

Industrial Outlook



Moderator:
Josh Soley
President



Justin Lamontagne
Designated Broker,
Partner



Josh Benthien
CEO & Managing
Partner



Adam Martin
General Manager









SHARVEY TOU Helix MICRO 100 SHARVEY TOU Helix

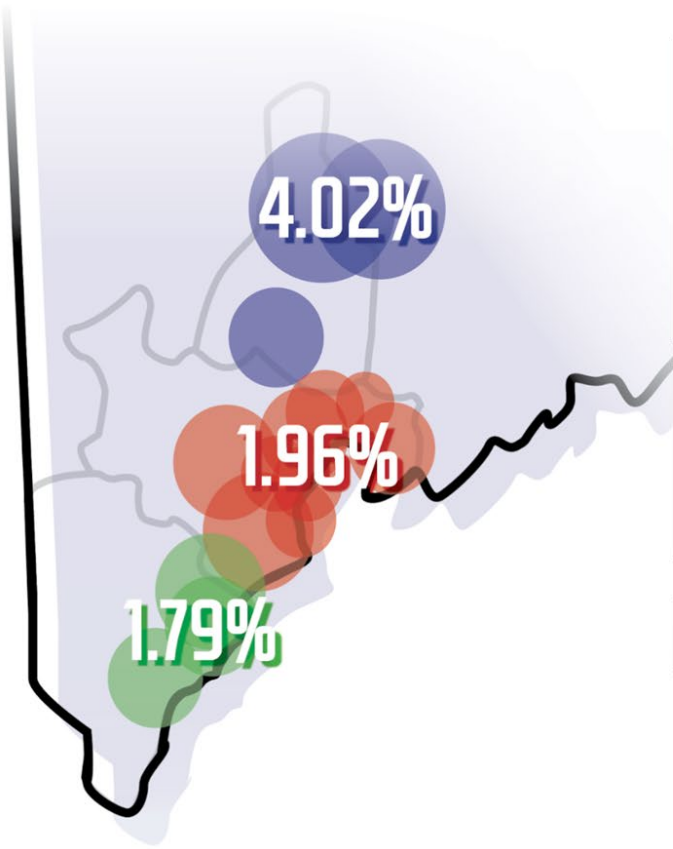
INDEPENDENCE











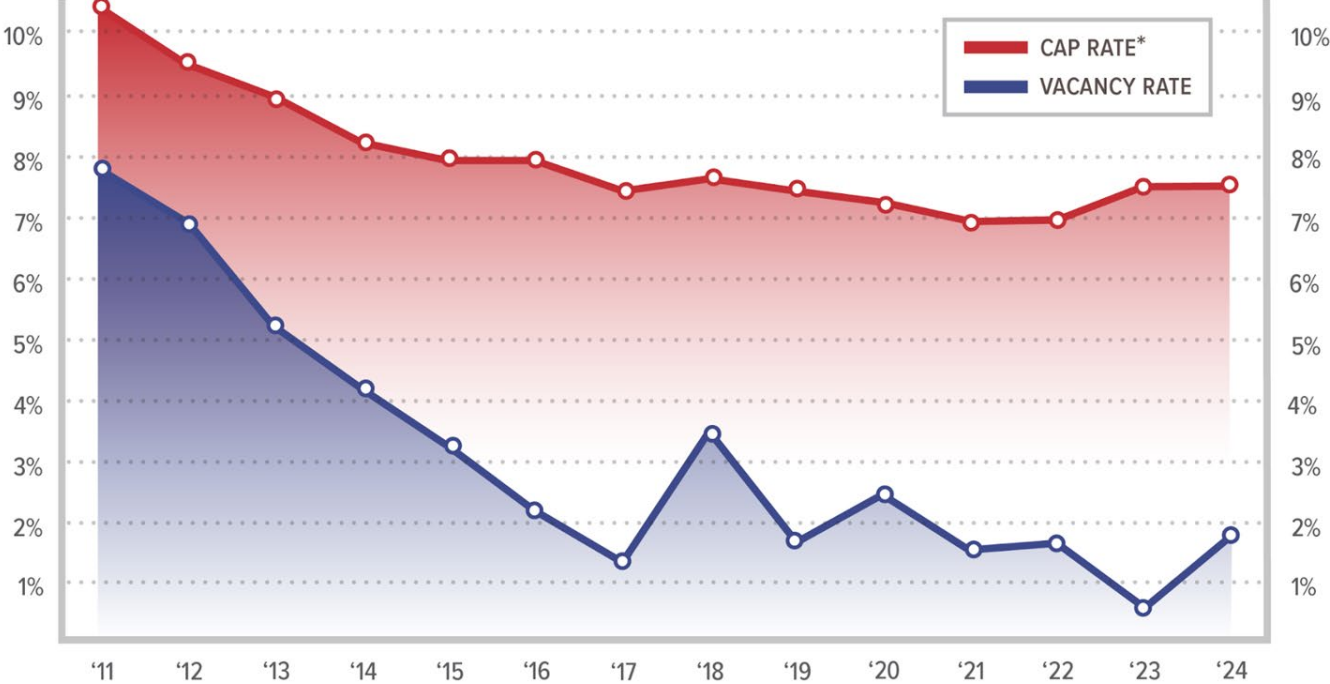
TOTAL # OF BUILDINGS	1,046
TOTAL MARKET SIZE	35,681,299± SF ¹
DIRECT VACANCY	890,241± SF ²
TOTAL VACANCY RATE	2.49%

LEWISTON/AUBURN/GRAY	4.02%
GREATER PORTLAND	1.96%
GREATER YORK COUNTY	1.79%

1: Totals as of 12/2024 per The Dunham Group Industrial Market Survey 2: Totals as of 12/2024 per New England Commercial Property Exchange

For the complete list of our data collected for the survey, please reference the Appendix on page 14.

GREATER PORTLAND VACANCY RATE & CAP RATE BY YEAR

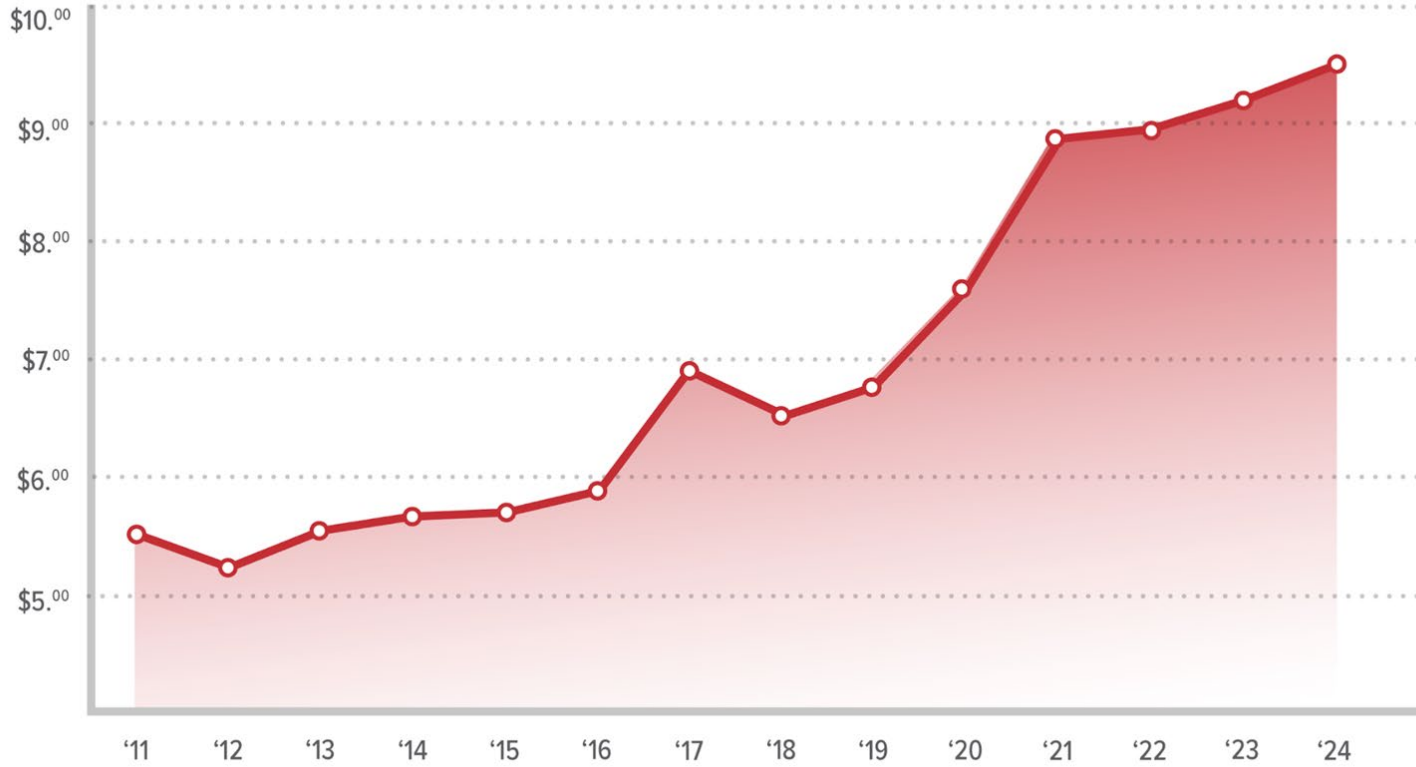


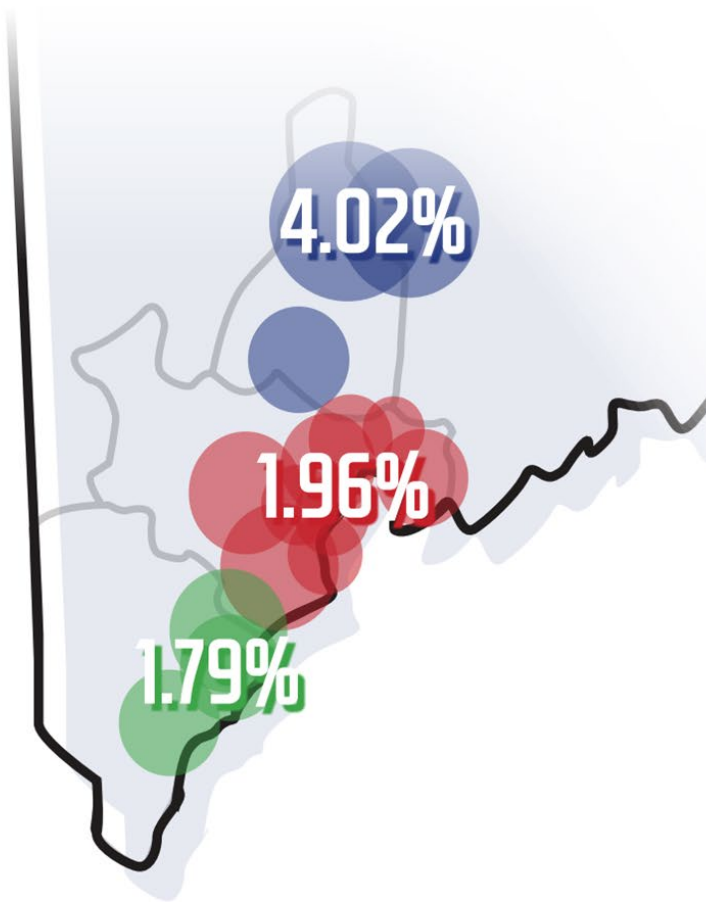
*Estimate based on available data/anecdotal evidence

AVERAGE SALE \$/SF BY YEAR



AVERAGE LEASE \$/SF BY YEAR





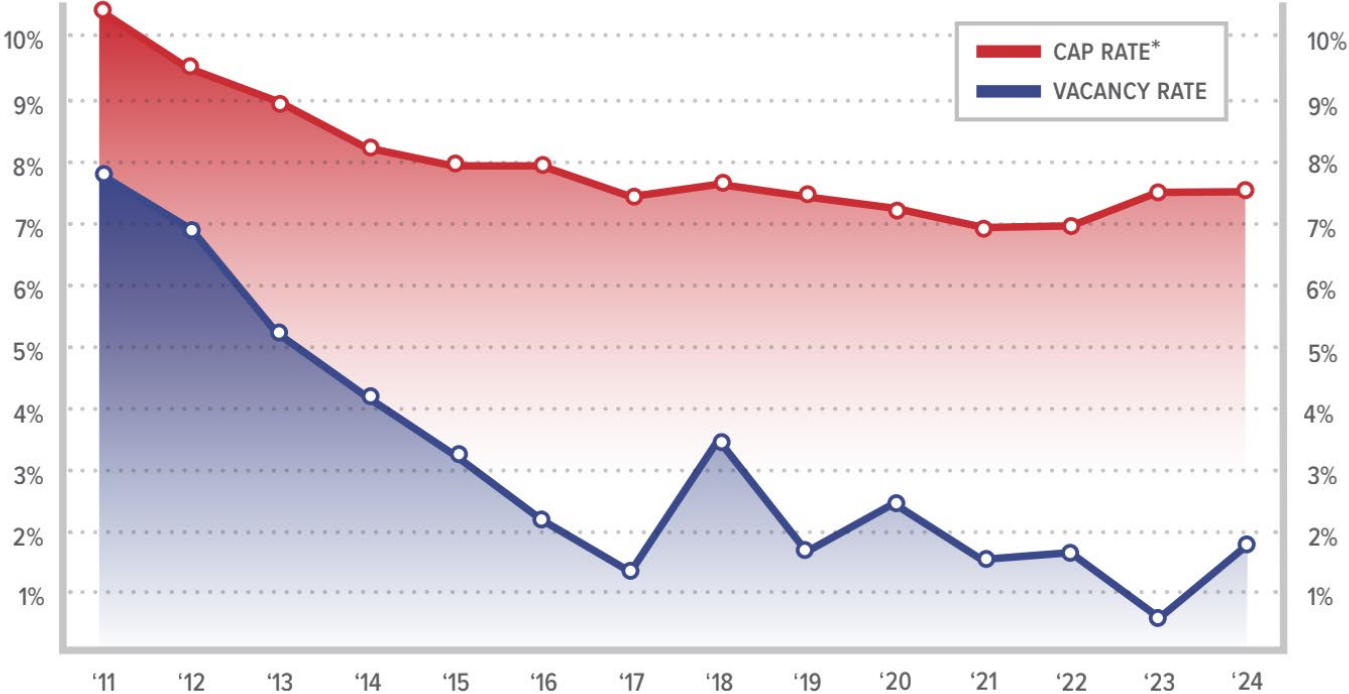
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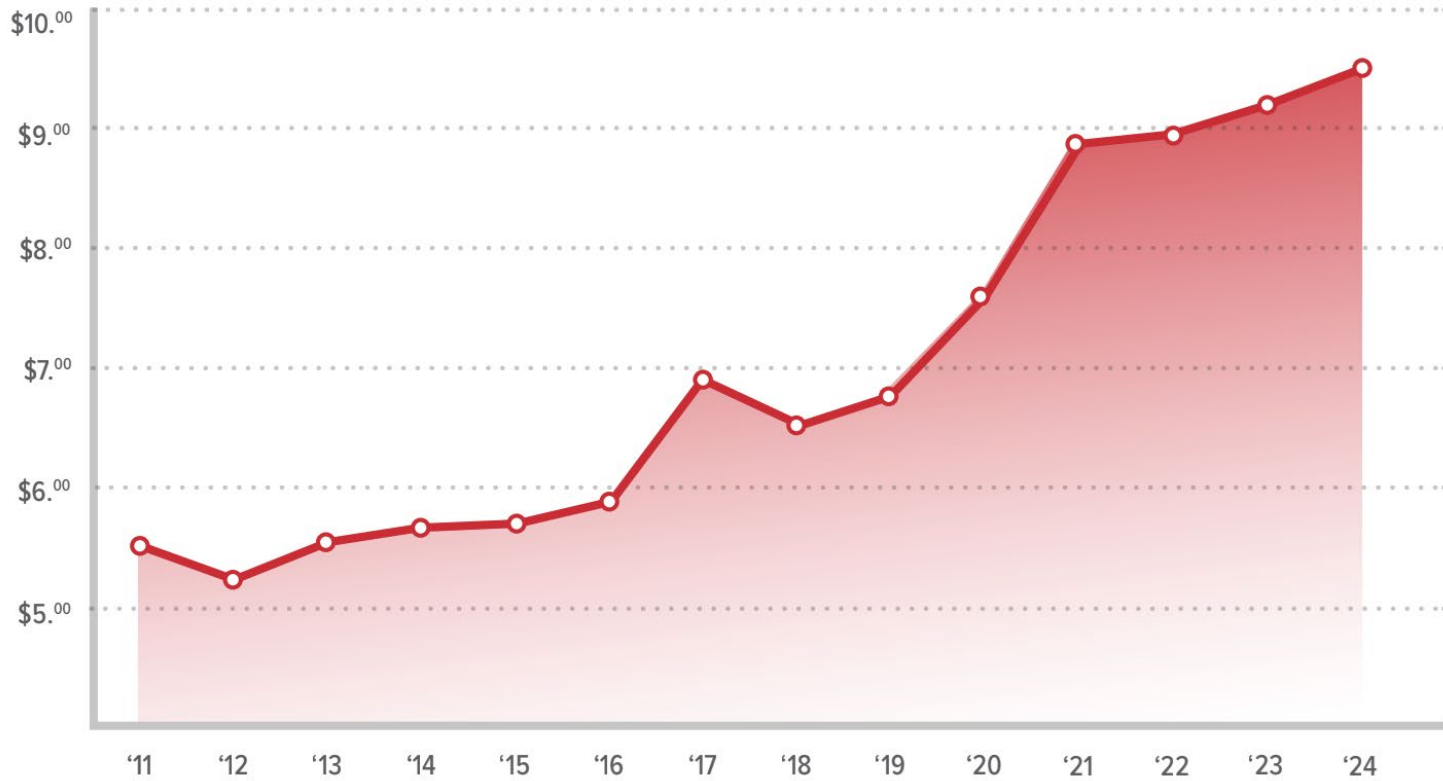


*Estimate based on available data/anecdotal evidence

AVERAGE SALE \$/SF BY YEAR



AVERAGE LEASE \$/SF BY YEAR







Manson Libby Rd

Manson Libby Rd

Manson Libby Rd

ngton Ave

Washington Ave

Washington Ave

Washington Ave

Washington Ave

