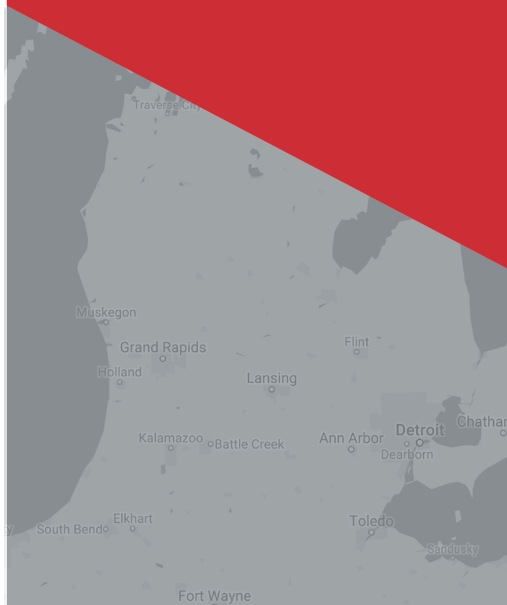


Q3'
2020

WEST MICHIGAN INDUSTRIAL SNAPSHOT



MARKET ACTIVITY

- › Alro Plastics plans to occupy 65,000 square feet of a 160,000-square-foot facility located along M-6 nearby the Gerald R. Ford International Airport. The new location will be used for head offices, assembling, manufacturing, and warehousing. Robert Grooters Development Company recently broke ground on the build-to-suit site. The project is expected to be completed in the spring of 2021.
- › Wyoming, MI-based countertop and wood product companies Grand Valley Wood Products and Surfaces of Michigan plan to relocate and consolidate operations. The two companies will move to 4030 Eastern Ave. SE after purchasing the 52,980-square-foot building. Construction and renovations are scheduled for October of this year, with the plans to start operations at the new location by the end of 2020.
- › Hudsonville Ice Cream broke ground on a new cold storage hub that will add 156,466 square feet of 20-degree freezer space to its Holland headquarters. The project is planned to be completed in the spring of 2021. The hub is being built by Tippmann Construction and will include a refrigerated dock and nine dock doors.

RECENT INDUSTRIAL SALES & LEASES



1400 Buchanan Ave. SW,
Grand Rapids
147,883 SF



3729 Paterson Ave. SE,
Kentwood
158,845 SF



640 44th St. SW,
Wyoming
80,233 SF

Q3' 2020 WEST MICHIGAN INDUSTRIAL SUBMARKET STATISTICS

Methodology: The industrial market report includes industrial buildings within each of the defined submarkets. Excluded are government buildings and institutional properties.

SUBMARKET	TOTAL RBA	VACANT AVAILABLE SF	VACANCY RATE	TOTAL AVERAGE RATE (\$/SF/YR)	TOTAL NET ABSORPTION (SF)
LAKESHORE					
Warehouse	20,468,431	711,695	3.5%	\$4.18	156,878
Manufacturing	30,581,687	798,142	2.6%	\$3.44	-99,336
Hightech Flex	2,105,748	510,238	24.2%	\$6.62	-569
Total	53,155,866	2,020,075	3.8%	\$3.44	56,973
NORTHEAST					
Warehouse	5,614,699	30,564	0.5%	\$5.91	6,561
Manufacturing	7,261,432	144,518	2.0%	\$5.93	23,681
Hightech Flex	579,383	0	0%	\$7.95	0
Total	13,455,514	175,082	1.3%	\$6.08	30,242
NORTHWEST					
Warehouse	5,545,777	259,573	4.7%	\$5.39	-133,565
Manufacturing	13,216,278	483,530	3.7%	\$3.06	18,253
Hightech Flex	1,000,133	198,251	19.8%	\$7.25	-168,105
Total	19,762,188	941,354	4.8%	\$3.93	-283,417
SOUTHEAST					
Warehouse	23,501,649	273,645	1.2%	\$4.54	286,249
Manufacturing	27,727,922	451,513	1.6%	\$3.29	846,181
Hightech Flex	3,206,017	103,025	3.2%	\$7.81	-15,577
Total	54,435,588	828,183	1.5%	\$4.10	1,116,853
SOUTHWEST					
Warehouse	9,205,818	342,358	3.7%	\$4.59	17,182
Manufacturing	22,382,825	239,719	1.1%	\$3.92	35,623
Hightech Flex	691,469	203,567	29.4%	\$4.61	-203,567
Total	32,280,112	785,644	2.4%	\$4.13	-150,762
TOTAL OVERALL	173,089,268	4,750,338	2.7%	\$4.16	769,889

Industrial Statistical Changes Year-over-Year and Quarter-over-Quarter

3Q20 vs. 3Q19

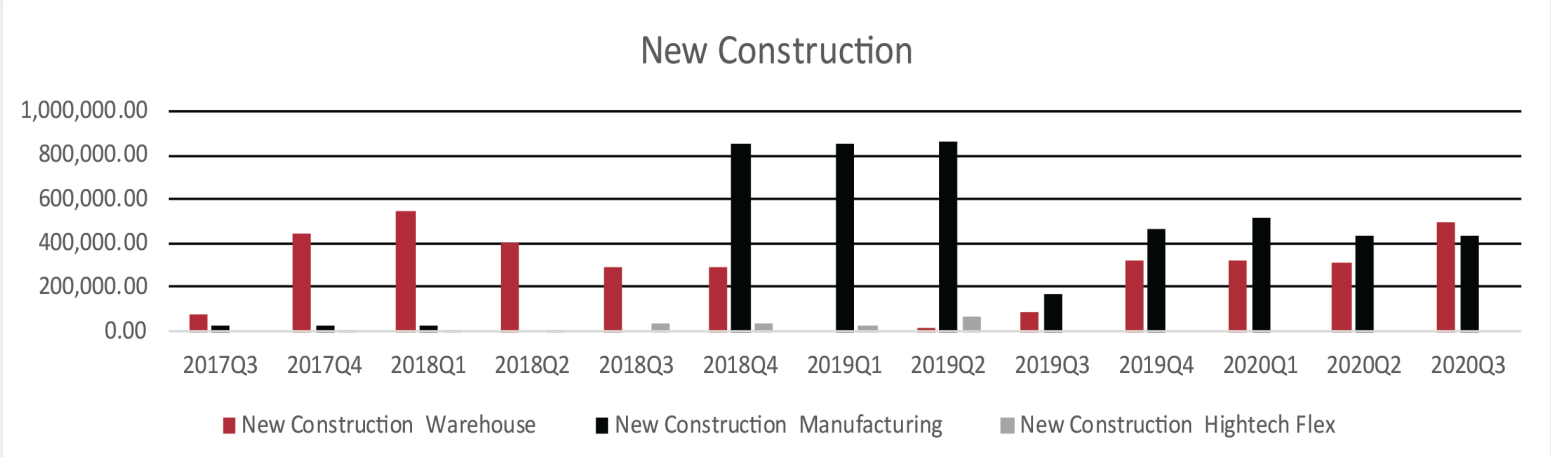
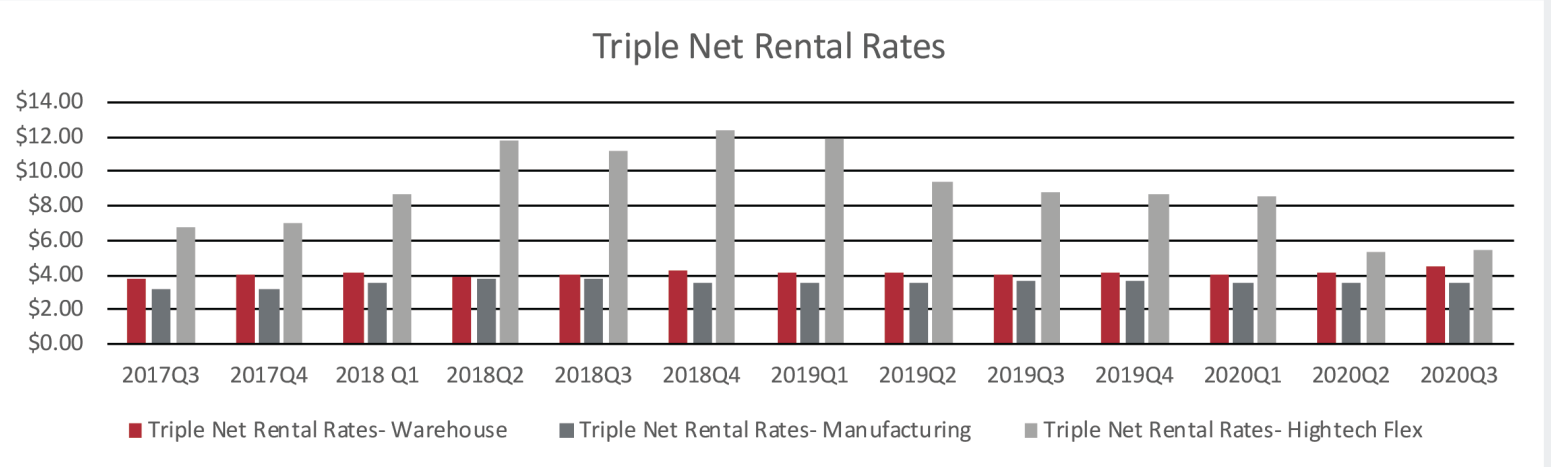
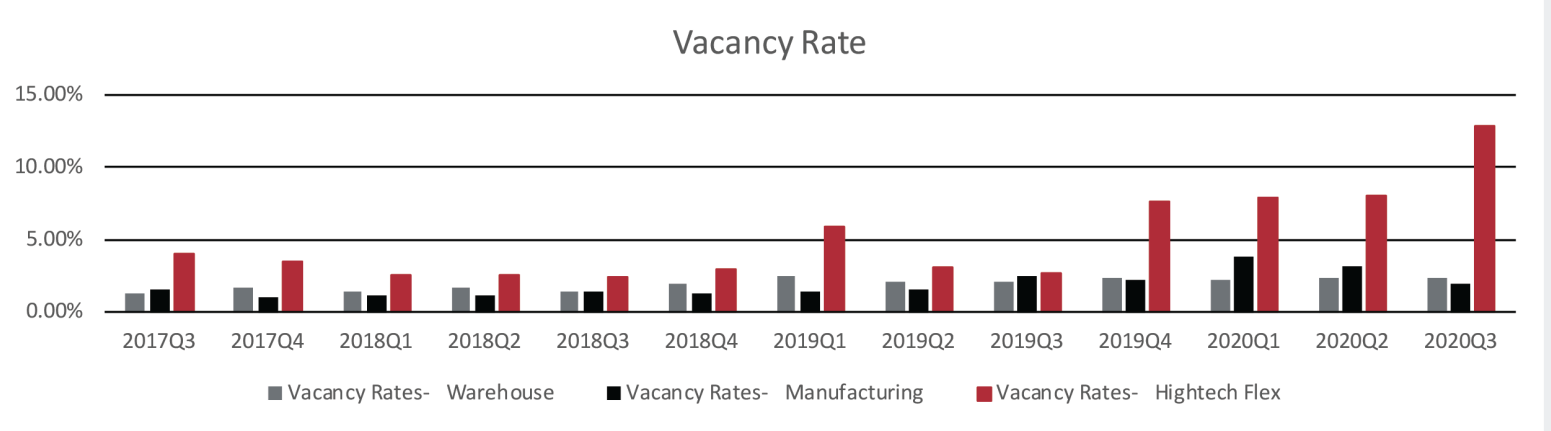


3Q20 vs. 2Q20

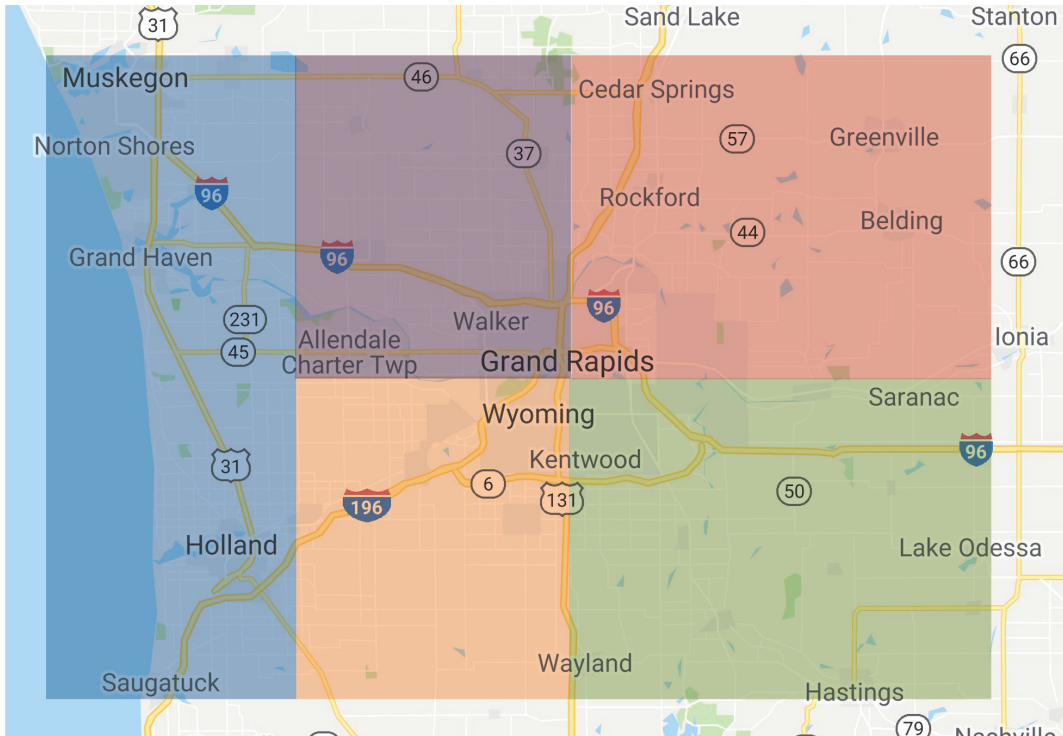


*Disclaimer: Historical data figures are subject to change based upon the timing of when CoStar receives market information. NAIWM uses the numbers available at the time each quarterly report is published.

Industrial Overall Market Report



Methodology | Definitions | Submarket Map



Submarket Key

- Lakeshore
- Northwest
- Northeast
- Southwest
- Southeast

Absorption (Net)

The change in occupied space in a given time period.

Available Square Footage

Net rentable area considered available for lease; excludes sublease space.

Average Asking Rental Rate

Rental rate as quoted from each building's owner/management company. For office space, a full service rate was requested; for retail, a triple net rate requested; for industrial, a NN basis.

Building Class

Class A Product is office space of steel and concrete construction, built after 1980, quality tenants, excellent amenities & premium rates. Class B product is office space built after 1980, fair to good finishes & wide range of tenants.

Deliveries

Buildings that have their certificate of occupancy and are allowed to be moved into by the tenant/purchaser.

Hightech Flex

This type of space is only found in Flex buildings. It can be used as office, medical, industrial, warehouse, distribution, quasi-retail, or research and development space.

Manufacturing

A sub-type of industrial building primarily used for manufacturing products may also include warehousing or distribution areas.

RBA

Rentable Building Area - Mainly used for office and industrial.

SF/PSF

Square foot/per square foot, used as a unit of measurement.

Under Construction

Buildings in a state of construction, up until they receive their certificate of occupancy. In order for CoStar to consider a building under construction, the site must have a concrete foundation in place.

Vacancy Rate

All physically unoccupied lease space, either direct or sublease.

Warehouse

A secondary type of industrial building generally used for storage and or distribution.

*The Lakeshore submarket was expanded to include Muskegon, MI.