

Central Pennsylvania



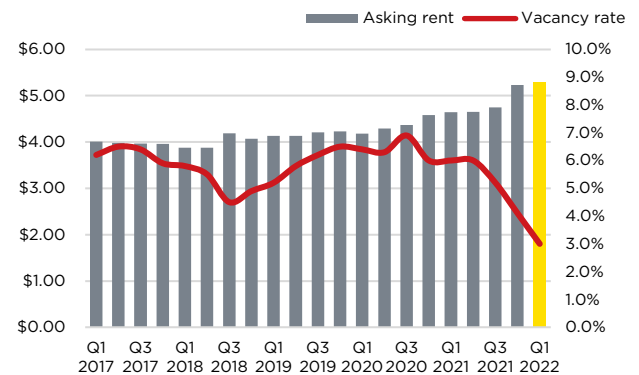
KEY STATISTICS

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
252.8 MSF	▲	3.0 %	▼	5.0 MSF	▲	12.5 MSF	▲	2.3 MSF	▼	\$5.29 PSF	▲
Q1 2021: 247.2 MSF		Q1 2021: 6.0%		Q1 2021: 2.2 MSF		Q1 2021: 8.6 MSF		Q1 2021: 2.5 MSF		Q1 2021: \$4.64	

Market Trends

- Rates will continue to rise boosted by higher asking rents for new construction (\$7.00 to \$8.00 per square foot, NNN).
- Vacancy is at a record-low level; however, declining consumer sentiment and slowing e-commerce sales are headwinds for occupiers that may impact absorption in the coming quarters.
- Both the Central Pennsylvania and Lehigh Valley industrial markets recorded some of the steepest declines in vacancy over the past year when compared to other parts of the country. These markets may be benefiting from tenants unable to find space in the very tight New Jersey market.

ASKING RENT AND VACANCY



TOP LEASING TRANSACTIONS

Tenant	Square Feet	Address	Transaction Type
Mott's LLP	640,000	45 Aspers North Road Aspers, PA	Renewal
Sun Run	423,000	10874 2 nd Amendment Drive Glen Rock, PA	New
Estes Express Lines	331,163	3500 Industrial Road Harrisburg, PA	New
Anderson Windows & Doors	135,000	1490 Dennison Circle Carlisle, PA	New
Cotterman Ladder	64,845	665 Independence Avenue Mechanicsburg, PA	New

Source: Savills Research

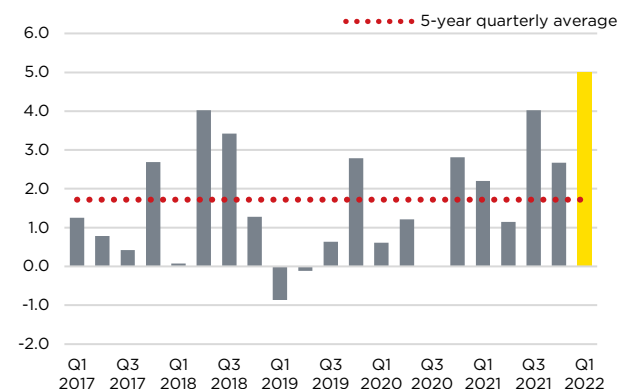
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NET ABSORPTION



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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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