MARKET IN MINUTES
Savills Research

Q2 2022 - Industrial

Seattle/Puget Sound

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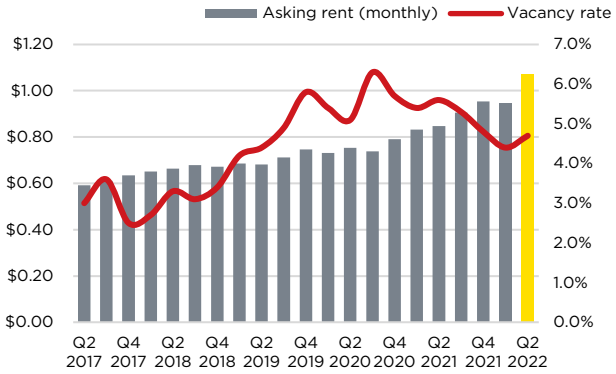
KEY STATISTICS

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 (Monthly)	y-o-y Change
216.8 MSF	▲	4.7 %	▼	1.3 MSF	▲	7.5 MSF	▼	2.0 MSF	▲	$1.07 PSF	▲
Q2 2021: **210.4 MSF**		Q2 2021: **5.6%**		Q2 2021: **0.1 MSF**		Q2 2021: **10.2 MSF**		Q2 2021: **0.7 MSF**		Q2 2021: **$0.85**	

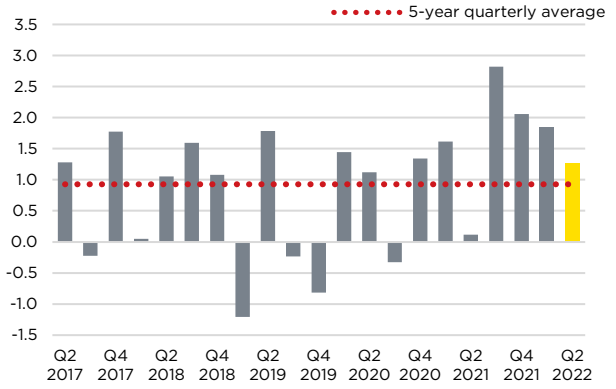
Market Trends

- Following the delivery of 2.0 million square feet (msf) of new product, vacancy inched up 20 basis points in the Seattle/Puget Sound industrial market during Q2 2022 but remains down 90 basis points year over year.
- Despite growing recession fears, demand remains strong with year-to-date net absorption totaling 3.1 msf, well ahead of the 1.7 msf recorded during the first half of 2021.
- Pricing continues to skyrocket as landlords retain leverage for now, with asking rental rates climbing 26.4% over the past 12 months.

ASKING RENT AND VACANCY



NET ABSORPTION



TOP LEASING TRANSACTIONS

Tenant	Square Feet	Address	Transaction Type
Unis	416,492	2600 Taylor Way Tacoma, WA	New
Holman Distribution Center	352,801	4663 196th Street East Tacoma, WA	New
Cubework	300,000	20024 8th Avenue South Kent, WA	New
Maersk	255,070	2511 70th Avenue East Fife, WA	New
OnTrac Logistics	234,175	200 West Marine View Drive Everett, WA	New

Source: Savills Research

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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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