Market Overview

The Los Angeles Industrial market ended the fourth quarter 2012 with a vacancy rate of 4.84%, which represents a decrease of 3.4% from the previous quarter. Meanwhile net absorption totaled positive 2,938,136 square feet in the fourth quarter. Vacant sublease space increased by 5.3% in the quarter, ending at 2,676,813 square feet. Rental rates ended the fourth quarter at $0.610 PSF, which was a decrease of 0.5% over the previous quarter. A total of twelve buildings were delivered to the market in the quarter totaling 1,457,796 square feet, with 484,539 square feet under construction at the end of the quarter.

*Statistics compiled with the support of the CoStar Group. While the information herein has been obtained from sources we deem reliable, no representation or warranty of any kind is made with respect to its accuracy, completeness or suitability for use in any transaction.*
**Vacancy**  The Industrial vacancy rate in the Los Angeles market area has increased to 4.84%.

**Deliveries & Construction**  There were 484,539 SF under construction at the end of the fourth quarter, the lowest level in two years.

**Sales Activity**  Los Angeles industrial sales rose 9% in terms of average sale price, and 29% fell in terms of deal volume in the last quarter. Cap rates have increased to 7.82%.

---

**Featured Deals:**

*Available*

24760 S Main St, Carson

We are currently marketing this 231,008 SF distribution facility in the South Bay. The property is available for Lease and is located just 5 Miles from the Ports of Los Angeles and Long Beach. Features include 48 DH doors and 30’ ceilings.

*Sold*

2122 W Flotilla St, Montebello  4433 Pacific Blvd, Vernon

We represented the Buyers of these Class “A” facilities in the Central region. 34,980 SF and 33,338 SF respectively, these properties were built in the last 10 years and featured 24’+ ceiling heights and 4+ DH doors.

---

The Los Angeles County Industrial Market Update is Prepared by:

John Repstad  
ID# 01322897  
(213) 892-8881 x 269  
jrepstad@raginc.com

Mark Repstad  
ID# 01492673  
(213) 892-8881 x 369  
mrepstad@raginc.com