

Market Statistic for Miami's Industrial Real Estate 1Q 2016

Vacancy Rate	4.5%
Market Lease Absorption (Sq. Ft.)	586,062
Rental Rate (\$/Sq. Ft.)	\$9.24
New Space Delivered	406,362
Total Inventory (Sq. Ft.)	233,719,623
Total Buildings	8,871
Average Sale Price (\$/Sq. Ft.)	\$87.67
Cap Rate	5.77%

Top Leases in Miami Industrial Real Estate 1Q 2016

Tenant Name	Address	Size (SF)
Telemundo Studios	11746 NW 25 th ST	467,000
Amazon	3200 NW 67 th ST	175,000
MA Laboratories	1701 NW 84 th Ave	53,670
GAP Forwarding	11411 NW 107 th St	32,000
Turner Construction	8060 NW 14 th ST	29,062

Top Sales in 1Q 2016 Miami's Industrial Real Estate

Buyer	Address	Size (SF)	Sale Price
Clarion Partners	11500 NW 123 rd St	136,500	\$18,150,000
Hialeah Multi B	155 SE 10 th AVE	81,656	\$4,600,000
Terreno Realty	12950 NW S River Dr.	60,000	\$6,000,000
3500 Doral MRP	3500 NW 89 th Ct.	50,448	\$13,850,000
Tango Real Estate	7840 NW 67 th St.	36,000	\$3,400,000

Source: Costar