

MARKET REPORT

INDUSTRIAL
Jacksonville Metro Area

IPA INSTITUTIONAL
PROPERTY
ADVISORS

2Q/21

Industrial 2021 Outlook

EMPLOYMENT:

+2.8%



**20,000
JOBS**

will be created

CONSTRUCTION:

2.5%

of stock



**3,000,000
SQ. FT.**

will be completed

VACANCY:

5.4%



**30 BASIS
POINT**

decrease in vacancy

RENT:

\$5.83

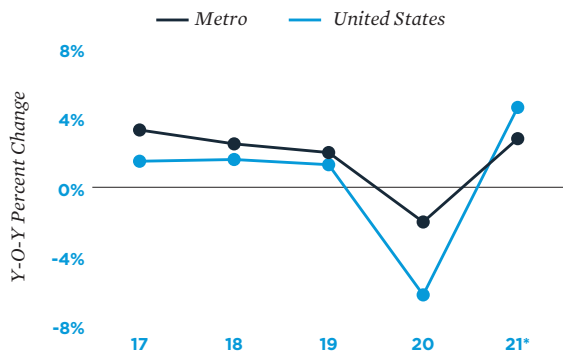
per sq. ft.



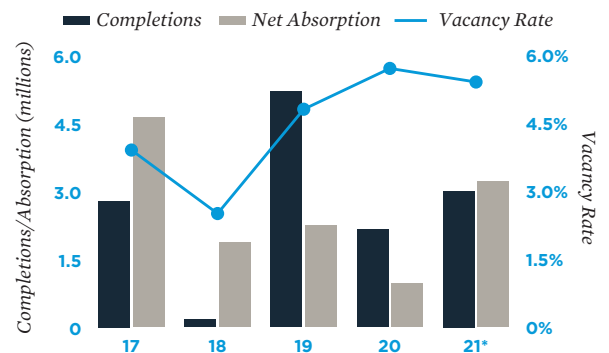
**5.8%
INCREASE**

in asking rent

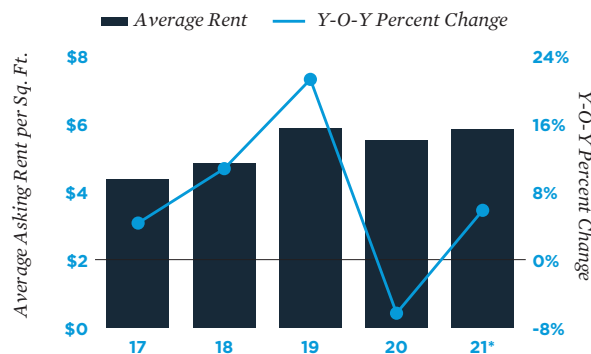
Employment Trends



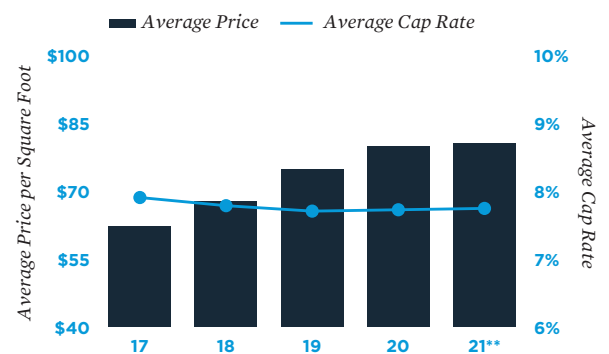
Supply and Demand



Rent Trends



Sales Trends



IPA Industrial

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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