

# MARKET BRIEF

SUBURBAN MARYLAND INDUSTRIAL/FLEX MARKET

2Q 2021



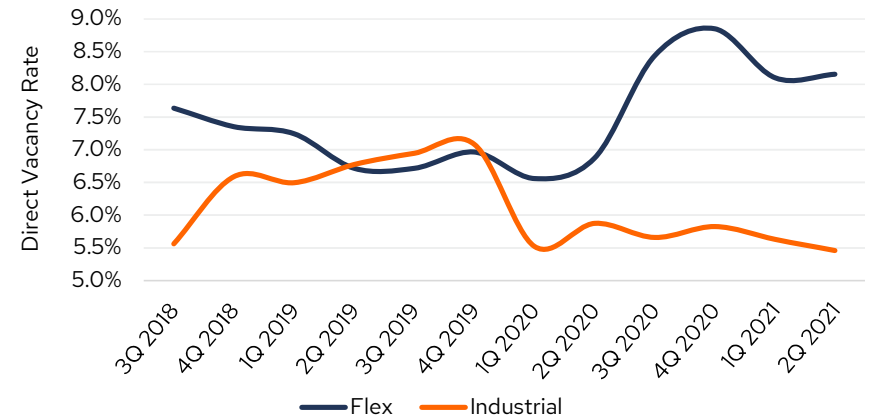
## INDUSTRIAL STATISTICS

CURRENT	FORECAST	CURRENT	FORECAST
<b>3.59M</b> SF Leased in the Last 12 Months	▲	<b>11.77%</b> Base Rent Growth Year-Over-Year	◀ ▶
<b>5.5%</b> Direct Vacancy Rate	▼	<b>\$9.53</b> Average NNN Rental Rate	▲

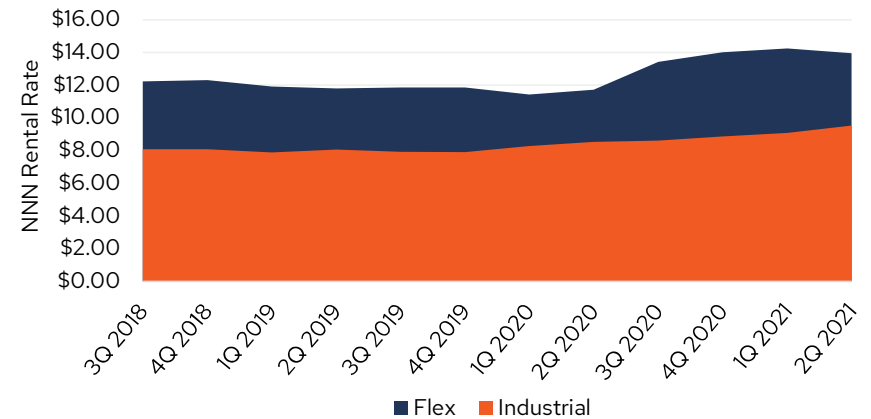
## FLEX STATISTICS

CURRENT	FORECAST	CURRENT	FORECAST
<b>1.75M</b> SF Leased in the Last 12 Months	▲	<b>18.92%</b> Base Rent Growth Year-Over-Year	▼
<b>8.2%</b> Direct Vacancy Rate	▼	<b>\$13.93</b> Average NNN Rental Rate	▲

## DIRECT VACANCY RATE, INDUSTRIAL VS. FLEX



## AVERAGE NNN RENTAL RATE, INDUSTRIAL VS. FLEX



This data has been gathered from sources deemed reliable. However, Edge makes no guarantees as to the accuracy thereof. Analysis takes into account buildings 10,000 square feet or larger. Please email emorales@edgecre.com with any questions.

# MARKET BRIEF

SUBURBAN MARYLAND INDUSTRIAL/FLEX MARKET

2Q 2021



SUBMARKET	INVENTORY (SF)	DIRECT VACANCY RATE	Y-O-Y VACANCY TREND	AVG. NNN RENTAL RATE	Y-O-Y RENT GROWTH	NET ABSP., 12 MOS.	DELIVERIES, 12 MOS.	UNDER CONSTRUCTION
<b>INDUSTRIAL</b>								
Beltsville	7,097,291	2.1%	▼	\$8.94	7.3%	499,616	0	265,429
Bowie	4,737,378	1.4%	▼	\$8.28	8.2%	209,977	0	86,840
Branch Ave Corr/PG South	2,912,008	16.6%	▼	\$5.75	1.8%	105,364	0	1,137,226
Capitol Heights	5,315,944	7.7%	▲	\$9.42	21.9%	121,457	30,609	0
College Park/Hyattsville	6,927,316	6.2%	▲	\$9.46	18.0%	93,242	0	0
Landover	12,974,437	6.3%	▲	\$8.72	6.0%	424,844	0	206,000
Lanham/Greenbelt	2,156,899	10.8%	▼	\$9.38	0.0%	126,928	400,455	0
Laurel	2,900,731	9.1%	▲	\$9.62	25.1%	115,297	0	0
Penn Ave Corridor	4,373,980	9.9%	▲	\$9.01	6.0%	260,491	0	0
Prince George's County	49,395,984	6.7%	▲	\$8.82	10.4%	1,957,216	431,064	1,695,495
Montgomery County	14,254,569	4.5%	▼	\$13.13	6.7%	257,520	0	0
Charles County	3,204,272	10.4%	▲	\$10.74	5.4%	405,611	0	0
Frederick County	14,617,867	1.2%	▼	\$8.15	17.6%	784,886	124,320	1,206,028
<b>FLEX</b>								
Beltsville	2,300,661	7.3%	▼	\$12.06	9.5%	121,420	0	0
Bowie	1,011,067	11.2%	▼	-	-	28,081	0	0
Branch Ave Corr/PG South	459,845	4.2%	▼	\$15.96	-	7,041	0	0
Capitol Heights	332,072	3.3%	▲	\$9.95	14.0%	21,182	0	0
College Park/Hyattsville	524,449	3.8%	▼	\$18.00	-	29,314	0	0
Landover	1,091,866	13.7%	▲	-	-	27,341	0	0
Lanham/Greenbelt	1,665,286	3.1%	▼	\$10.94	(1.5%)	72,487	0	0
Laurel	1,166,763	2.4%	▼	\$11.44	7.1%	65,239	0	0
Penn Ave Corridor	420,421	0.5%	▼	\$7.25	7.4%	5,672	0	0
Prince George's County	8,972,430	6.3%	▲	\$9.19	4.0%	377,777	0	0
Montgomery County	13,518,482	8.2%	▲	\$18.95	22.8%	379,434	0	0
Charles County	712,578	2.3%	▼	\$10.08	1.0%	34,597	0	0
Frederick County	6,655,842	11.3%	▲	\$10.56	1.5%	165,470	204,445	432,000

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