



# Industrial Market Report

## Green Bay | Q22023

PREPARED BY

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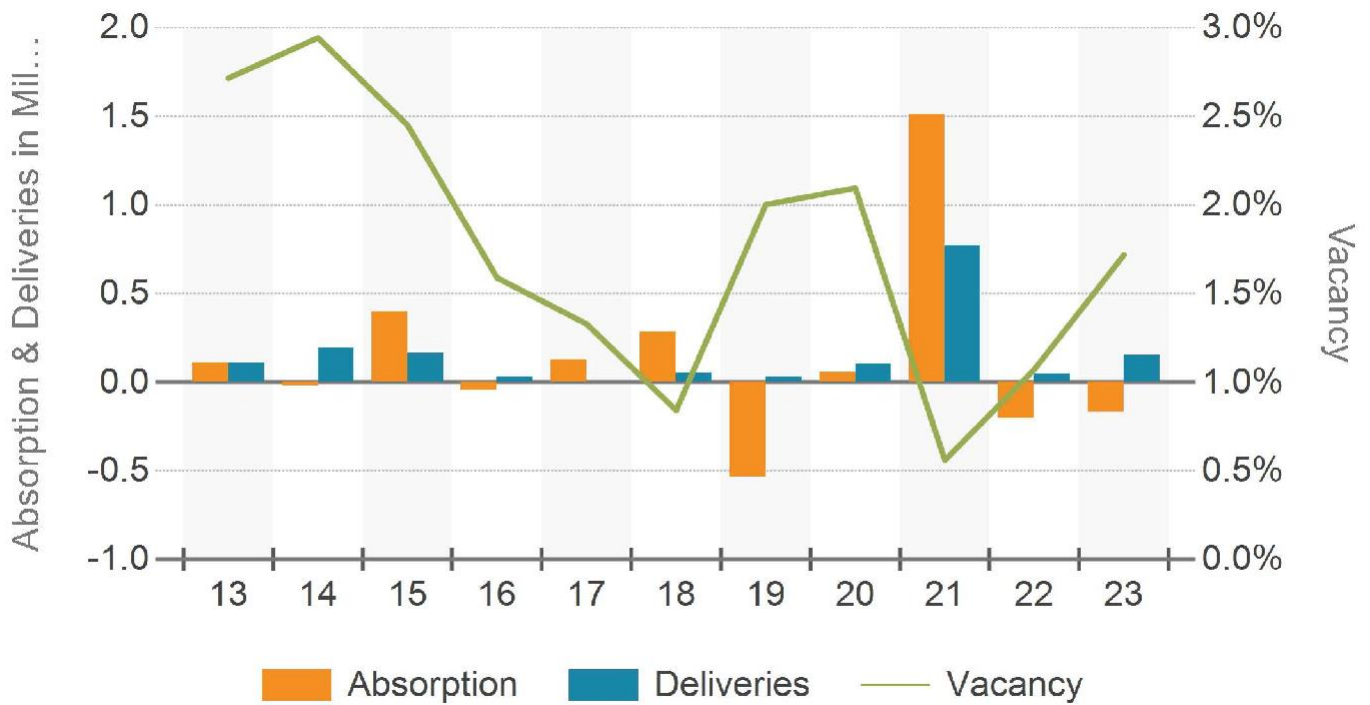
**NAI**Pfefferle

Manny Vasquez

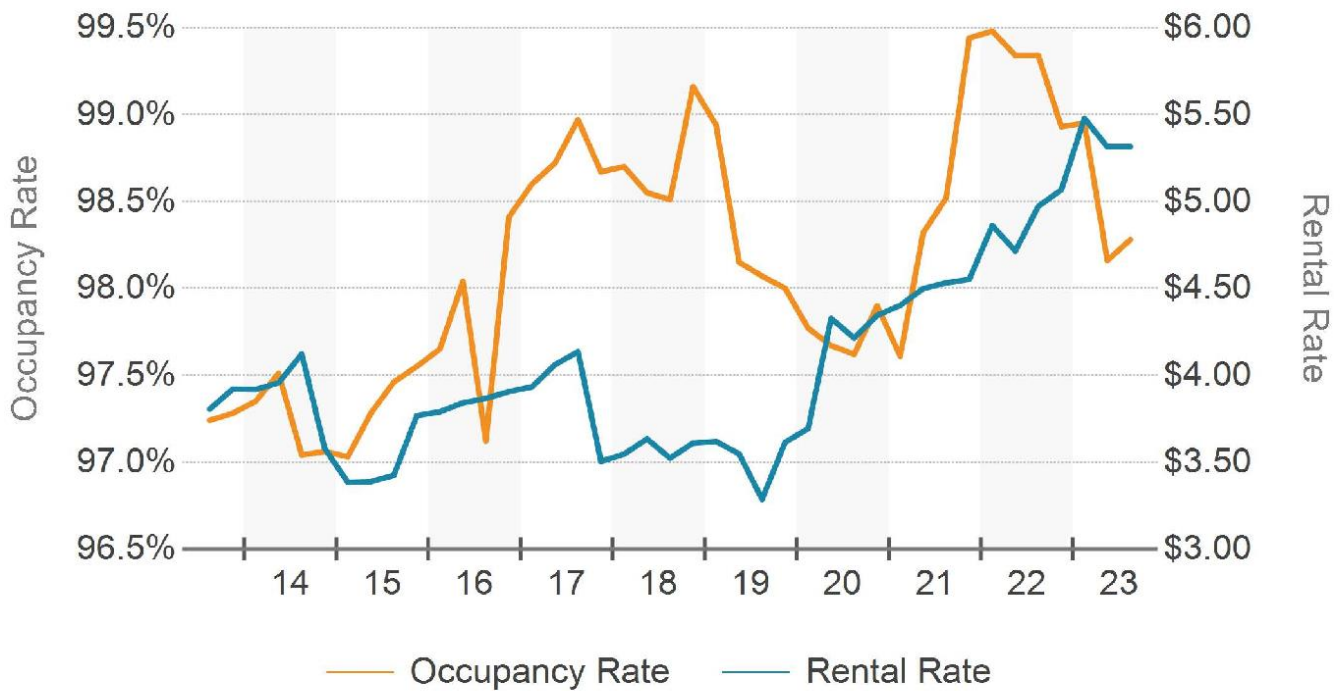
[mannyv@naipfefferle.com](mailto:mannyv@naipfefferle.com)



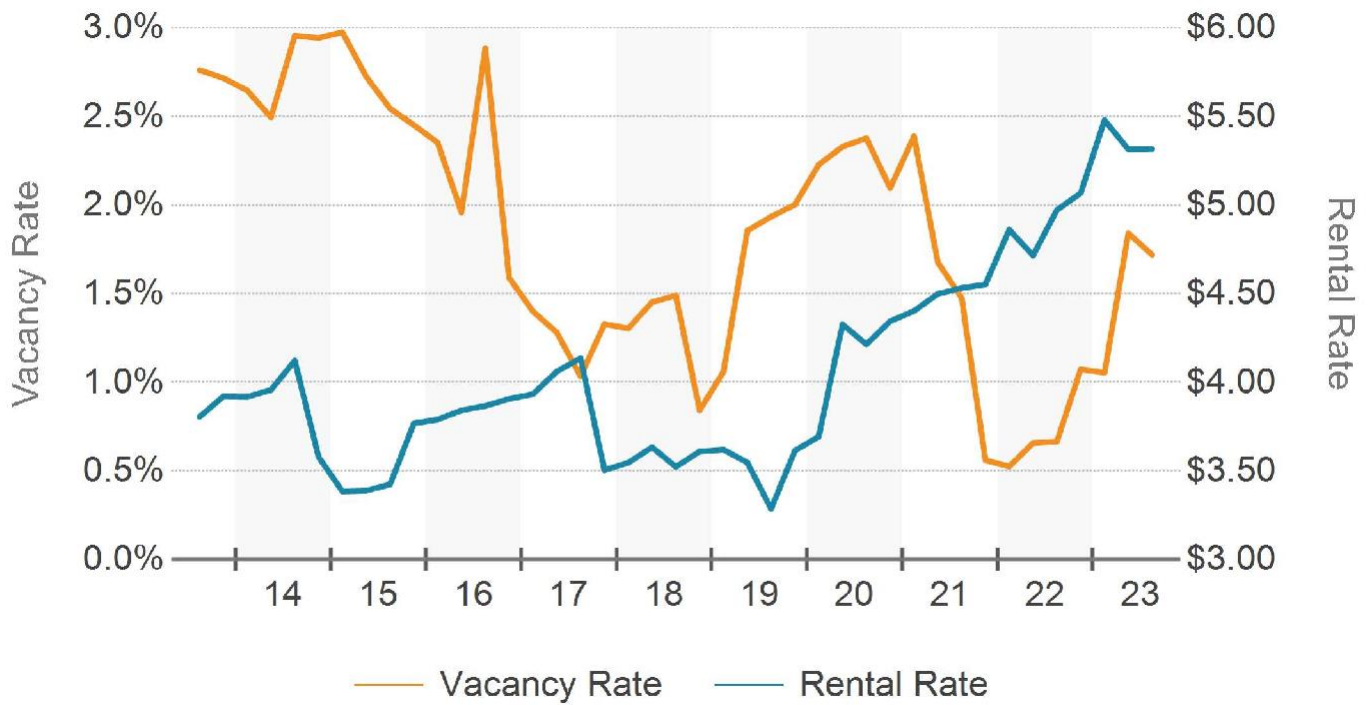
## ABSORPTION, DELIVERIES, VACANCY



## OCCUPANCY & RENTAL RATES



## VACANCY & RENTAL RATES



### SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Rent Per SF	\$5.31	\$4.34
Vacancy Rate	1.7%	1.5%
Vacant SF	851,043	735,342
Availability Rate	2.0%	2.5%
Available SF	995,199	1,212,229
Sublet SF	70,000	16,687
Months on Market	5.6	6.4

Inventory	Survey	5-Year Avg
Existing Buildings	1,282	1,270
Existing SF	49,529,713	48,757,168

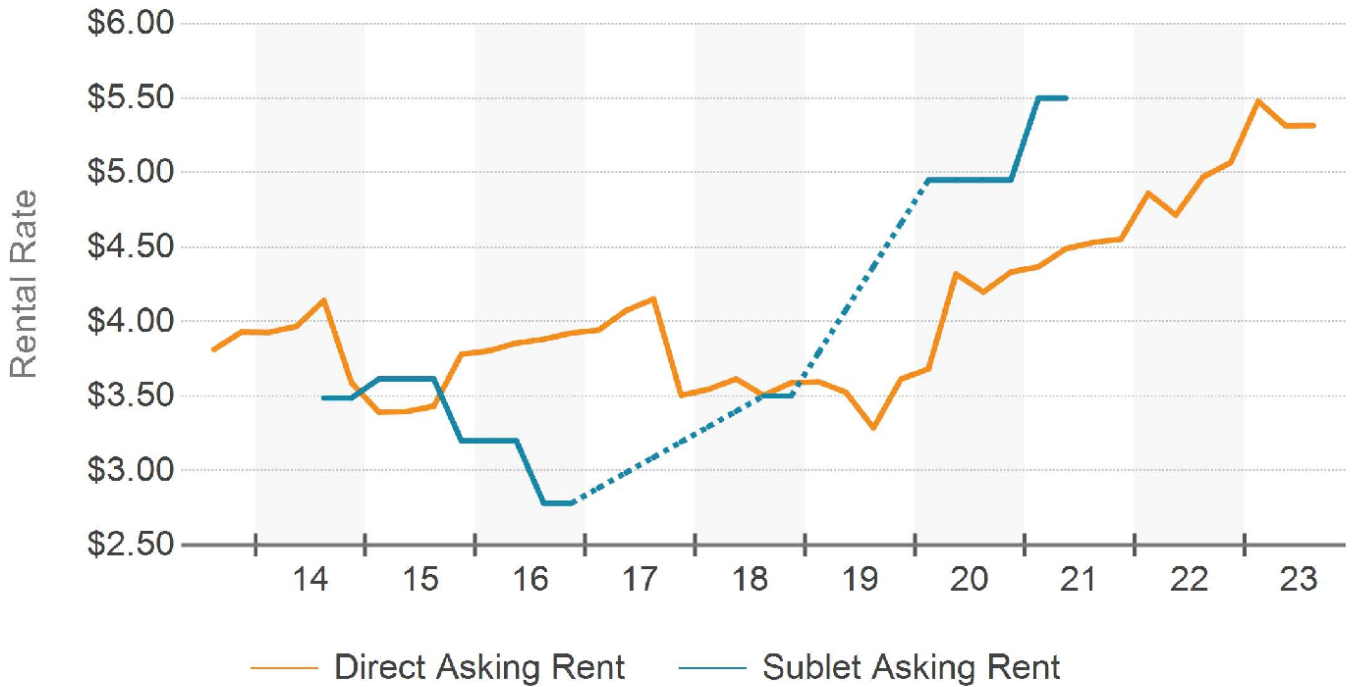
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-360,983	180,656
12 Mo. Leasing SF	1,121,389	964,561

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$74	\$52
Asking Price Per SF	\$99	\$64
Sales Volume (Mil.)	\$35	\$91
Cap Rate	7.3%	7.6%

## ASKING RENT PER SF



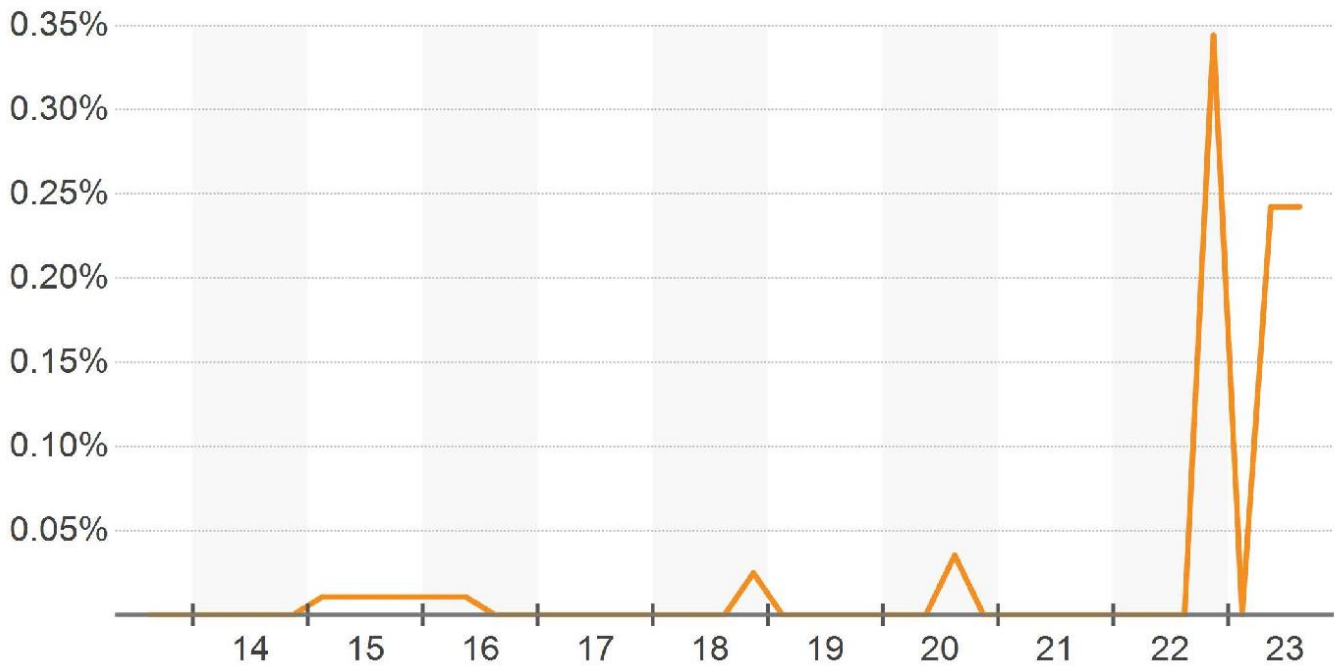
## DIRECT & SUBLET RENTAL RATES



## VACANCY RATE



## SUBLEASE VACANCY RATE



## AVAILABILITY RATE



## AVAILABILITY & VACANCY RATE



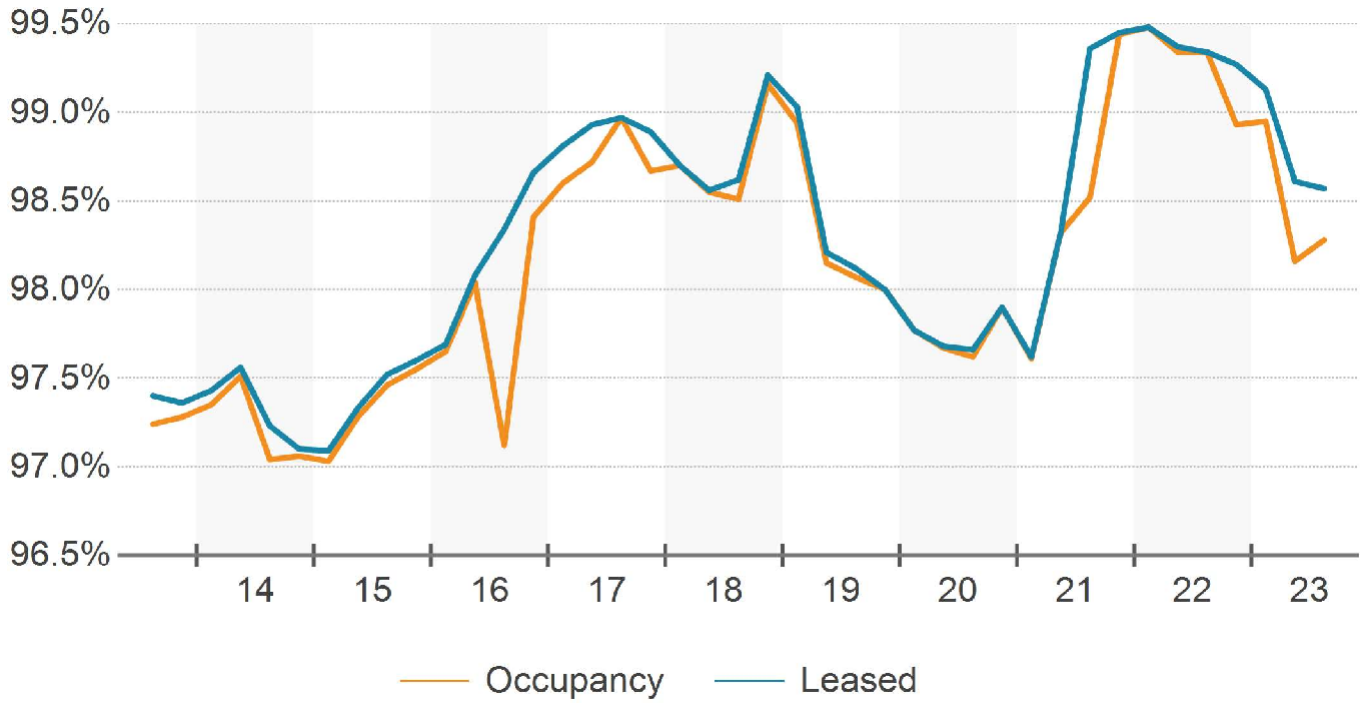
## OCCUPANCY RATE



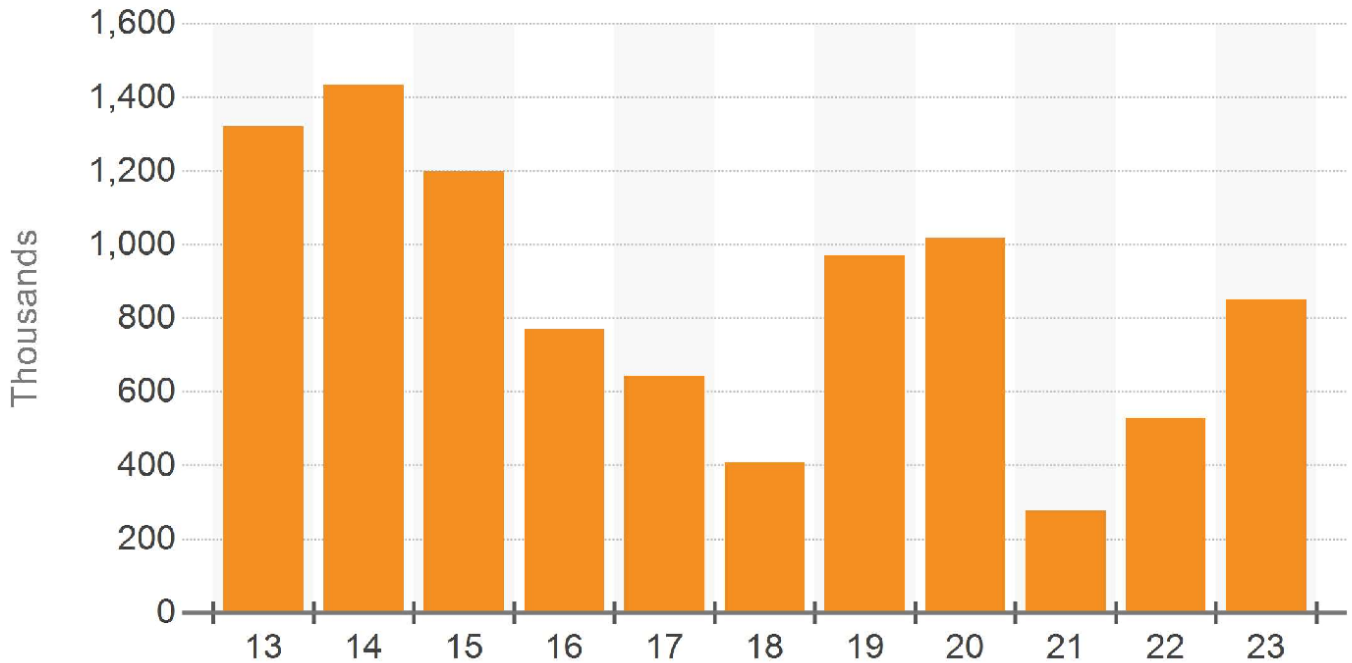
## PERCENT LEASED RATE



## OCCUPANCY & PERCENT LEASED

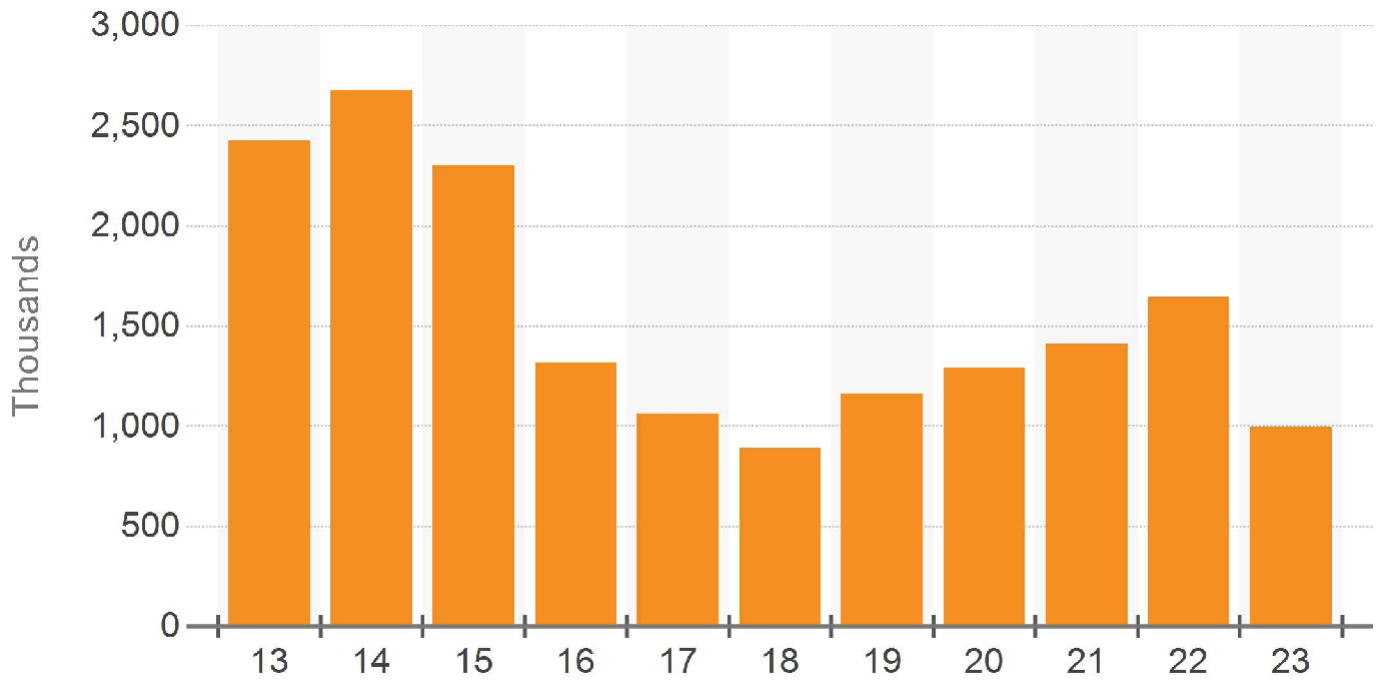


## VACANT SF

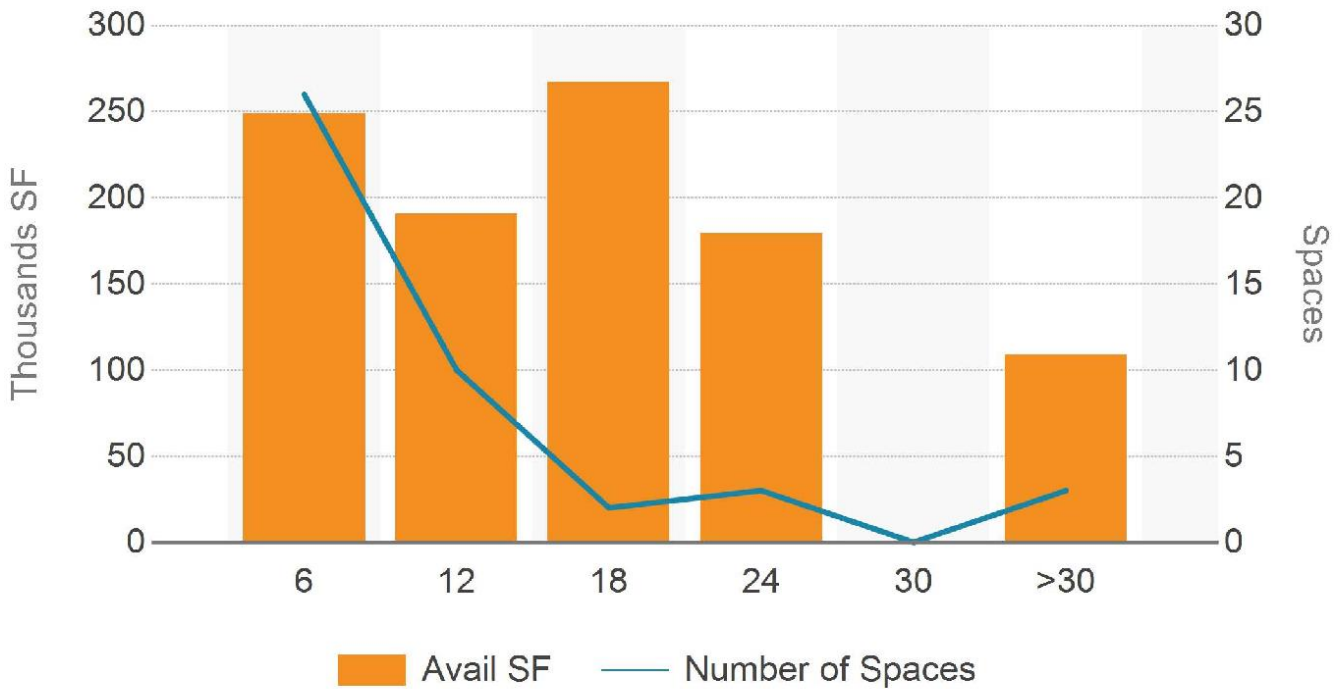




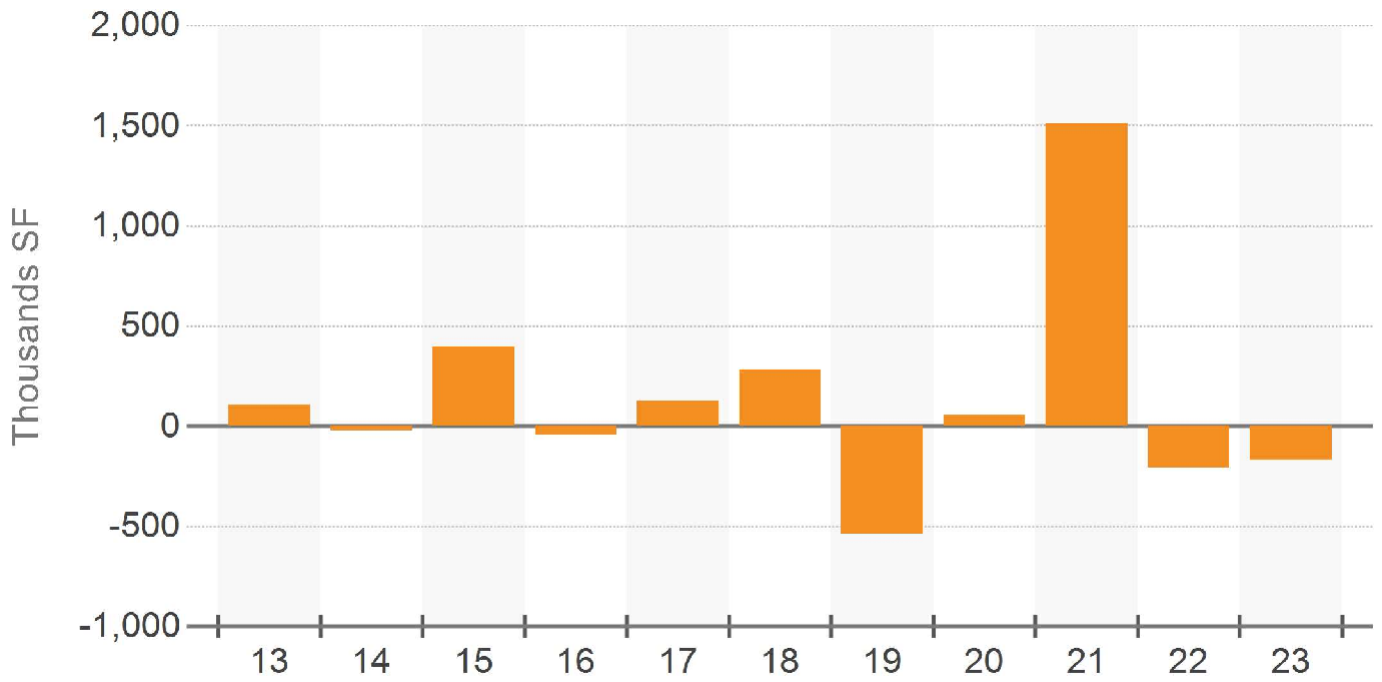
## AVAILABLE SF



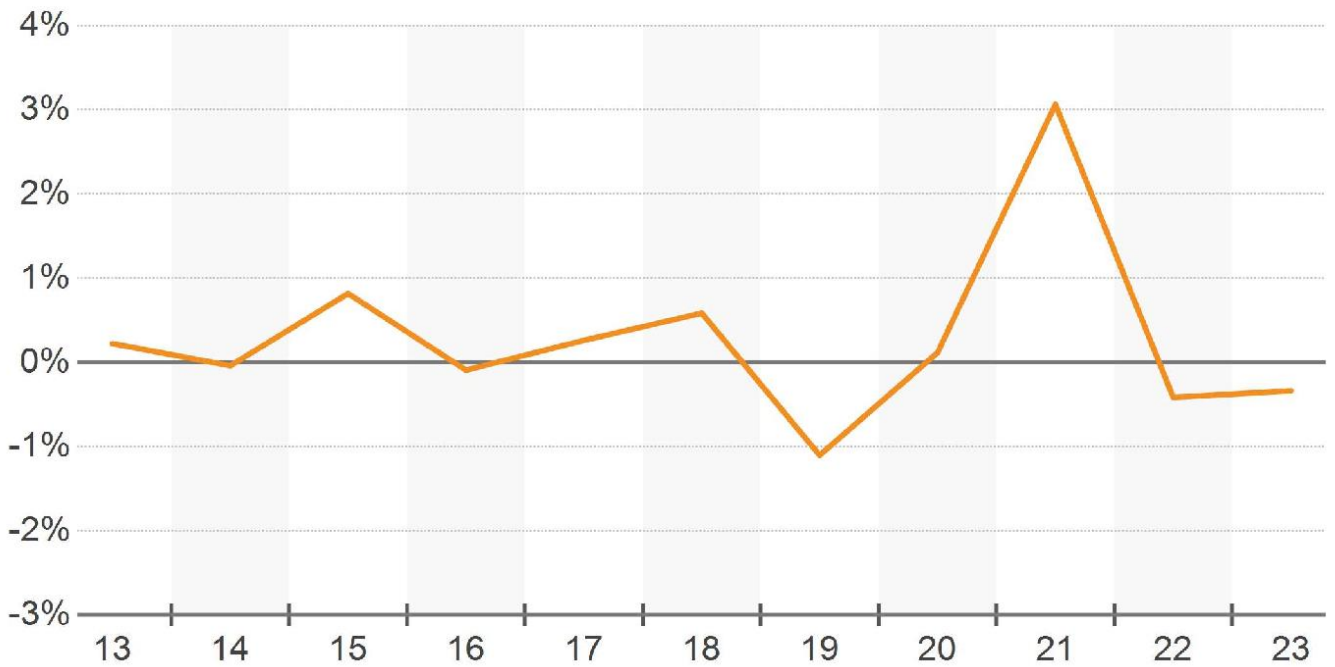
## MONTHS ON MARKET DISTRIBUTION



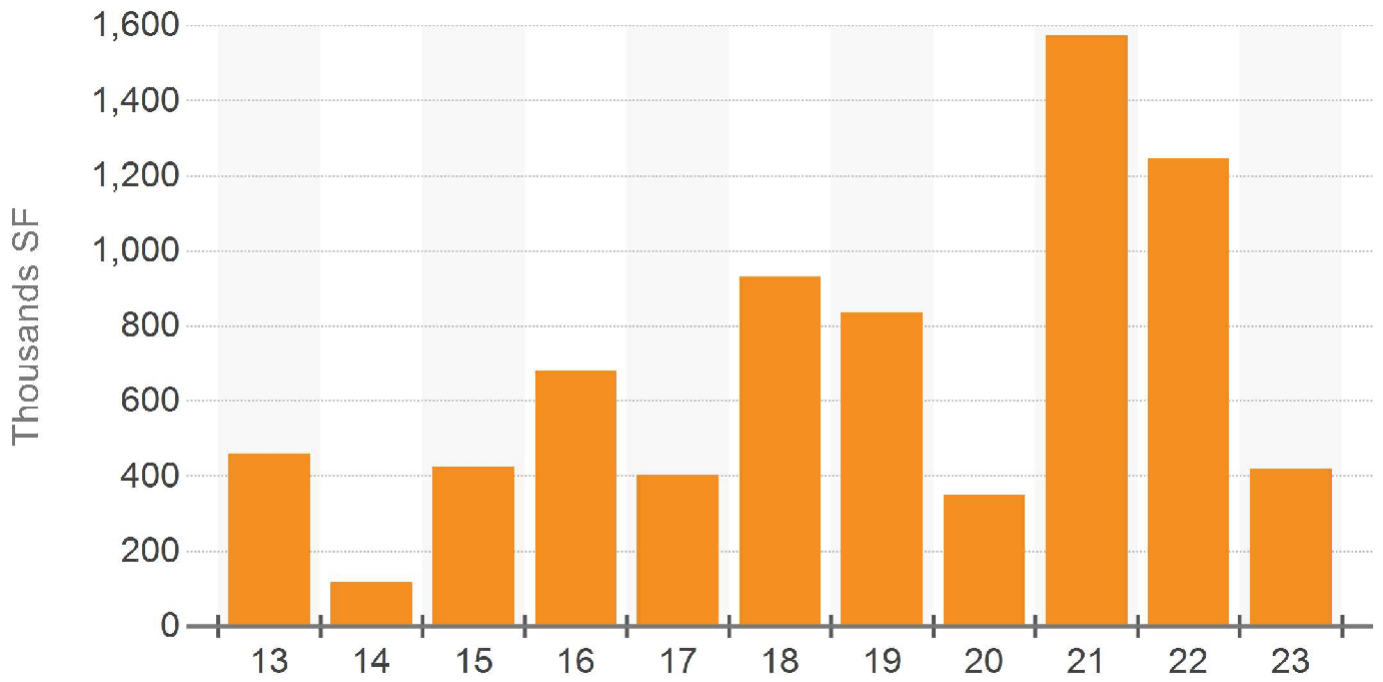
## NET ABSORPTION



## NET ABSORPTION AS % OF INVENTORY



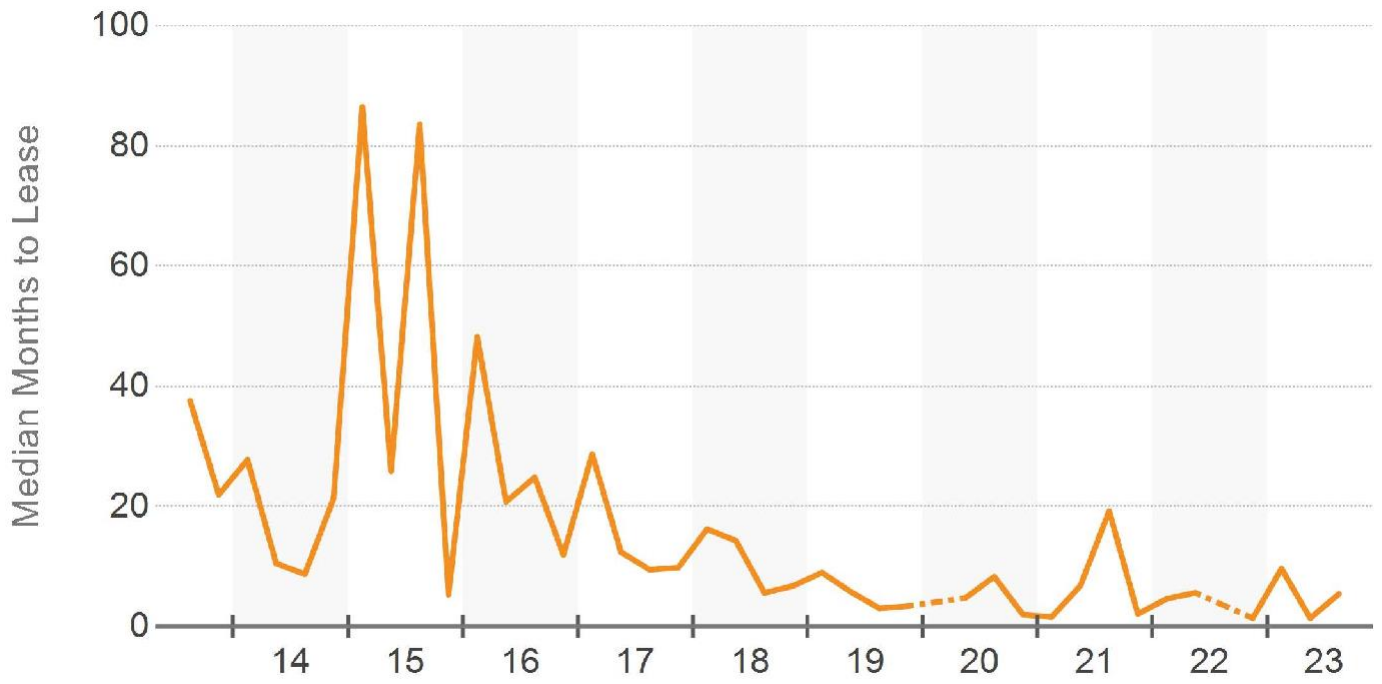
## LEASING ACTIVITY



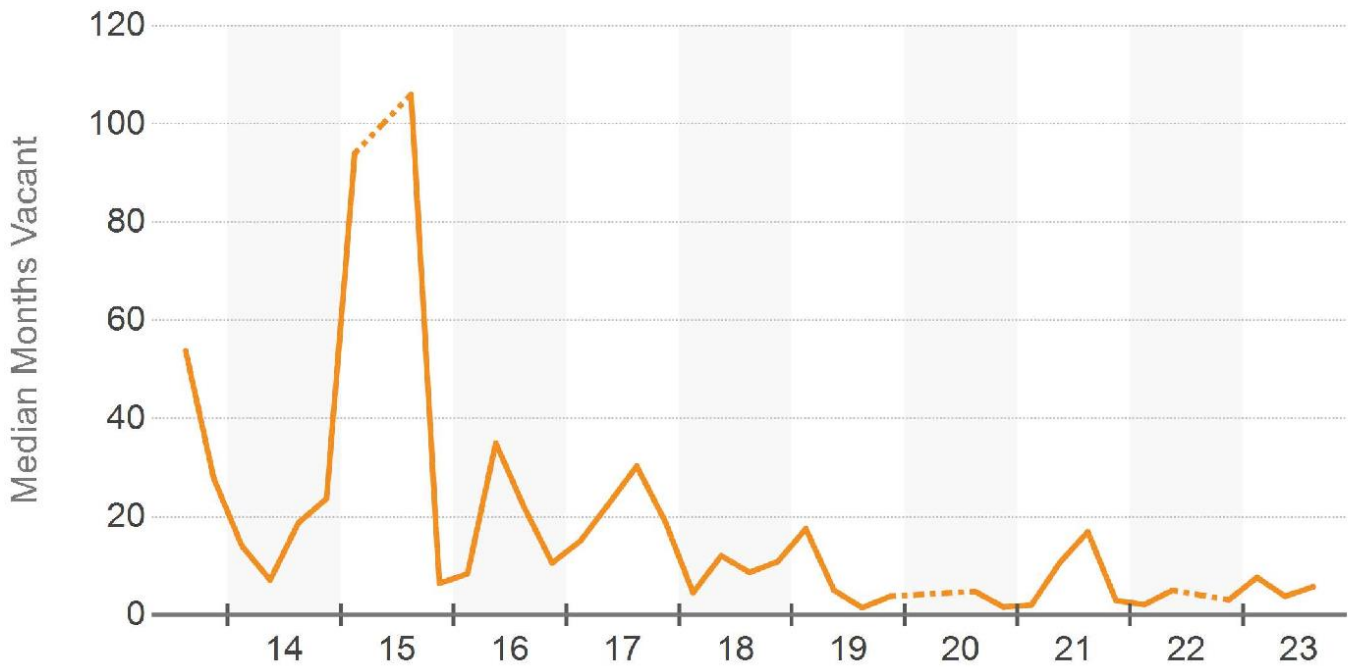
## MONTHS ON MARKET



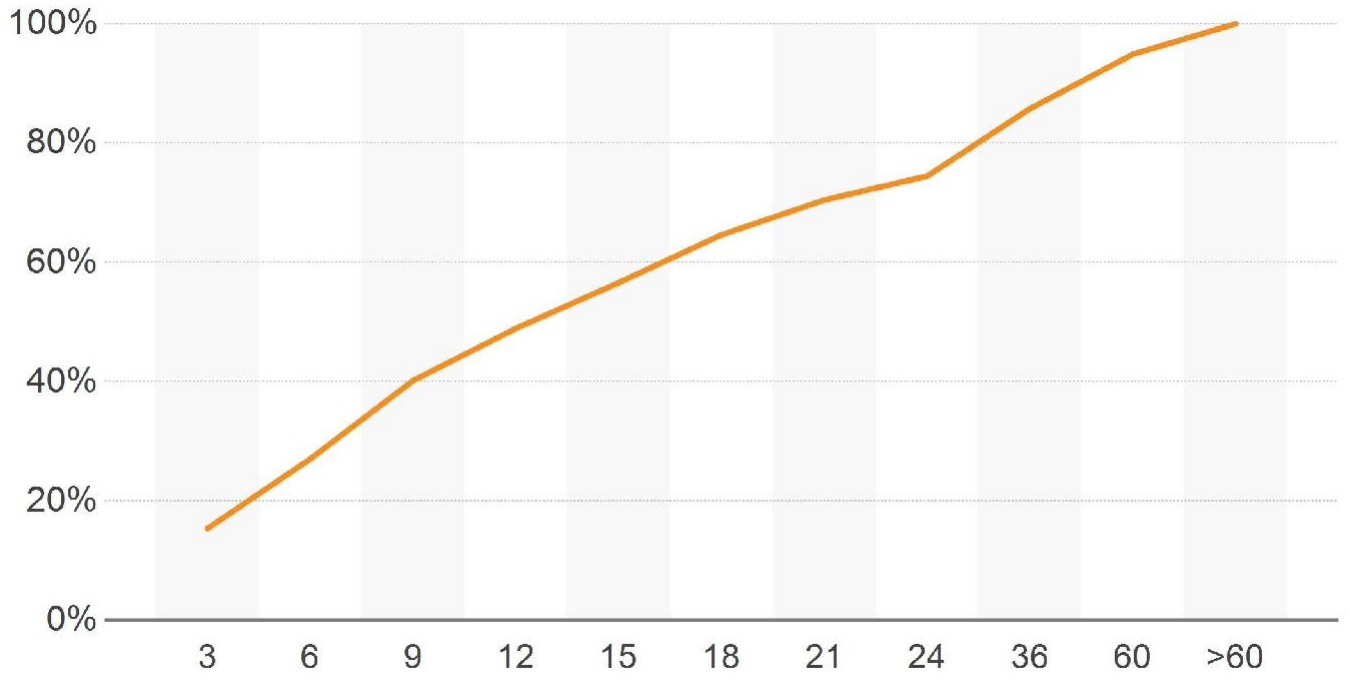
## MONTHS TO LEASE



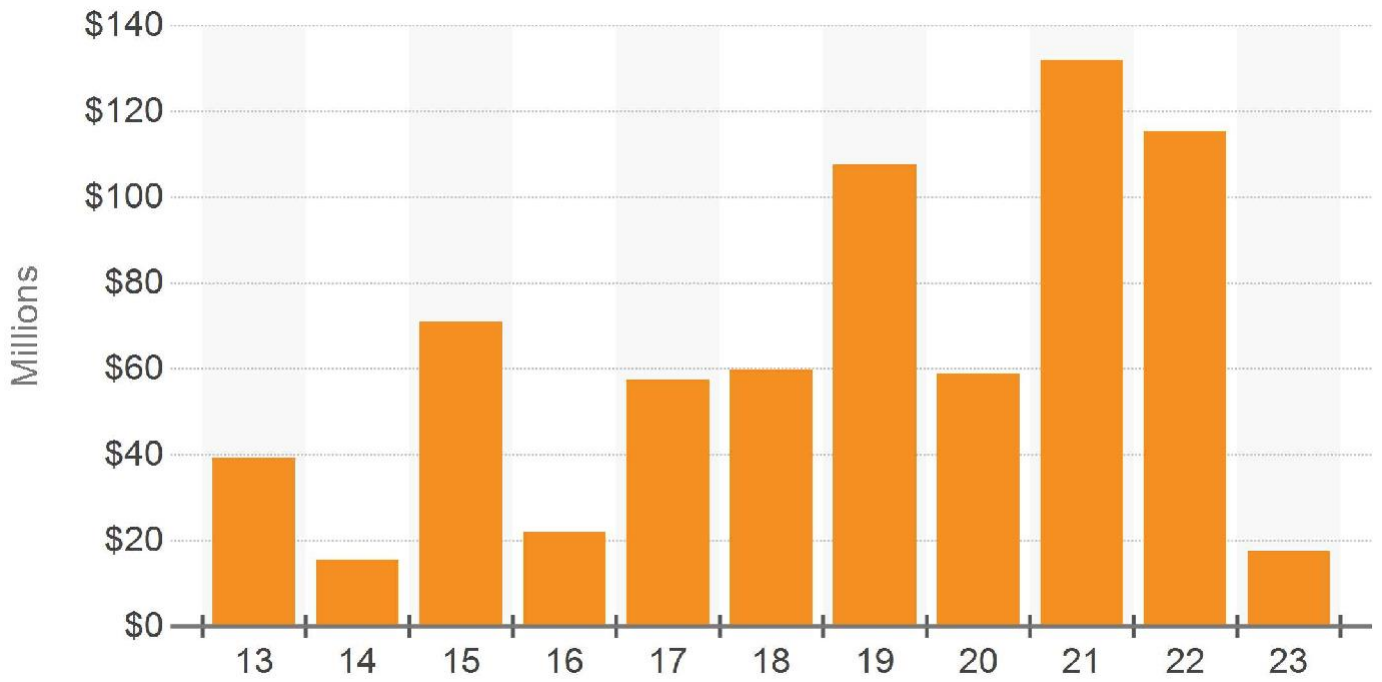
## MONTHS VACANT



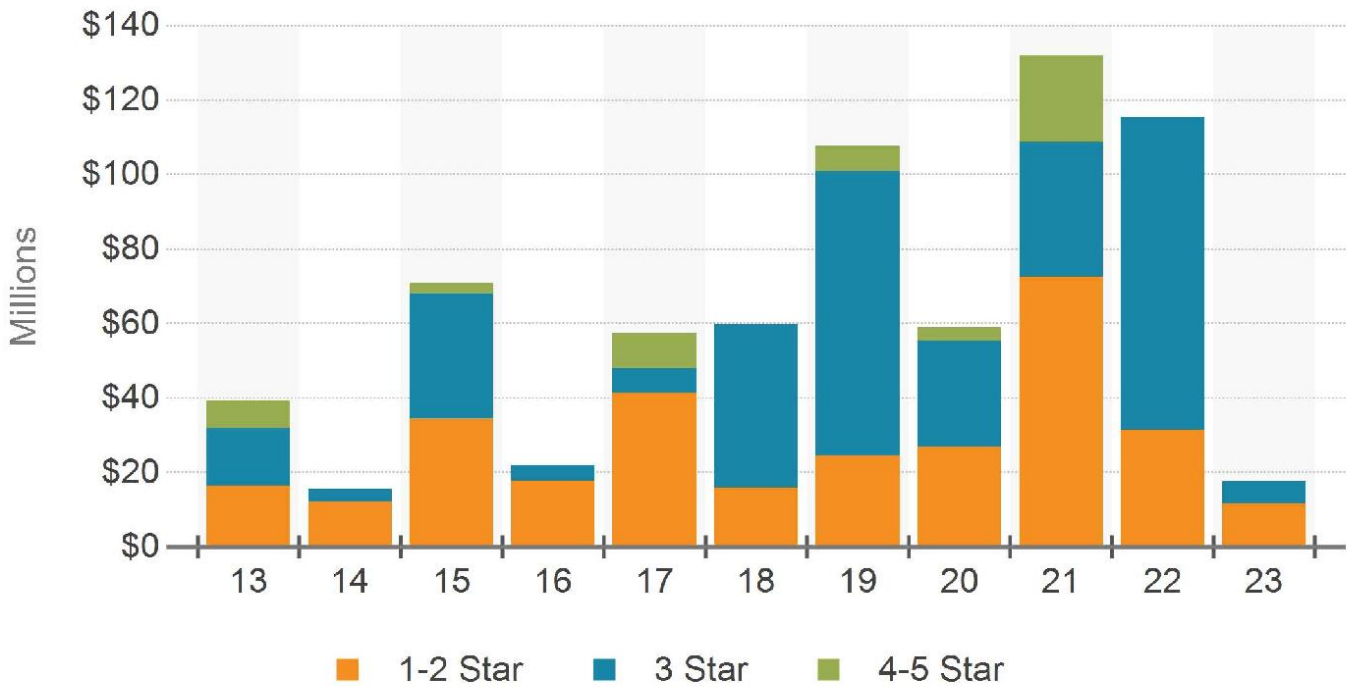
## PROBABILITY OF LEASING IN MONTHS



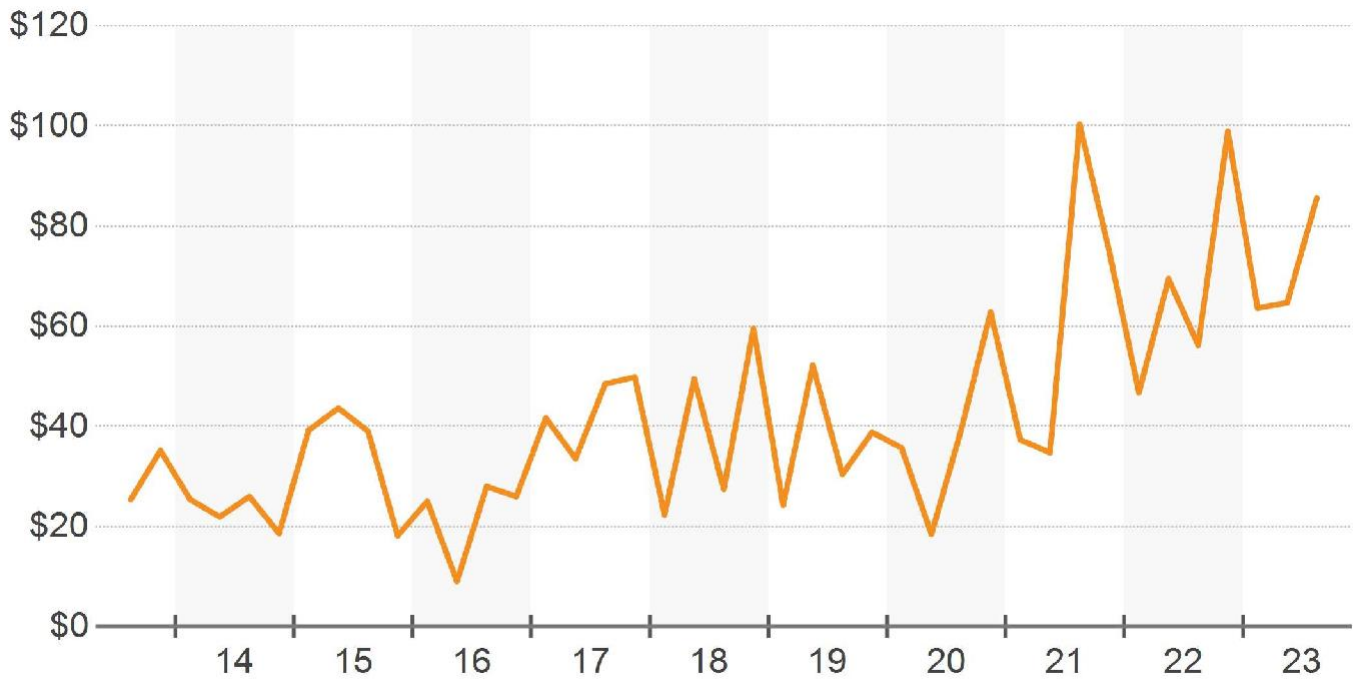
## SALES VOLUME



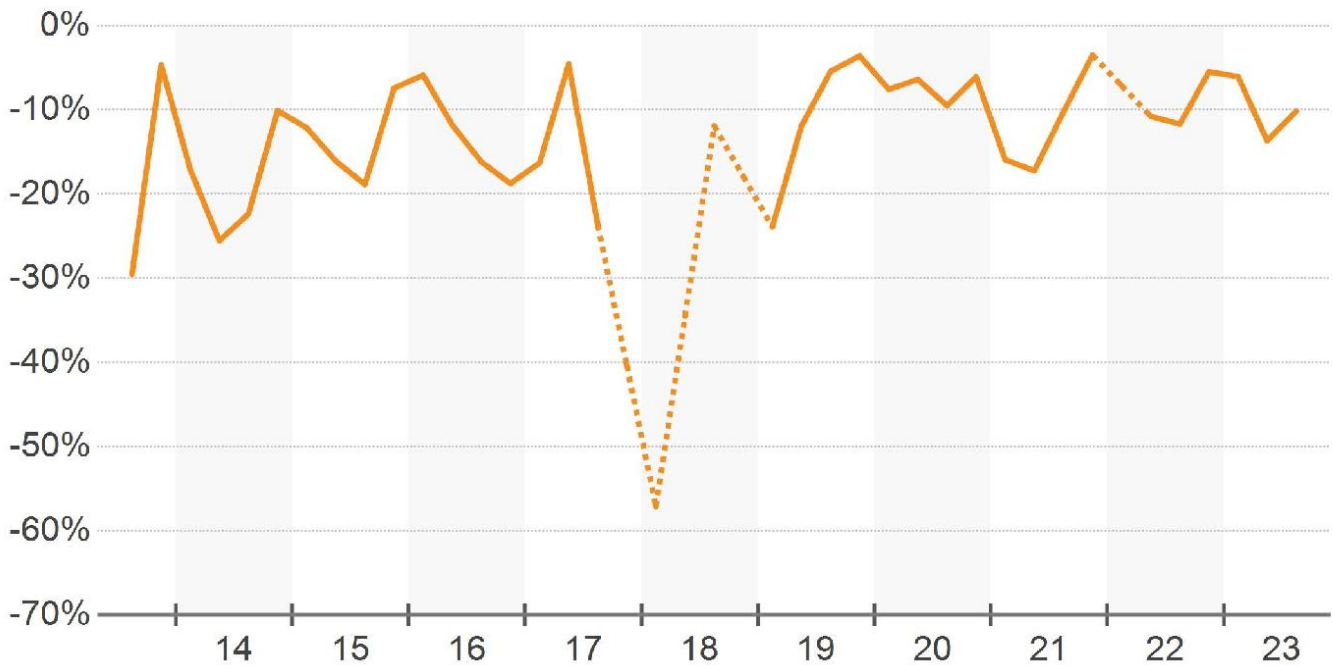
## SALES VOLUME BY STAR RATING



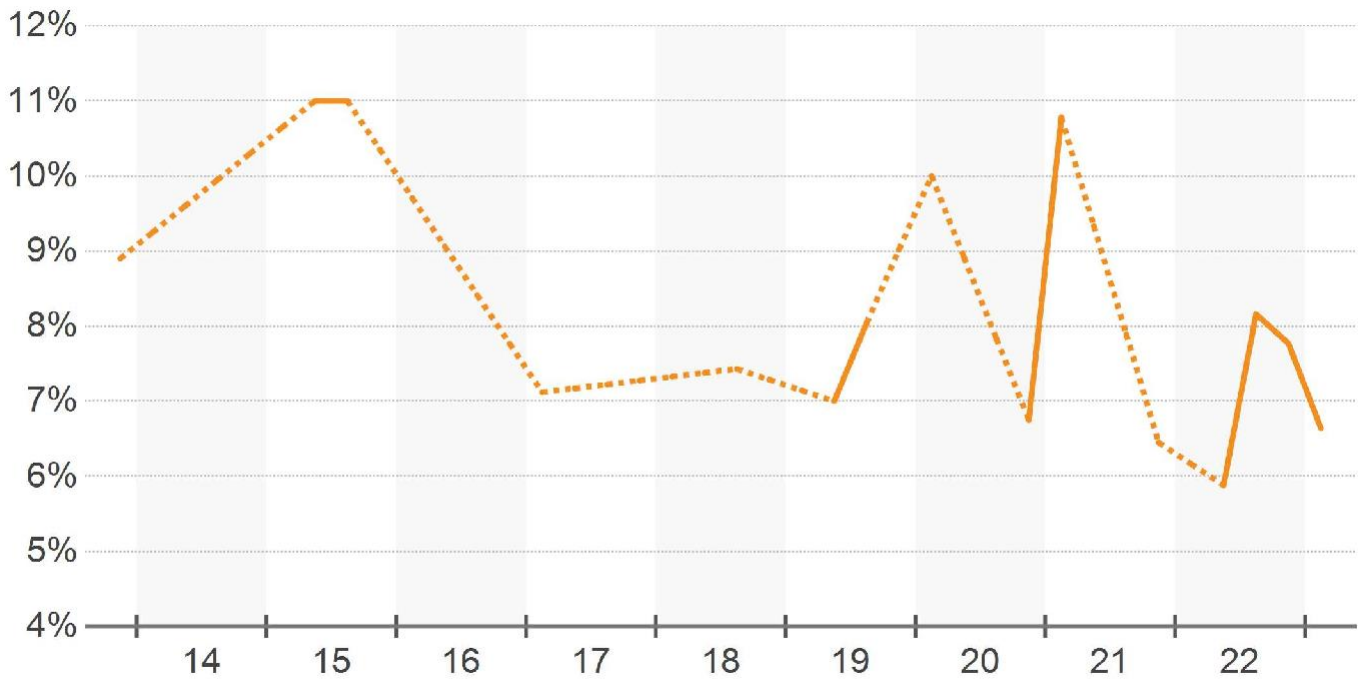
## AVERAGE SALE PRICE PER SF



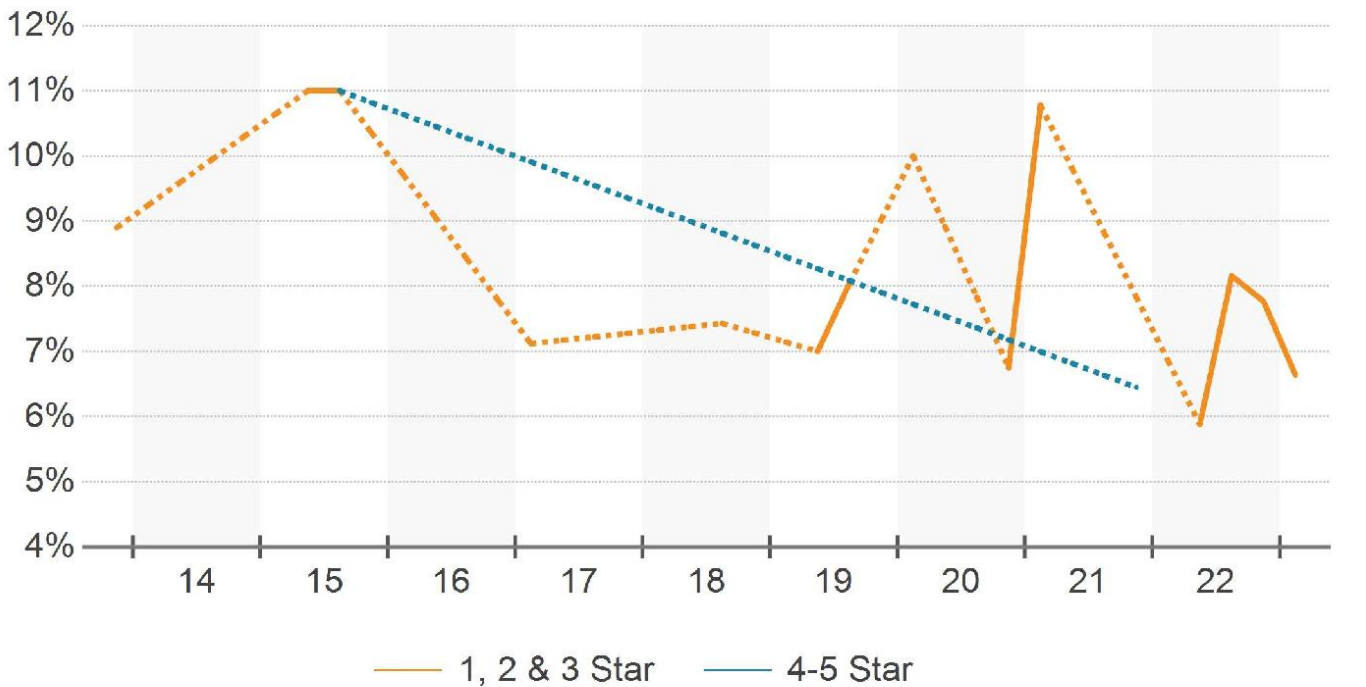
## SALE TO ASKING PRICE DIFFERENTIAL



## CAP RATE

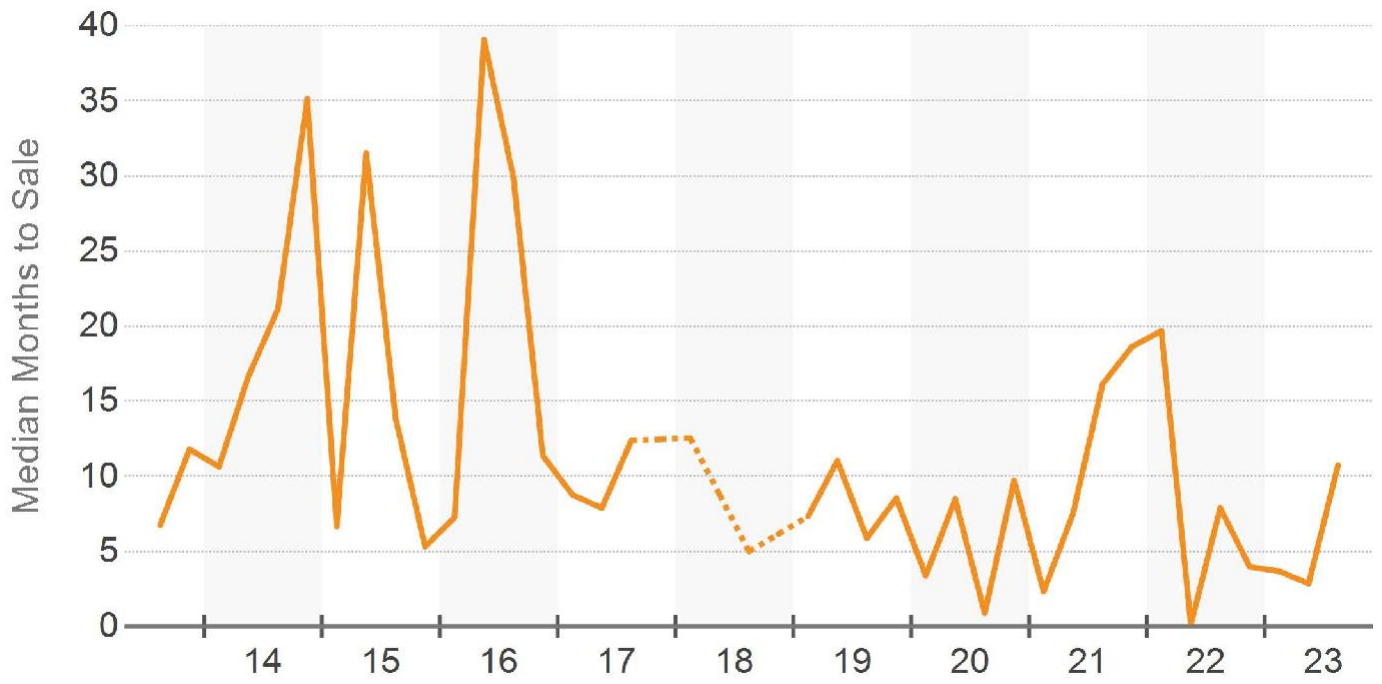


## CAP RATE BY STAR RATING

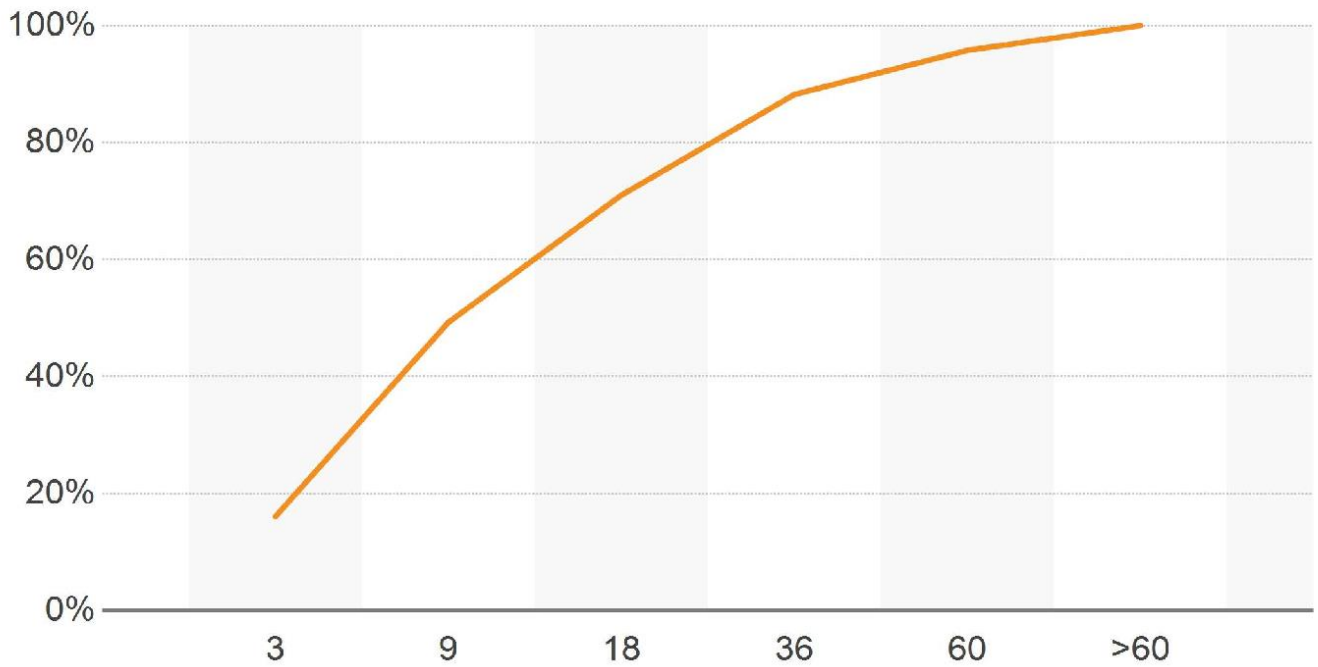




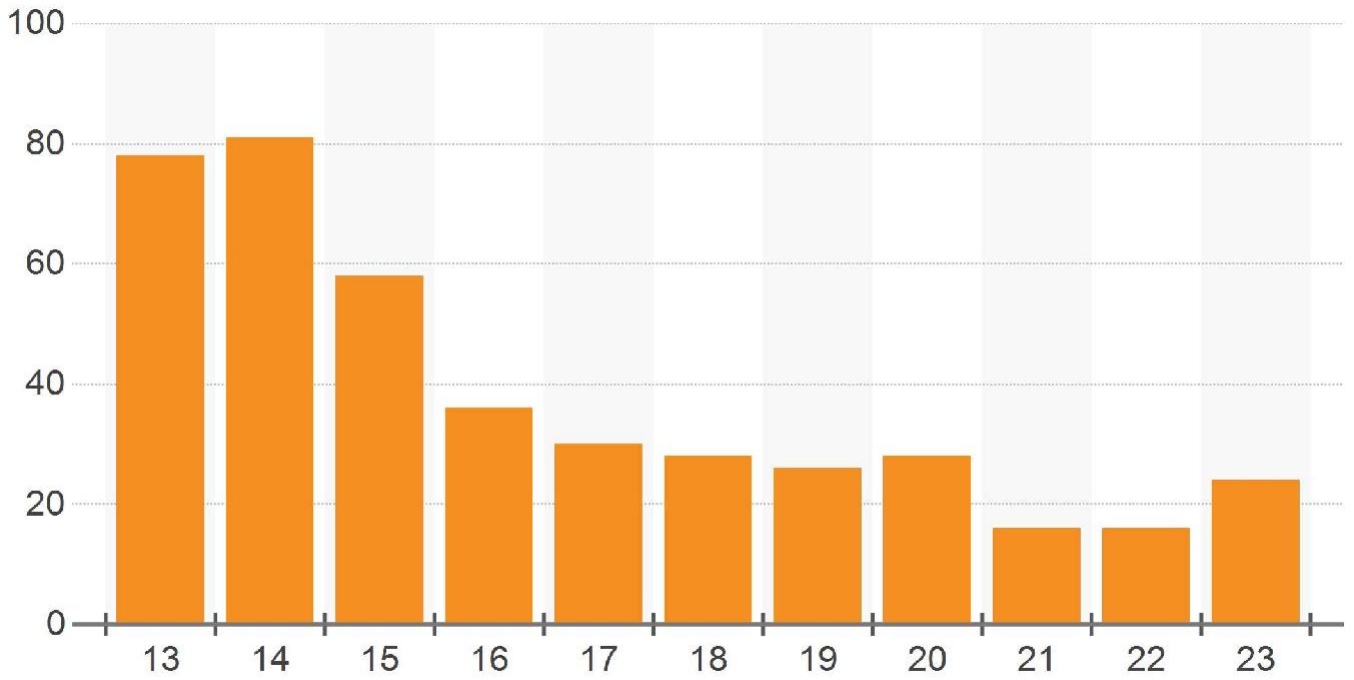
## MONTHS TO SALE



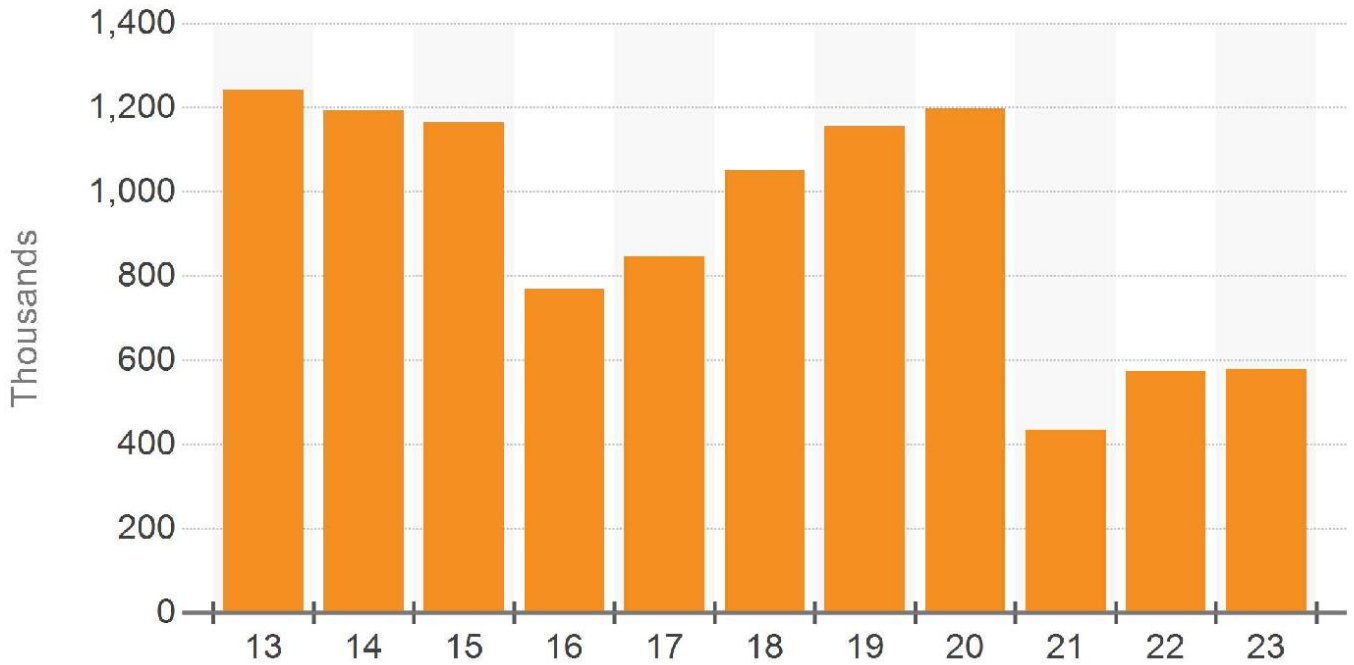
## PROBABILITY OF SELLING IN MONTHS



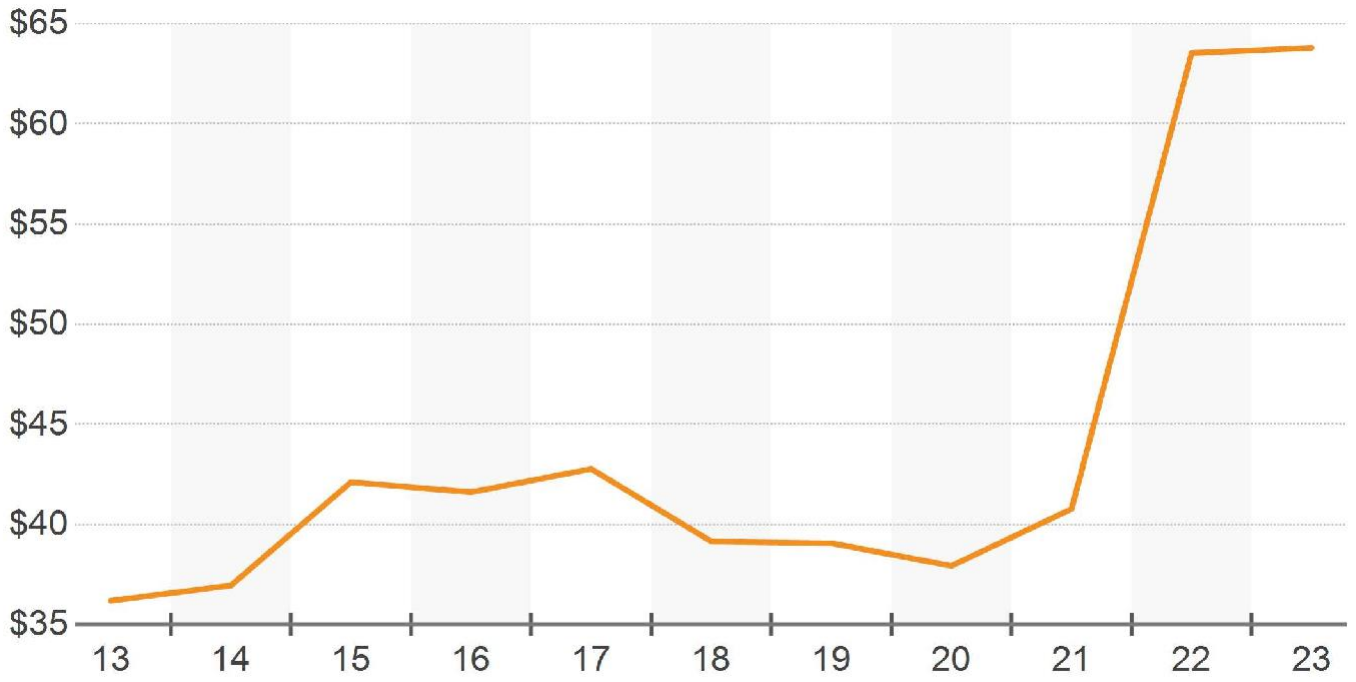
## FOR SALE TOTAL LISTINGS



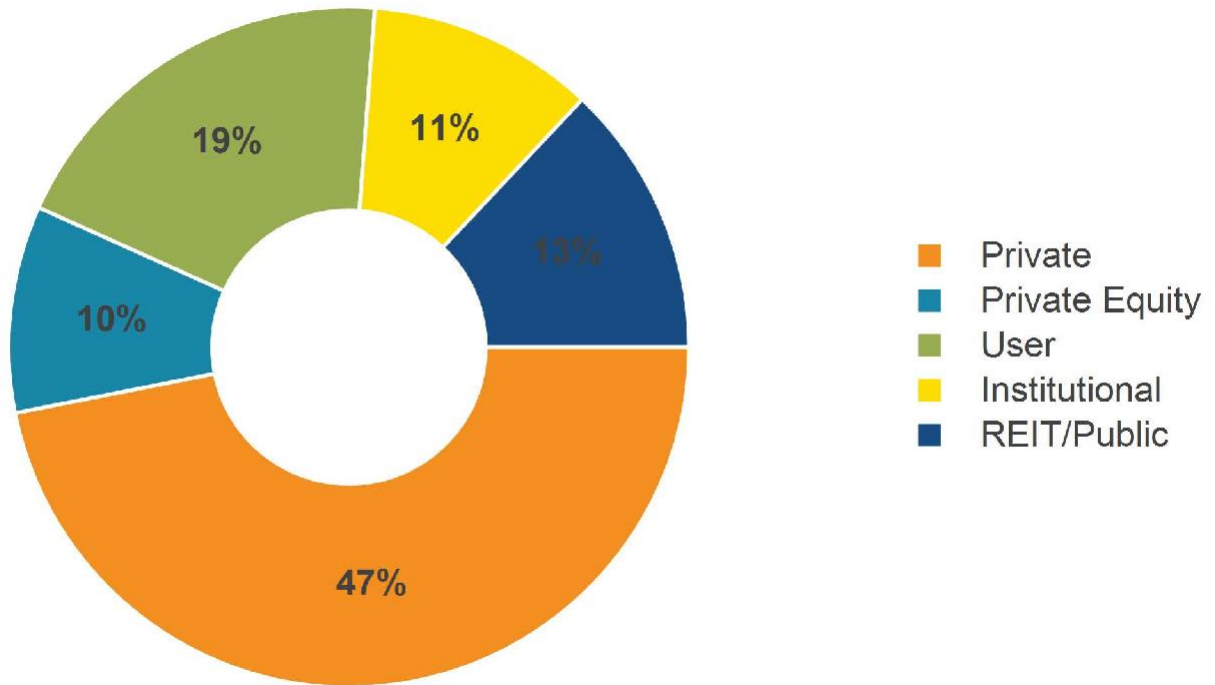
## FOR SALE TOTAL SF



ASKING PRICE PER SF



## SALES VOLUME BY BUYER TYPE



## SALES VOLUME BY SELLER TYPE

