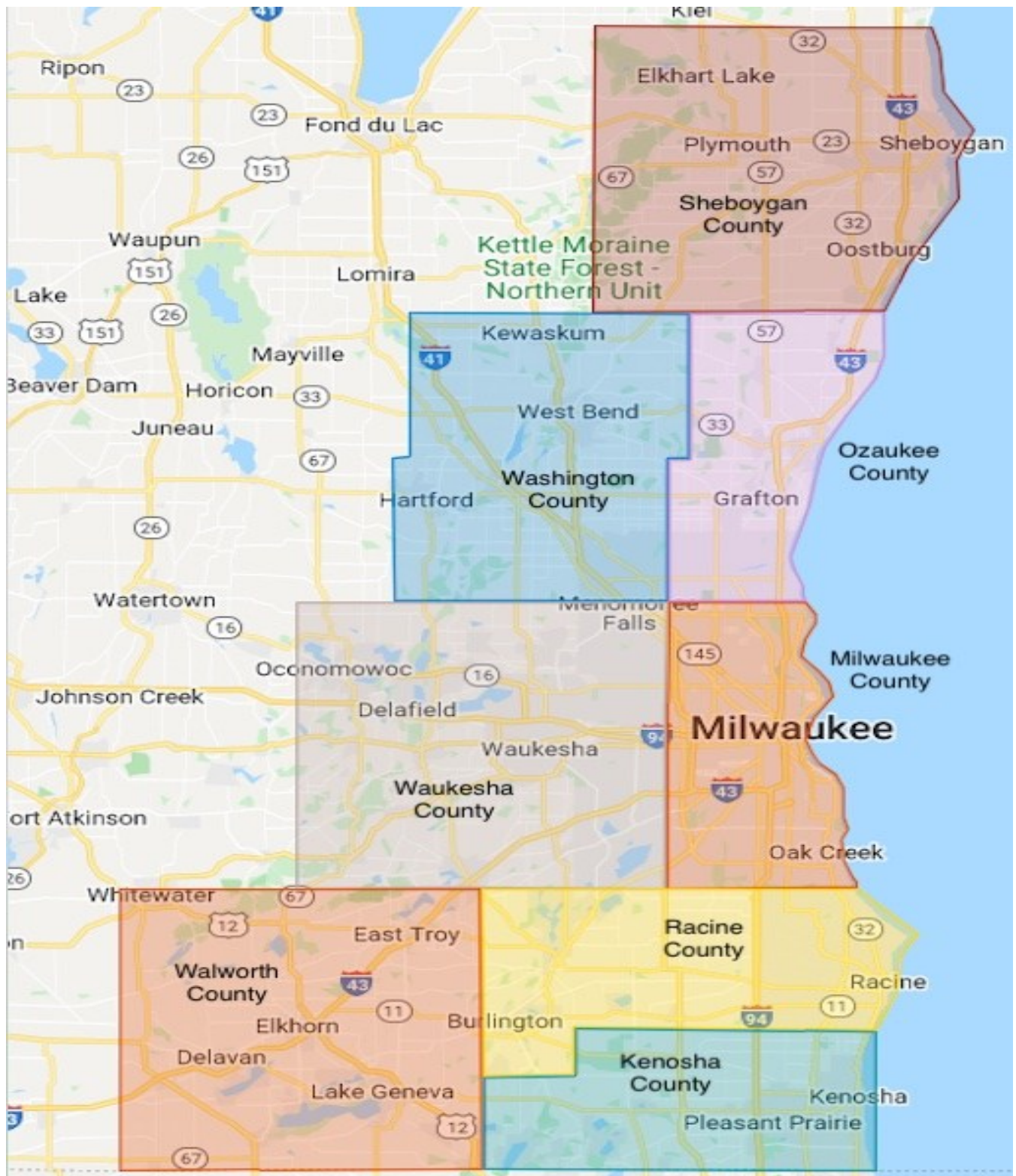
Sales Activity

Property	Price	County	Buyer	Seller
120 Opus Dr	\$36,000,000	Milwaukee	Palmer Logistics (Midwest 1) Assets LLC	Thomson Logistics Assets LLC
13315 Globe Dr	\$15,000,000	Racine	NHNR Hold Co 19 LLC	James Campbell Company LLC
N9402 Tamarack Rd	\$14,027,909	Walworth	Daybreak Foods Inc	S&R Egg Farm, Inc
5333-5349 S Emmer Dr	\$11,800,000	Waukesha	TI Investors of New Berlin V LLC	James Campbell Company LLC
16250 W Glendale Dr	\$10,850,000	Waukesha	NB Industrial LLC	ABB Inc



County	Sold (sf)
Kenosha	58,464
Milwaukee	2,845,861
Racine	160,100
Sheboygan	6,998
Walworth	324,194
Washington	152,213
Waukesha	958,660
Grand Total	4,506,490

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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	Dylan Brown		Tony Haning
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	Joe Langhoff		Patrick Hanrahan
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Cushman & Wakefield Boerke	Lindsey Coakley		Travis Tiede
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