



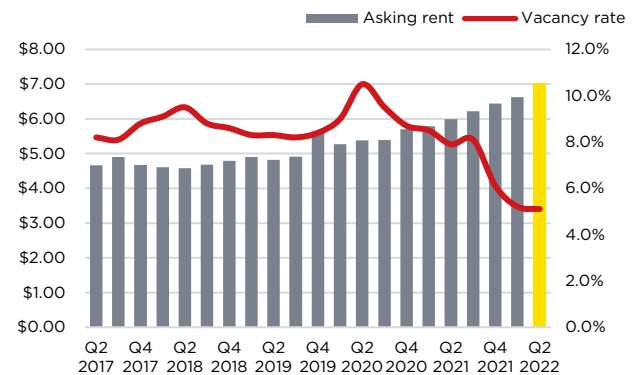
KEY STATISTICS

Inventory	y-o-y Change	Vacancy Rate	y-o-y Change	Quarterly Net Absorption	y-o-y Change	Under Construction	y-o-y Change	Deliveries	y-o-y Change	Asking Rental Rate	y-o-y Change
194.4 MSF	▲	5.1 %	▼	1.0 MSF	▼	6.4 MSF	▲	0.9 MSF	▲	\$7.02 PSF	▲
Q2 2021: 193.6 MSF		Q2 2021: 7.9%		Q2 2021: 1.2 MSF		Q2 2021: 4.8 MSF		Q2 2021: 0.1 MSF		Q2 2021: \$5.99	

Market Trends

- Baltimore showed a historic rise of 17.2% in asking rates year over year to an average of \$7.02 per square foot in Q2 as landlords continue to raise rents to meet the ever-increasing demand for industrial space.
- The vacancy rate dropped a massive 280 basis points from one year ago bringing an even greater challenge for occupiers to find high quality space to utilize.
- While deliveries continue to be plagued by delays and rising cost of materials, the Baltimore market has 6.4 million square feet of supply in the pipeline.

ASKING RENT AND VACANCY



TOP LEASING TRANSACTIONS

Tenant	Square Feet	Address	Transaction Type
Baltimore International Warehouse & Transportation	598,000	2800 Eastern Avenue	New
Infarm	183,853	8700 Robert Fulton Drive	New
Alcon Laboratories	142,008	6400 Business Parkway	Renewal
High Caliber Transloading & Storage	136,524	8911 Bethlehem Boulevard	New
CEVA Logistics	108,078	350 Winmeyer Avenue	Renewal

Source: Savills Research

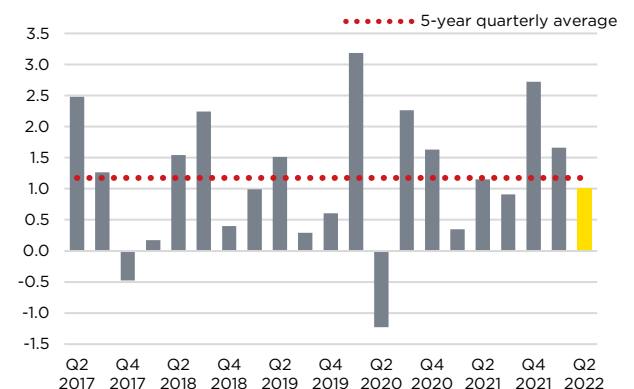
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NET ABSORPTION



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Unless otherwise noted, all rents quoted throughout this report are average asking net (NNN) rents per square foot. Statistics are calculated using both direct and sublease information. Current and historical vacancy and rent data are subject to change due to changes in inventory.

The information in this report is obtained from sources deemed reliable, but no representation is made as to the accuracy thereof. Unless otherwise noted, source for data is Savills Research.

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