

2015 Industrial Market

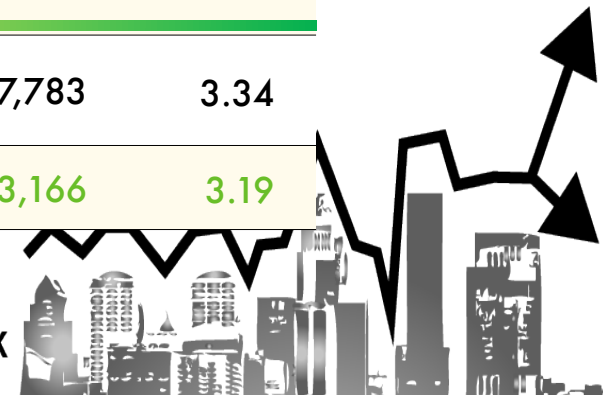
“When I was _____ it was a very good year”

Frank Sinatra

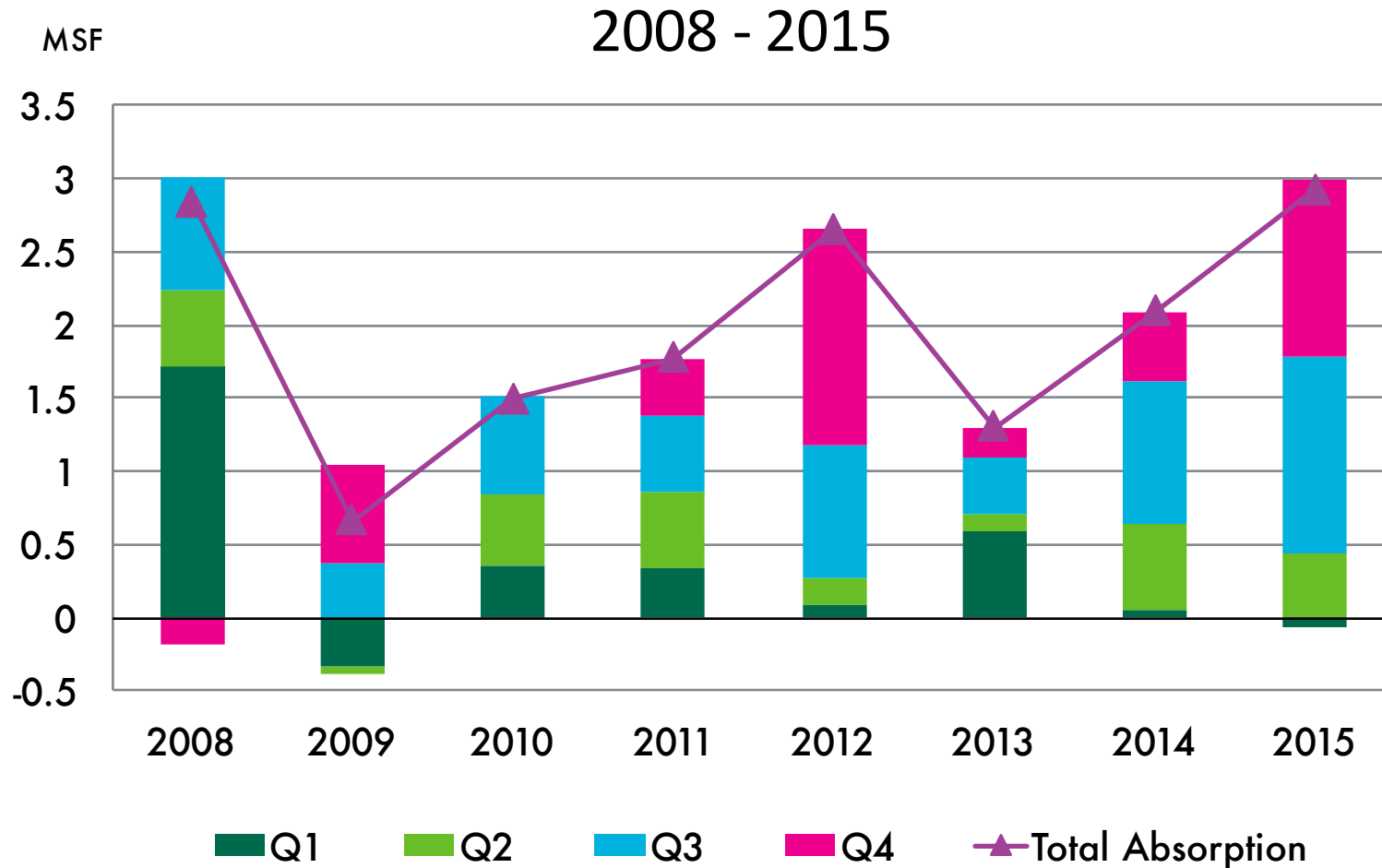


2015 Year End Statistics

Submarket	Market Rentable Area (SF)	Vacancy Rate (%)	Avail. Rate (%)	Net Absorption (SF)	Shadow Sublease (SF)	Under Construction (SF)	Gross Avg. Asking Lease Rate (\$/SF/Yr)
Bluegrass	3,467,085	0.5	0.5	35,000	0	303,369	3.95
Bullitt County	12,189,390	5.3	10.4	1,007,278	456,250	710,400	3.75
Downtown	16,130,002	9.0	9.6	0	0	0	2.53
Northeast	7,596,788	0	0	30,000	0	0	4.00
Riverport	12,851,013	3.1	4.7	345,236	152,352	125,974	3.42
Southern Indiana	16,512,456	6.4	6.4	148,013	0	2,345,640	2.96
Southside / Airport	39,383,500	2.3	3.1	(358,461)	0	1,807,783	3.34
Source: CBRE Research, Q4 2015.	108,130,234	4.1	5.3	1,207,066	608,602	5,293,166	3.19



2015 Year End Comparison



Source: CBRE
Research, Q4 2015.

2016 REAL ESTATE
ECONOMIC OUTLOOK



By The Numbers

(Largest Transactions)

- 25 deals signed in 2016 ranging in size from 93 K to 633 K sf.
- Total of all 25 deals is in excess of 5.1 million square feet.
- Average/mean deal size was 205,370 sf.
- The Median transaction was 150,000 sf (Magnolia Automotive)



Top 10 Deals

1. Gamestop (631,000)
2. Hillsdale Furn. (458,800)
3. Chemours (338,500)
4. SC Logistics (320,000)
5. Johnson Controls (315,400)
6. J. Knipper (300,000)
7. Sentry Safe (216,000)
8. Cend LLC (210,250)
9. Veritiv (200,000)
10. A & R Logistics (200,000)



South Submarket:

- Jefferson Business Park – 402,107 SF under construction
- Verus/Molto – 645,000 SF under construction
- UPS Warehouse – 580,000 SF expandable planned
- Main Street Realty – New Cut Road – 330,000 SF & 450,000 SF planned
- Kenwood Business Center – 84,000 SF under construction
- Clarion – National Turnpike – 415,000 SF planned

Bullitt County Submarket:

- Browning – KY 480 & I-65 – up to 2,500,000 SF planned
- Dermody – KY 245 & I-65 – 600,000 SF planned
- Main Street Realty – 439 Park Loop Road – 301,042 SF under construction
- Dermody – Park Loop Road – 546,000 SF planned
- Essex LLC – Brooks Road – 200,000 SF planned
- Prologis – Brooks Road – 235,000 SF planned



Southern Indiana Submarket:

- Pinchal River Ridge – 459,000 SF under construction
- Capstone River Ridge V – 500,000 SF under construction
- Opus River Ridge – 426,000 SF planned
- America Place River Ridge – 225,000 SF under construction
- Gray Industrial River Ridge – 200,000 SF under construction
- VanTrust River Ridge – 624,000 SF planned
- Clarion – Sellersburg Site – 660,000 SF & 415,000 SF planned



Business Outlook

- Impact of the East End Bridge completion
- Possible Kentucky right to work law
- Impact of high Indiana real estate taxes
- Labor
- Impact of vehicle tolls on the two new Ohio River bridges

