

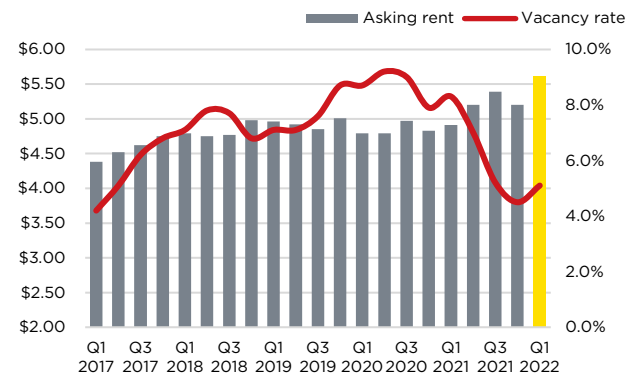
KEY STATISTICS

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
155.5 MSF	▲	5.1 %	▼	1.0 MSF	▼	7.9 MSF	▼	1.9 MSF	▼	\$5.61 PSF	▲
Q1 2021: 146.5 MSF		Q1 2021: 8.3%		Q1 2021: 1.6 MSF		Q1 2021: 10.4 MSF		Q1 2021: 2.7 MSF		Q1 2021: \$4.91	

Market Trends

- New construction continues to command top dollar (\$8.50 to \$9.50 per square foot, NNN) as owners need to offset higher material costs and surging land prices.
- Sales volume fell by 48.0% from the prior quarter but should rebound as warehouse properties remain a desired asset class.
- Tenant activity is expected to moderate from recent highs as declining consumer sentiment and slowing e-commerce sales are headwinds for occupiers that may impact absorption in the coming quarters.

ASKING RENT AND VACANCY



TOP LEASING TRANSACTIONS

Tenant	Square Feet	Address	Transaction Type
Unis	953,336	175 Cesanek Road Northampton, PA	New
Five Star Apparel	292,092	7132 Daniels Drive Allentown, PA	New
National Coatings & Supplies	119,537	5470 Allentown Pike Temple, PA	New
Dr. Pepper Snapple Group	72,260	2109 City Line Road Bethlehem, PA	Renewal
Easy Sign	72,000	7346 Penn Drive Allentown, PA	New

Source: Savills Research

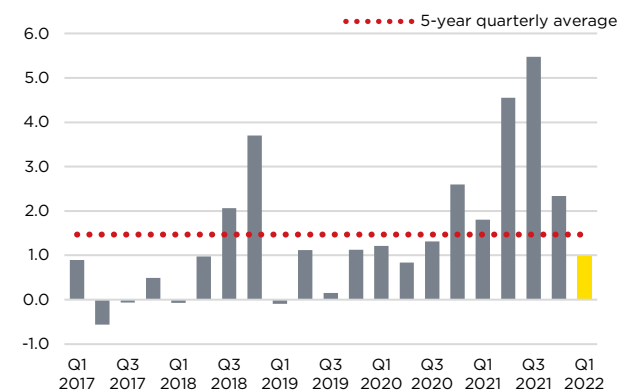
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NET ABSORPTION



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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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