

MARKET TRENDS | **PORTLAND**

INDUSTRIAL

4TH QUARTER
2020

▲ VACANCY | ▼ ABSORPTION | ▼ RENTAL RATE | ▲ CONSTRUCTION DELIVERIES

TOP SALE TRANSACTIONS FOR 2020

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
2053 NW Sundial Rd, Troutdale	East Columbia Corridor	349,080	\$61,000,000	\$174.75	Kohlberg Kravis Roberts & Co. L.P.	CRG
8929 N Ramsey Blvd, Portland	Rivergate	523,934	\$39,241,675	-	Dermody Properties, Inc.	Colony Capital, Inc.
2600 NW Lower River Rd, Vancouver	CBD/West Vancouver	289,737	\$36,912,493	\$127.40	Iron Mountains	EverWest Real Estate Investors, LLC

TOP LEASE TRANSACTIONS FOR 2020

Property	Submarket	Square Feet	Date	Landlord	Tenant
19700-19790 NE Riverside Pky, Portland	East Columbia Corridor	378,000	Q4 2020	Trammell Crow Company	Hawthorne Hydroponics
7825 N Leadbetter Rd, Portland	Rivergate	318,972	Q4 2020	Invesco Ltd.	Fulcrum Logistics
17225-17325 SE 120th Ave, Clackamas	Clackamas/Milwaukie	243,008	Q1 2020	Clarion Partners	Core-Mark International, Inc.

TOP UNDER CONSTRUCTION

Property	Address	Submarket	Square Feet	Owner	Delivery Date
Intel Expansion Project	2501 NE Century Blvd, Hillsboro	Sunset Corridor/Hillsboro	1,500,000	Intel Corporation	Q2 2021
Bridge Point i5	755 NE Columbia Blvd, Portland	Airport Way	677,568	Modlo/Bridge Development Partners	Q1 2021
Columbia Distributing	2525 SE 1st Ave, Canby	SE Outlying	531,148	CBRE Global Investors Ltd	Q1 2021

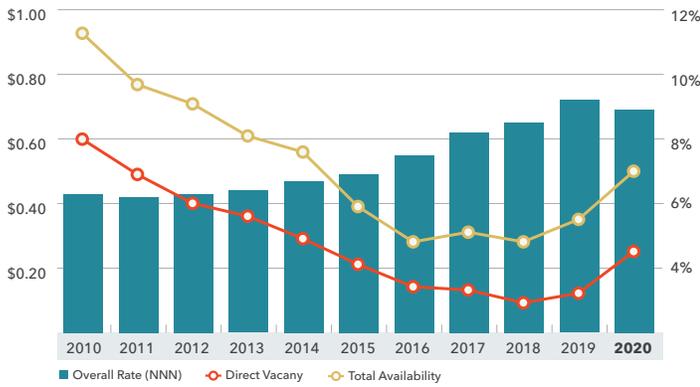
Market Breakdown

	2020	2019	2018	Annual % Change
Direct Vacancy Rate	4.5%	3.2%	2.9%	40.63%
Total Availability Rate	7.0%	5.5%	4.8%	27.27%
Total Asking Lease Rate	\$0.69	\$0.72	\$0.65	-4.31%
Total Leased (SF)	8,025,383	13,517,107	13,235,404	-40.63%
Total Sales (SF)	9,340,614	13,442,757	8,667,902	-30.52%
Total Net Absorption	(115,262)	764,363	5,152,577	N/A

PORTLAND SUBMARKET STATISTICS

Submarket	Total Inventory	Direct Vacancy Rate	Total Vacancy Rate	Total Available Rate	4Q Total Net Absorption	2020 Total Net Absorption	4Q Total Leasing Activity	2020 Total Leasing Activity	Total Rental Rate
Lloyd District	2,165,711	10.2%	10.2%	18.1%	-26,025	-21,807	16,165	22,125	\$1.45
Northeast	78,963,499	5.2%	5.6%	8.5%	-318,178	599,616	1,140,780	4,285,418	\$0.62
Airport Way	16,204,128	2.4%	2.9%	9.8%	279,124	376,403	99,623	889,258	\$0.62
East Columbia Corridor	28,653,025	6.2%	6.7%	8.3%	-125,028	940,976	644,982	1,897,754	\$0.59
Gateway	2,784,036	0.8%	1.6%	2.2%	3,864	29,122	3,100	54,707	\$1.32
Gresham	1,131,572	4.1%	4.1%	4.1%	-2,500	-41,294	1,500	6,624	\$0.57
Hayden Isl/Swan Isl	9,986,067	9.3%	9.7%	10.1%	-343,290	-556,176	14,232	281,301	\$0.72
NE Close-In	4,016,215	3.3%	3.4%	5.3%	-51,871	-104,075	8,371	26,221	\$0.91
NE Outlying	64,692	0.0%	0.0%	0.0%	0	0	0	0	-
Rivergate	16,123,764	4.9%	5.3%	8.9%	-78,477	-45,340	368,972	1,129,553	\$0.50
CBD/Northwest	13,443,943	1.5%	3.8%	7.7%	-152,666	-160,854	17,477	160,252	\$0.73
CBD	727,564	12.5%	12.5%	12.5%	-30,816	-18,691	0	2,500	\$0.76
Guilds Lake	11,804,210	2.4%	3.3%	7.4%	-108,410	-119,853	17,477	154,407	\$0.66
NW Close-In	805,769	0.9%	1.6%	6.6%	0	-8,870	0	3,345	\$0.92
NW Outlying	106,400	12.6%	12.6%	12.6%	-13,440	-13,440	0	0	-
Southeast	34,953,002	6.1%	6.4%	8.2%	-1,005,448	-881,784	105,194	1,003,794	\$0.77
Clackamas/Milwaukie	24,498,573	6.8%	7.0%	8.5%	-986,917	-837,771	75,619	833,692	\$0.66
Mall 205	372,304	1.3%	1.3%	5.2%	0	0	0	0	\$0.72
Oregon City	1,195,842	0.4%	0.4%	0.4%	300	-3,520	0	5,500	\$1.00
SE Close-In	5,925,723	4.9%	5.4%	8.7%	-14,924	-67,826	11,575	107,612	\$1.05
SE Outlying	2,960,560	5.8%	5.8%	8.1%	-3,907	27,333	18,000	56,990	\$0.60
Southwest	6,564,204	6.0%	6.5%	7.2%	61,735	-135,574	35,680	232,155	\$0.67
217 Corridor/Beaverton	4,397,168	8.1%	8.3%	9.3%	61,735	-116,574	35,680	232,155	\$0.65
Barbur Blvd/Capitol Hwy	132,443	0.0%	0.0%	0.0%	0	0	0	0	-
Johns Landing	302,091	0.0%	6.3%	6.3%	0	-19,000	0	0	\$0.85
North Beaverton	1,509,619	0.0%	0.0%	0.0%	0	0	0	0	-
SW Close-In	205,379	20.4%	20.4%	20.4%	0	0	0	0	-
Sylvan/Hillsdale	17,504	0.0%	0.0%	0.0%	0	0	0	0	-
Westside	18,810,018	1.2%	1.6%	1.9%	-30,469	27,683	116,846	259,945	\$0.80
Sunset Corridor/Hillsboro	15,698,858	1.3%	1.7%	2.0%	-30,115	47,283	114,000	250,799	\$0.80
Westside Outlying	3,111,160	0.8%	0.8%	1.6%	-354	-19,600	2,846	9,146	\$0.78
I-5 Corridor	28,823,096	4.2%	4.9%	5.0%	124,020	-202,889	215,382	1,291,119	\$0.64
Yamhill County	4,883,355	1.1%	1.1%	1.9%	-32,240	-27,394	8,640	46,700	-
Skamania County	96,285	0.0%	0.0%	0.0%	0	0	0	0	-
Columbia County	2,056,921	24.1%	24.1%	24.1%	-64,783	-496,533	0	0	-
Clark County	25,397,815	1.5%	1.8%	5.3%	84,192	1,184,274	120,854	723,875	\$0.68
Camas/Washougal	2,198,135	0.5%	0.5%	9.3%	0	-900	10,200	12,900	\$1.04
Cascade Park	500,844	24.2%	24.2%	24.2%	0	0	0	0	\$0.71
CBD/West Vancouver	5,702,328	0.0%	0.8%	6.9%	0	266,237	0	20,275	\$0.60
Clark County Outlying	3,678,252	0.0%	0.0%	0.0%	53,000	837,932	0	171,502	\$0.45
Hazel Dell/Salmon Creek	1,483,115	1.7%	1.7%	1.9%	8,352	804	14,808	93,395	\$0.75
Orchards	5,233,036	1.4%	1.4%	3.9%	36,828	85,249	35,089	252,605	\$0.77
St. Johns/Central Vancouver	6,582,572	2.5%	2.7%	6.0%	-13,988	-5,048	60,757	171,374	\$0.69
Vancouver Mall	19,533	0.0%	0.0%	0.0%	0	0	0	1,824	-
Portland Total	216,157,849	4.5%	4.9%	7.0%	-1,359,862	-115,262	1,777,018	8,025,383	\$0.69
Business Parks									
10,000-49,999 SF	9,538,889	3.9%	4.9%	8.4%	12,272	-68,947	87,525	692,706	\$0.70
50,000-149,999 SF	17,289,772	5.1%	6.8%	6.1%	-5,387	-189,654	327,591	1,681,359	\$0.59
150,000+ SF	12,095,071	6.1%	6.7%	9.2%	76,467	485,944	139,457	1,664,807	\$0.66
BUSINESS PARKS TOTAL	38,923,732	5.2%	6.3%	7.7%	83,352	227,343	554,573	4,038,872	\$0.64

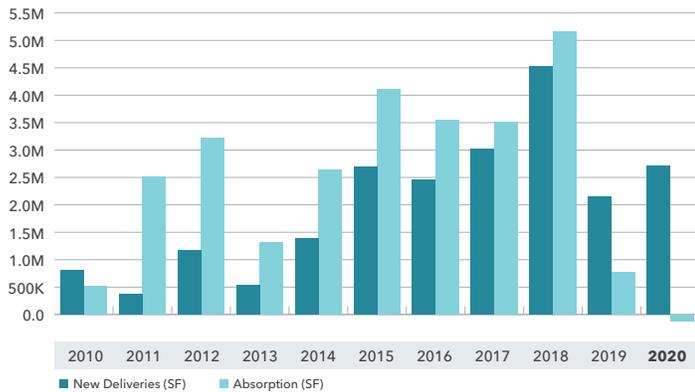
DIRECT VACANCY, TOTAL AVAILABILITY & TOTAL LEASE RATE



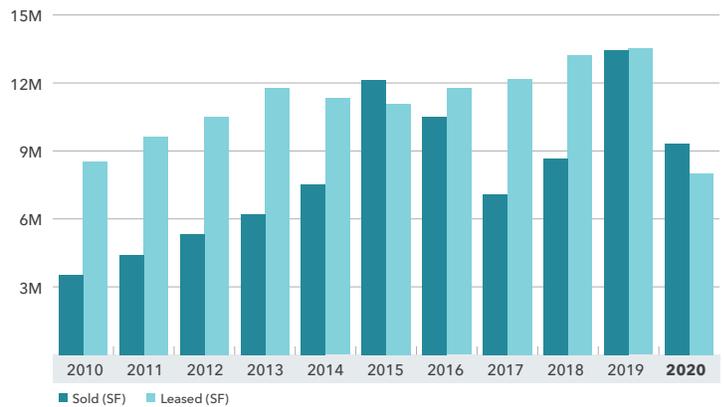
AVERAGE SALES PRICE/SF & CAP RATES



DIRECT NET ABSORPTION & NEW DELIVERIES



SALE VOLUME & LEASE VOLUME



Kidder Mathews is the largest, independent commercial real estate firm on the West Coast, with 900 real estate professionals and staff in 21 offices in Washington, Oregon, California, Nevada, and Arizona. We offer a complete range of brokerage, appraisal, property management, consulting, project and construction management, and debt equity finance services for all property types.

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COMMERCIAL BROKERAGE

23M ANNUAL SALES SF **470+** NO. OF BROKERS
\$8B ANNUAL TRANSACTION VOLUME **42M** ANNUAL LEASING SF

VALUATION ADVISORY

1,800+ APPRAISALS ANNUALLY **39/20** TOTAL NO. APPRAISERS/MAI'S

PROPERTY MANAGEMENT

70M+ MANAGEMENT PORTFOLIO SF **\$12B+** IN ASSETS UNDER MANAGEMENT

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