

# MARKET REPORT

INDUSTRIAL  
Baltimore Metro Area

IPA INSTITUTIONAL  
PROPERTY  
ADVISORS

2Q/21

## Industrial 2021 Outlook

### EMPLOYMENT:

**+2.8%**  **37,200 JOBS**  
will be created

### CONSTRUCTION:

**1.0%**  **2,000,000 SQ. FT.**  
of stock will be completed

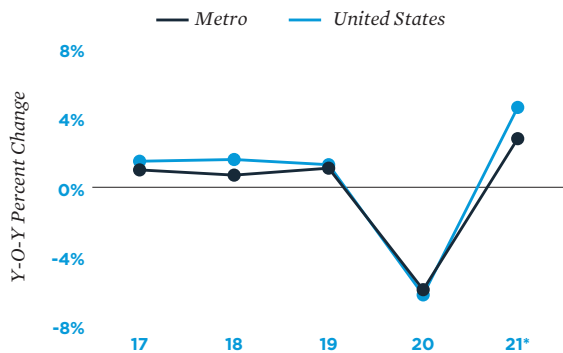
### VACANCY:

**8.1%**  **10 BASIS POINT**  
decrease in vacancy

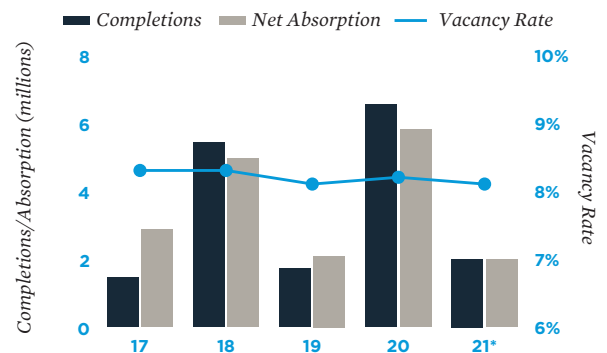
### RENT:

**\$6.50**  **3.7% INCREASE**  
per sq. ft. in asking rent

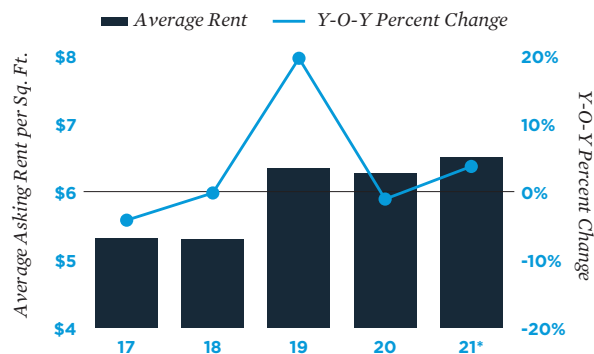
### Employment Trends



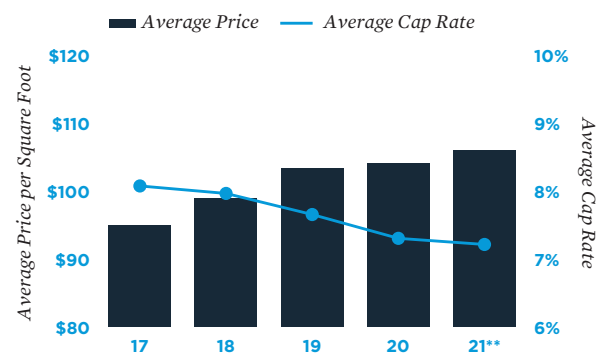
### Supply and Demand



### Rent Trends



### Sales Trends



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

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