

MARKET REPORT

Industrial
Nashville Metro Area

IPA
INSTITUTIONAL
PROPERTY
ADVISORS

MIDYEAR 2022

Industrial 2022 Outlook

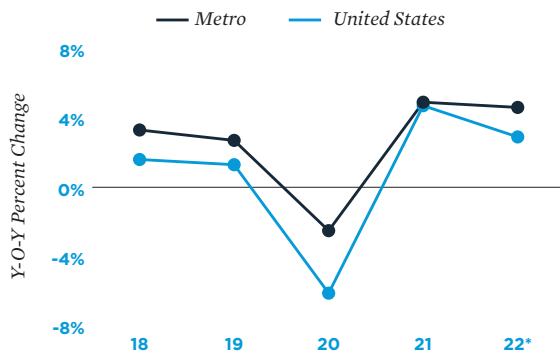
EMPLOYMENT:
+4.6%
50,000
JOBS
will be created

CONSTRUCTION:
4.4%
10M
SQ. FT.
will be completed

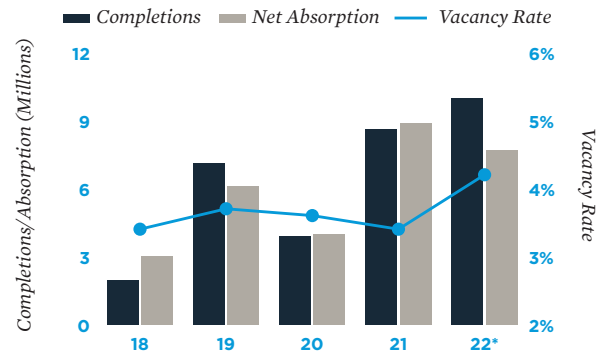
VACANCY:
4.2%
80
BPS
increase in vacancy

RENT:
\$6.97
5.6%
INCREASE
in asking rent

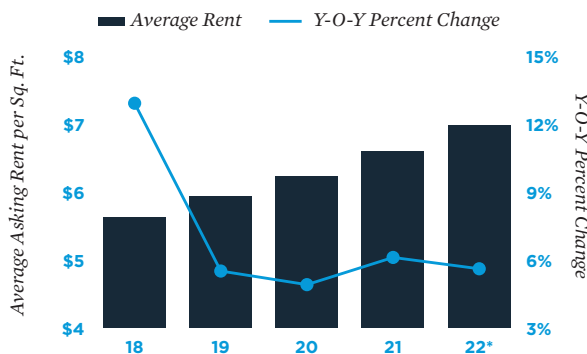
Employment Trends



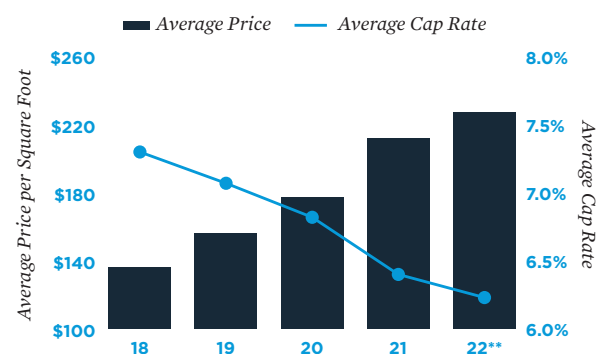
Supply and Demand



Rent Trends



Sales Trends



* Forecast ** Through 1Q
Sources: BLS; CoStar Group, Inc., Real Capital Analytics

Nashville Office:

Jody McKibben

First Vice President, Regional Manager
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
Tel: (615) 997-2900 | jody.mckibben@marcusmillichap.com

For information on national industrial trends, contact:

John Chang

Senior Vice President, Director | Research & Advisory Services
Tel: (602) 707-9700 | john.chang@marcusmillichap.com

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: Marcus & Millichap Research Services; Bureau of Labor Statistics; CoStar Group, Inc.; Real Capital Analytics

© Marcus & Millichap 2022 | www.MarcusMillichap.com

Price: \$250