

Orange County

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Inventory	Y-0-Y CHANGE	Vacancy Rate	Y-0-Y CHANGE	Asking Rental Rate (Monthly)*	Y-0-Y CHANGE	Net Absorption	Y-0-Y CHANGE	Under Construction	Y-0-Y CHANGE	Deliveries	Y-0-Y CHANGE
144.6 msf	↗	3.2 %	↗	\$1.76 psf (NNN)	↗	-0.1 msf	↘	1.3 msf	↘	0.4 msf	↗
Q3 2022: 140.6 msf		Q3 2022: 2.2%		Q3 2022: \$1.45		Q3 2022: 0.1 msf		Q3 2022: 2.8 msf		Q3 2022: 0.1 msf	

*Based on all classes of available inventory

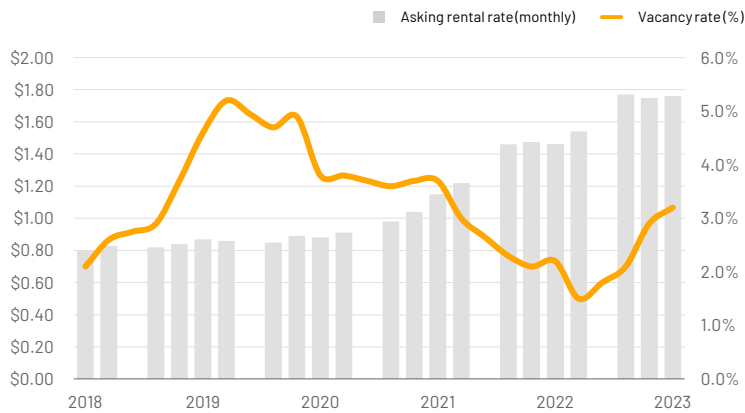
Market Trends

01 Vacancy increased by 30 basis points (bps) in the third quarter to 3.2%, while net absorption was negative for the third consecutive quarter tallying -87,184 square feet (sf). Much of this negative movement stemmed from the Airport Area.

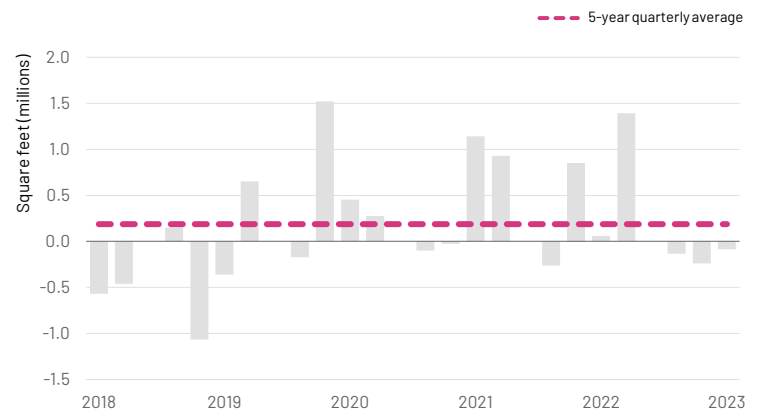
02 The top two lease transactions in 3Q were located in Irvine Spectrum: Bio-Rad Laboratories subleased 146,482 sf and Dzyne Inc. signed 126,497 sf. Pyramid Logistics also signed 114,912 sf in Huntington Beach.

03 Due to current economic conditions, the asking rental rate for industrial space is stabilizing recording \$1.76 NNN in 3Q, a \$0.03 increase from one quarter ago and a 21.3% increase from last year.

Asking Rent and Vacancy



Net Absorption



Top Transactions

Source: Savills Research

TENANT	SIZE (SF)	SUBMARKET	ADDRESS	TRANSACTION TYPE	INDUSTRY
Bio-Rad Laboratories, LLC	146,482	South County	9400 Jeronimo Road	Sublease	Biosciences/Medical/Pharmaceuticals
Dzyne Inc.	126,497	South County	34 Parker	New Lease	Aviation & Aerospace
Pyramid Logistics	114,912	West County	17311 Nichols Lane	New Lease	Logistics & Distribution/3PLs
Builders Surplus	113,500	Airport Area	500 W Warner Avenue	New Lease	Construction Materials
Spottier Global	106,067	North County	1204 N Miller Street	New Lease	Manufacturing

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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 availability 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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