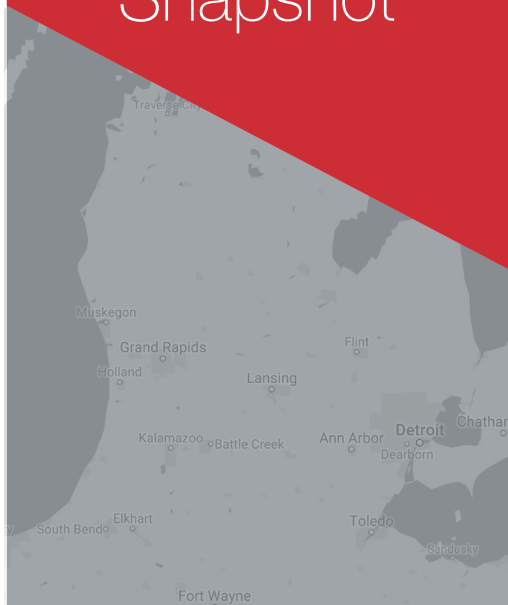


Q3'  
2019

## West Michigan Industrial Snapshot



## Market Activity

- › ITB Packaging, based out of Holland, MI, is expanding their company. ITB is spending \$3.5 million on equipment (resulting in the hire of at least 65 workers over three years) and has found a new facility allowing them to spread operations amongst two locations. ITB Packaging will be occupying space at 430 W. 18th St. which will allow them to operate out of two locations with the option to expand in the future.
- › Flexco, an Illinois-based conveyor belt solutions company, is moving its West Michigan location. Currently the company is occupying a 193,000 square foot building on a 19 acre site and with plans for the new manufacturing site to be 288,000 square feet on 36 acres. The new building will be located at 1920 Northridge Dr. NW in Walker, MI and is expected to be completed early 2021. All current West Michigan Flexco employees will be transferred to the new facility, with an estimated 30% increase of positions in the next five years.
- › Plascore Inc. is investing nearly \$6 million to construct a new 80,000 square foot facility at 450 E. Roosevelt Ave. in Zeeland, MI. This expansion is estimated to create 35 jobs over three years. Plasticore Inc. is a manufacturer of lightweight composite products and has experienced an increase in demand for machined aramid and aluminum products.

## Recent Industrial Sales



**SOLD**

3951 Trade Dr. SE,  
Grand Rapids  
928,000 SF



**SOLD**

2700 Patterson Ave. SE,  
Grand Rapids  
113,400 SF



**SOLD**

4855 52nd St. SE,  
Grand Rapids  
50,660 SF

# Q3' 2019

## 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)
<b>Lakeshore</b>					
Warehouse	19,678,979	419,791	2.1%	\$3.39	-24,111
Manufacturing	28,684,433	452,506	1.6%	\$4.12	10,036
Hightech Flex	1,976,959	197,695	10.0%	\$8.36	-412,867
Total	50,340,371	1,069,992	2.1%	\$4.00	-426,942
<b>Northeast</b>					
Warehouse	5,548,117	130,749	2.4%	\$4.42	-11,503
Manufacturing	7,092,025	71,363	1.0%	\$5.20	-59,888
Hightech Flex	579,383	0	0%	\$8.25	30,000
Total	13,219,525	202,112	1.5%	\$5.01	-41,391
<b>Northwest</b>					
Warehouse	5,238,557	95,680	1.8%	\$5.49	172,220
Manufacturing	12,539,507	491,387	3.9%	\$3.09	27,774
Hightech Flex	1,236,526	19,391	1.6%	\$7.25	3,758
Total	19,014,590	606,458	3.2%	\$4.02	203,752
<b>Southeast</b>					
Warehouse	23,258,957	384,389	1.7%	\$4.03	-105,590
Manufacturing	26,699,383	571,959	2.1%	\$3.07	-117,424
Hightech Flex	3,033,127	35,644	1.2%	\$9.21	-1,695
Total	52,991,467	991,992	1.9%	\$3.84	-224,709
<b>Southwest</b>					
Warehouse	9,145,216	315,230	3.4%	\$4.49	-19,941
Manufacturing	22,141,387	41,646	0.2%	\$4.34	1,495
Hightech Flex	697,925	0	0%	\$6.99	0
Total	31,984,528	356,876	1.1%	\$4.44	-18,446
<b>Total Overall</b>					
Total Overall	167,550,481	3,227,430	1.9%	\$4.12	-507,736

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

### 3Q19 vs. 3Q18



NET ABSORPTION



VACANCY RATE



CONSTRUCTION



ASKING RATES

### 3Q19 vs. 2Q19



NET ABSORPTION



VACANCY RATE



CONSTRUCTION



ASKING RATES

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