

# MARKET REPORT

Industrial  
Austin Metro Area

IPA INSTITUTIONAL  
PROPERTY  
ADVISORS

4Q/21

## Industrial 2021 Outlook

### EMPLOYMENT:

+5.4%



**60,000  
JOBS**  
will be created

### CONSTRUCTION:

13.1%



**11,000,000  
SQ.FT.**  
of stock will be completed

### VACANCY:

5.0%



**170 BASIS  
POINT**  
decrease in vacancy

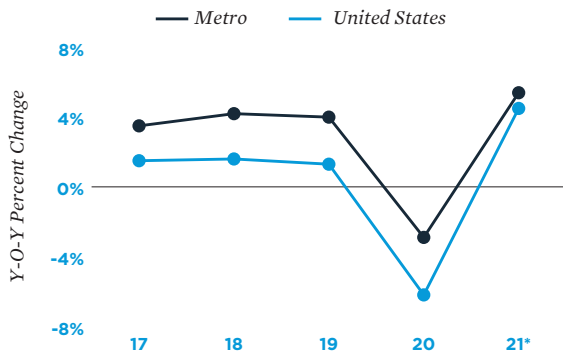
### RENT:

\$11.75

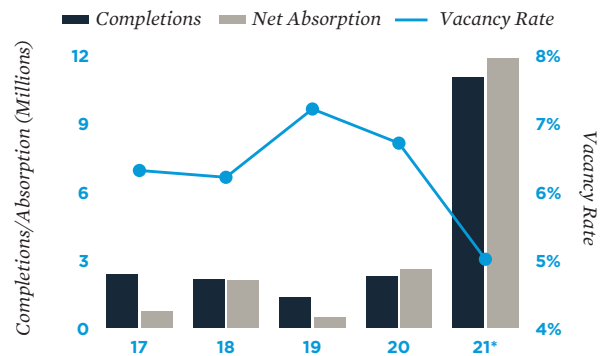


**10.4%  
INCREASE**  
in asking rent

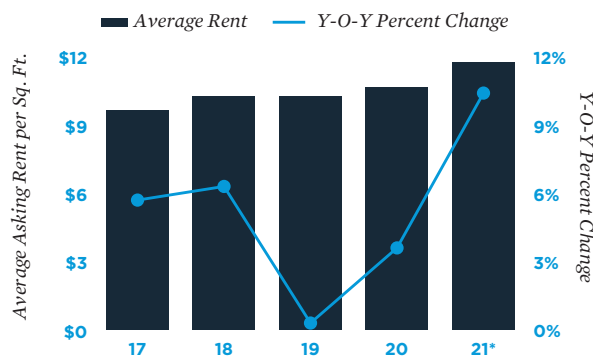
### Employment Trends



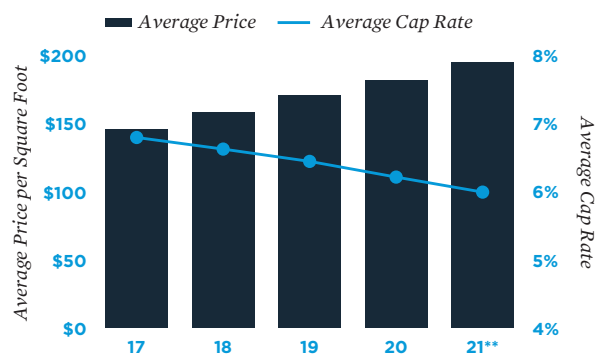
### Supply and Demand



### Rent Trends



### Sales Trends



\* Forecast \*\*Through 2Q

Sources: BLS; CoStar Group, Inc.

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The information contained in this report was obtained from sources deemed to be reliable. Every effort was made to obtain accurate and complete information; however, no representation, warranty or guarantee, express or implied, may be made as to the accuracy or reliability of the information contained herein. Note: Metro-level employment growth is calculated based on the last month of the quarter/year. Sales data includes transactions sold for \$1 million or greater unless otherwise noted. This is not intended to be a forecast of future events and this is not a guaranty regarding a future event. This is not intended to provide specific investment advice and should not be considered as investment advice. Sources: IPA Research Services; Bureau of Labor Statistics; CoStar Group, Inc.; Real Capital Analytics

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Price: \$250