

SAN ANTONIO INDUSTRIAL MONTHLY MARKET SNAPSHOT | AUGUST 2022

Tenant demand in the San Antonio industrial market remains robust.

MARKET HIGHLIGHTS

AN ANALYSIS OF ACTIVITY DURING THE FIRST SEVEN MONTHS OF THE YEAR—JULY 2022 COMPARED TO JULY 2021.

VACANCY RATE REMAINS TIGHT

Seven months into 2022, overall vacancy in the San Antonio industrial market is at a tight 3.7%, dropping 180 basis points from last year at 5.5%. Availability is at 7.8%, up slightly from July 2021 at 7.5%. The difference between this figure and the vacancy rate reflects expected future move-outs. The San Antonio industrial market has recorded 4.8 million sq. ft. of leasing activity, comprised of new leases and renewals, down 50% from July 2021 at 10 million sq. ft. Net absorption (move-ins minus move-outs) is at 8.3 million sq. ft., up 244% from last year at 2.4 million sq. ft.

NOTABLE PROJECTS AND TRANSACTIONS

Notable projects completed that contributed to the above-average net absorption in 2022 include the 3.8 million-sq.-ft. Amazon SAT3 – Project Star at 6806 Cal Turner Drive, and the 900,000-sq.-ft. Navistar manufacturing facility at 14607 U.S. 281 S., both in the South submarket. In addition, Amazon moved into 315,572 sq. ft. at 11503 S I-35 in Von Ormy; Caterpillar occupied 207,492 sq. ft. in Cornerstone Business Park in the Northeast submarket, and Nippon Express took 196,800 sq. ft. in Eisenhower 35 Distribution Park in the Northeast submarket.

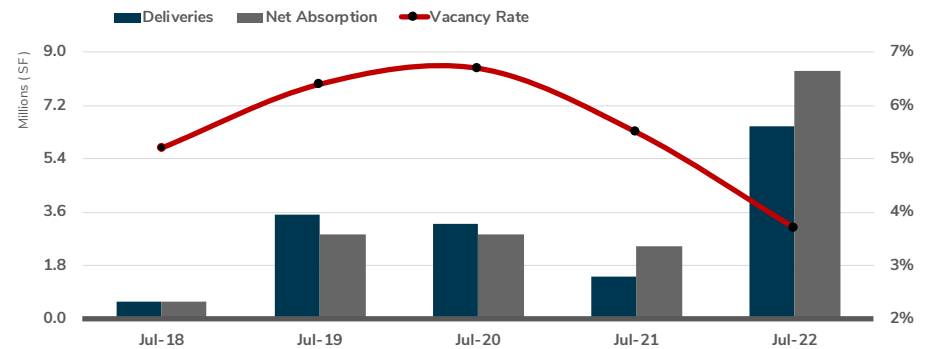
SECOND PHASE OF INDUSTRIAL PARK BREAKS GROUND

CenterPoint Logistics Park, a 719,225-sq. ft. five-building project has started construction on the second and final phase of the 64-acre master-planned industrial park. Ground broke on a two-building project that sits on 36 acres. One building is 139,427 sq. ft., and the other is 277,280 sq. ft. Phase one broke ground in late 2020 and is 40% leased. The first three-building phase involved 302,518 sq. ft. The two phases combined total five buildings and 719,225 sq. ft. of industrial space off Old Seguin Road at 4235 Milling Road in Northeast San Antonio.

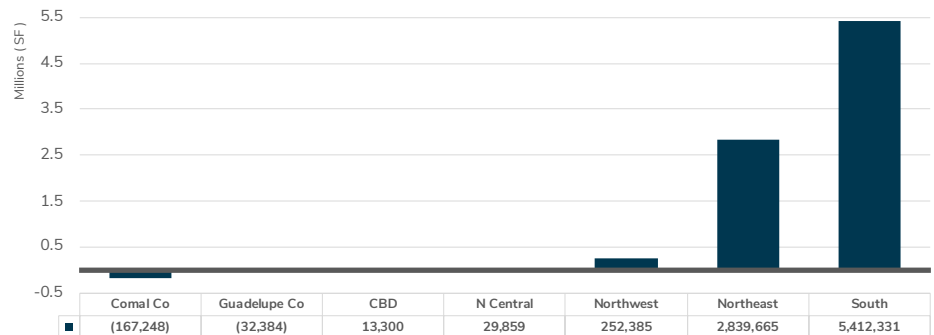
MARKET ACTIVITY

	JULY 2022	vs	JULY 2021
Vacancy	3.7%	↓	5.5%
Availability	7.8%	↑	7.5%
Under Construction SF	7,082,285	↓	10,032,792
NNN Avg Asking Rent/MO	\$0.66	↑	\$0.60
Net Absorption SF YTD	8,347,908	↑	2,424,820
Leasing Activity SF YTD	4,846,523	↓	9,965,336
Deliveries SF YTD	6,500,984	↑	1,405,348

SUPPLY & DEMAND | JULY - YEAR OVER YEAR



NET ABSORPTION | JULY - YEAR TO DATE



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