

### First Quarter 2018

### 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.

*"The industrial market in Palm Beach County remains hot, with vacancy rates still under 3% and rising rental rates. Slight negative net absorption is likely not a signal of any slow down."*

- Michael Feuerman  
Managing Director

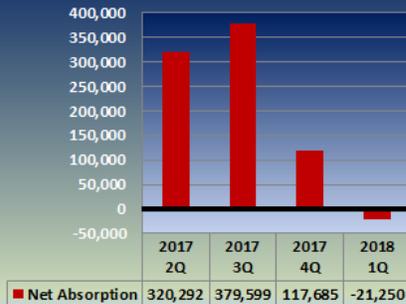
Period	Total RBA	Vacancy %	Asking Rate	Net Absorption
2017 2Q	50,228,817	3.50	\$ 8.63	320,292
2017 3Q	50,241,214	2.80	\$ 8.57	379,599
2017 4Q	50,407,606	2.90	\$ 8.67	117,685
2018 1Q	50,411,006	2.90	\$ 8.82	-21,250

\*2,659 Properties

From a survey taken of 2,659 Palm Beach County industrial properties, vacancy is flat at 2.9%. Vacancy has held near this rate for three quarters, and should hold near or just above this rate with less than 500,000 s.f. of expected new construction deliveries in the next 12 months.



#### Net Absorption



Net absorption was negative at -21,250 s.f., for the first time in more than 5 years! Barely in the negative, but still "in the red." Among the largest industrial lease signings in the third quarter were Somfy's 44,400 s.f. lease expansion at 1200 SW 35th Ave, Boynton Beach, and Serafino's 28,121 s.f. lease at 6747 Belvedere Rd., West Palm Beach. Among the largest sales this quarter were R W Ramsey Realty Corporation's sale of Congress Park located at 2051 W Blue Heron Blvd, Riviera Beach. The 50,524 s.f. manufacturing building sold for \$5,150,000 (\$101.90/s.f.) to an owner-user.

Quoted asking rates are still on the rise, up \$0.15 from the previous quarter to \$8.82/s.f. NNN.

#### 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.