

## SNAPSHOT INDUSTRIAL

### 12 MONTH FORECAST



TOTAL INVENTORY (SF)  
**162 MILLION**

TOTAL VACANCY  
**5.7%**

**867,271 SF** YTD NET ABSORPTION

DESPITE THE PANDEMIC'S CRIPPLING EFFECTS, THE INDUSTRIAL MARKET HAS REMAINED STRONG WITH SIGNIFICANT END-USER DEMAND AS WELL AS STRONG INVESTOR INTEREST

### SELECT BUILD-TO-SUITS

PROPERTY	TENANT	SIZE	NOTES
113 North Maple Street, Enfield, CT	Agri-Mark	266,000 SF	500,000 SF food grade building; to be delivered mid-late 2021
Northwest Drive, Plainville, CT	Ahold Delhaize	250,000 SF	Multi-story freezer building; to be delivered mid 2022
1 Joseph Lane, Windsor, CT	amazon	1.0 M + SF	Multi-story DC; to be delivered in 2021
240 Ellington Road, South Windsor, CT	amazon	182,000 SF	To be delivered in 2021
12 South Main Street, East Windsor, CT	Parksite	150,000 SF	To be delivered in 2021

### SELECT INDUSTRIAL SALES



#### 120 COUNTY LINE DR

Cromwell, CT  
(Greater Hartford)

403,000 SF

\$44.0M

\$109.18/SF



#### 141 SOUTH ST

West Hartford, CT  
(Greater Hartford)

111,207 SF

\$11.2M

\$100.44/SF



#### 29 RESEARCH PKY

Wallingford, CT  
(New Haven)

184,875 SF

\$24.5M

\$130.00/SF



#### 40 WISCONSIN AVE

Norwich, CT  
(Eastern CT)

229,200 SF

\$4.5M

\$19.63/SF



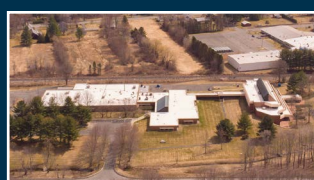
#### 62 MARITIME DR

Mystic, CT  
(Eastern CT)

91,000 SF

\$6.0M

\$65.93/SF



#### 1 COMMUNITY PL

South Deerfield, MA  
(Western MA)

97,461 SF

\$4.25M

\$43.61/SF

### TOP INDUSTRIAL LEASES



#### 100 HELMSFORD WAY

Windsor, CT  
(Greater Hartford)

169,540 SF on 24 acres

#### 2 BOSTON POST ROAD

Orange, CT  
(New Haven)

137,500 SF on 30.02 acres

#### 48 BOSTON POST ROAD

Orange, CT  
(New Haven)

128,747 SF on 30.02 acres



#### 170 HIGHLAND PARK DRIVE

Bloomfield, CT  
(Greater Hartford)

449,350 SF



**Drew Marine**

#### 400 CAPTAIN NEVILLE DRIVE

Waterbury, CT  
(New Haven)

105,000 SF



**TurningPoint Energy**

#### 100 HIGHLAND DRIVE

Putnam, CT  
(Eastern CT)

64,591 SF

### RENTS VS. VACANCY RATES



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