

The logo for Miller-Valentine Group Realty Services features the company name in white text on an orange background. The words "Miller" and "Valentine" are stacked on the top line, "Group" is on the second line, and "Realty Services" is on the third line. Each line of text is framed by horizontal white lines above and below it.

# Miller Valentine Group Realty Services

**Miller-Valentine Group Realty Services** is a diversified commercial, industrial and investment real estate services company offering a wide variety of professional services including: **Leasing and Sales, Property Management and Consulting.**

The framework of our business is built upon our relentless desire to be unsurpassed in the level of information, knowledge and expertise we impart to our clients. In pursuit of this goal, we have assembled a diverse staff of experienced professionals in several related fields, supplemented these individuals with teams of strategic consultants, and dedicated administrative staff including a full-time database administrator/researcher. Our professional staff brings multiple years of combined real estate experience to the service of our clients.

For more information regarding **Miller-Valentine Group Realty Services**, please call, fax, or visit our Website at:

**Phone: (937) 228-2800**

**Fax: (937) 228-4079**

[www.mvg.com](http://www.mvg.com)

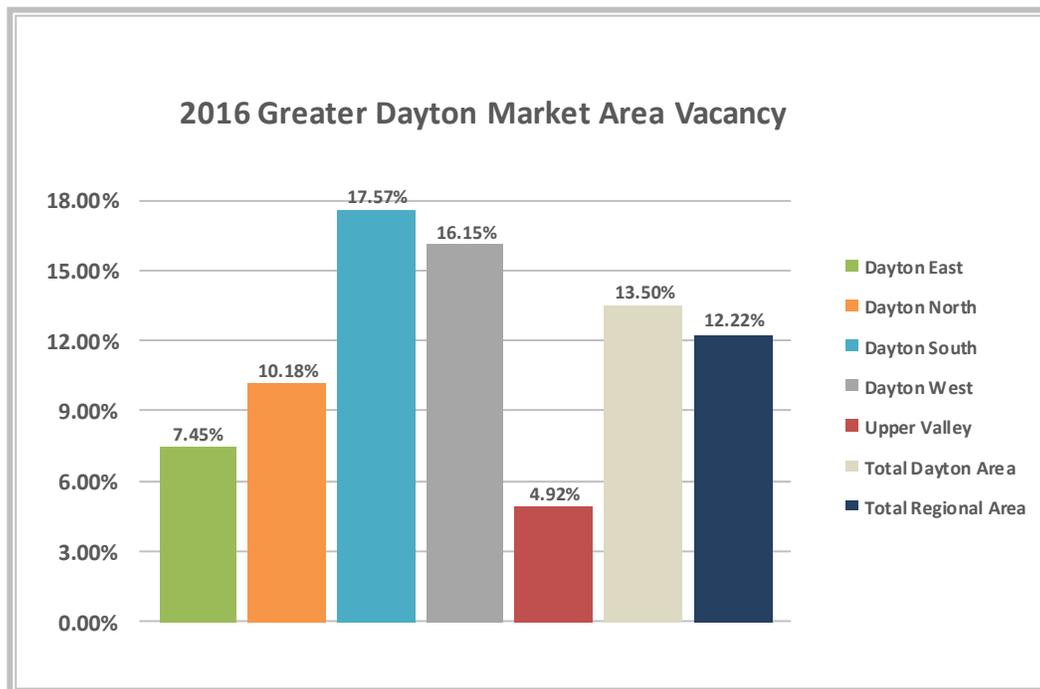


## 2016 DAYTON INDUSTRIAL MARKET SURVEY

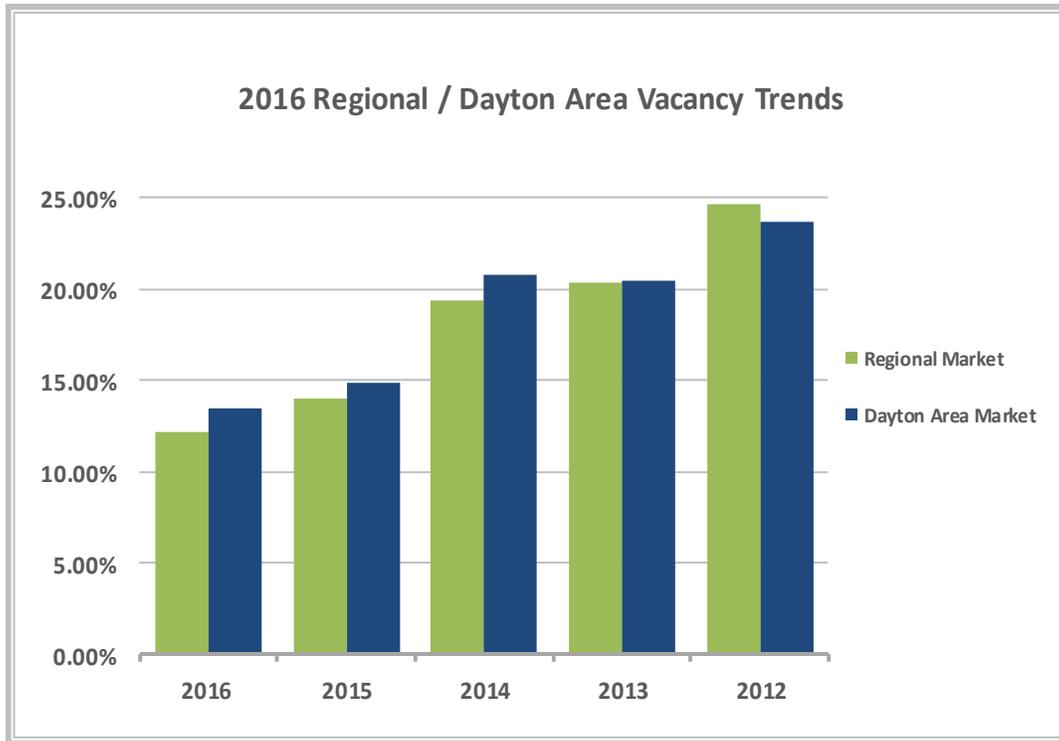
**Miller-Valentine Group Realty Services** 2016 Industrial Market Survey is a comprehensive survey intended to capture the current conditions and developing trends regarding Industrial space within the greater Dayton area. The facilities included in this study represent those, which are most reflective of the area's Industrial market.

In the 2016 survey, we have sampled 311 Industrial Buildings which have been segmented into five (5) distinct markets identified as Dayton East, Dayton North, Dayton South, Dayton West, and the Upper Valley Market. A total of 24,847,941 square feet of industrial/warehouse space was surveyed within these five (5) markets, of which 3,035,666 square feet, or 12.22% was reported to be vacant. This vacancy rate is down from the 2015 figure of 13.96%. The 2016 results are summarized in the following grid and chart.

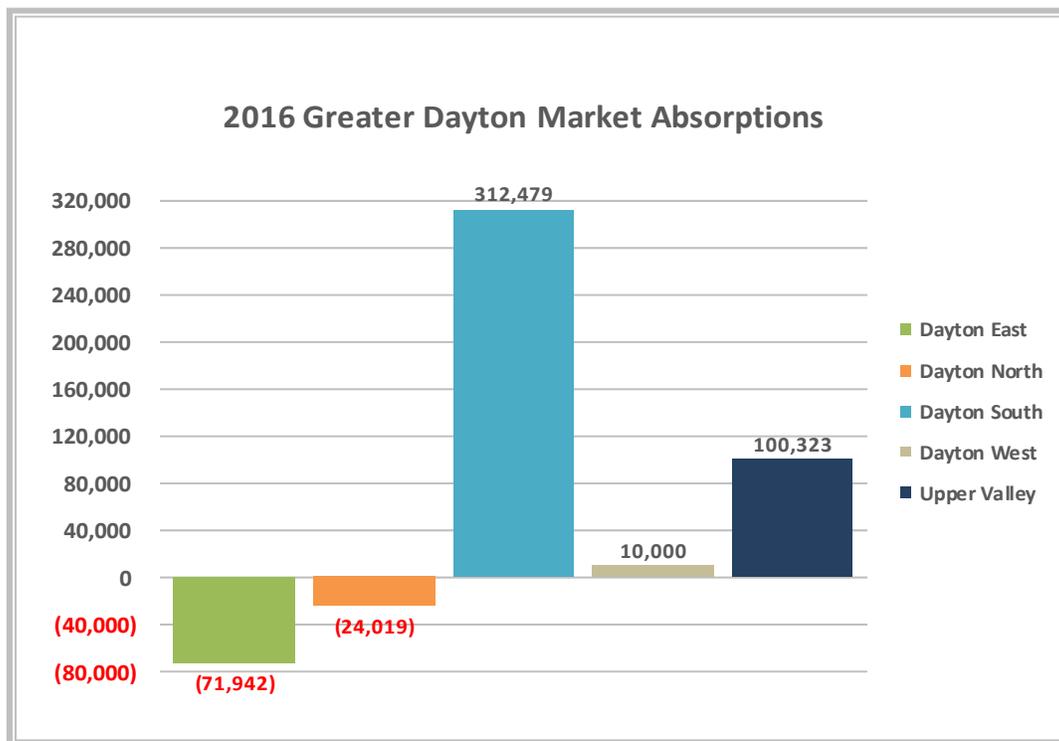
2016 Dayton Industrial Market Survey				
	#	GRA	Vac. SF	Vac. %
Dayton East Market	36	2,165,764	161,317	7.45%
Dayton North Market	93	8,364,297	851,290	10.18%
Dayton South Market	130	9,061,503	1,592,477	17.57%
Dayton West Market	10	1,532,246	247,494	16.15%
Upper Valley Market	42	3,724,131	183,088	4.92%
Regional Market	311	24,847,941	3,035,666	12.22%
Dayton Area Market	269	21,123,810	2,852,578	13.50%



A comparison of the Regional and Dayton Area Vacancy rates is illustrated on the following chart.



Within the regional market, a positive absorption of 326,841 square feet of space occurred in 2015-2016 survey period. The Dayton Area market experienced a positive absorption of 226,518 square feet during the 2015-2016 survey period. The vacancy rate decreased during the 2015-2016 survey period. Illustrated on the following chart, is the 2015-2016 absorption by sub-market.



The grid below illustrates a summary of the 2016, 2015, 2014, 2013 and 2012 vacancy rates and absorption results for the surveyed markets:

Market Area	2016			2015			2014			2013			2012		
	GRA	Vac. %	Absorb.	GRA	Vac. %	Absorb.	GRA	Vac. %	Absorb.	GRA	Vac. %	Absorb.	GRA	Vac. %	Absorb.
Dayton East	2,165,764	7.45%	(71,942)	2,185,764	4.09%	65,769	2,185,764	7.10%	24,498	2,025,964	8.87%	25,274	2,025,964	10.11%	(103,116)
Dayton North	8,364,297	10.18%	(24,019)	8,354,808	9.78%	219,040	6,563,202	15.78%	56,053	6,699,416	16.30%	(279,231)	4,971,296	16.41%	240,288
Dayton South	9,061,503	17.57%	312,479	8,927,118	21.34%	528,708	8,927,118	27.26%	48,689	8,663,918	26.16%	294,127	8,684,458	29.49%	26,026
Dayton West	1,532,246	16.15%	10,000	1,115,488	23.08%	25,035	1,114,810	25.34%	(38,411)	1,114,810	21.90%	48,247	1,240,948	33.72%	(99,183)
Upper Valley	3,724,131	4.92%	100,323	3,436,131	8.25%	120,000	3,436,131	11.74%	298,778	3,301,112	20.06%	313,364	3,290,976	29.64%	195,482
Regional	24,847,941	12.22%	326,841	24,019,309	13.96%	958,552	22,227,025	19.39%	389,607	21,805,220	20.38%	401,781	20,213,642	24.61%	259,497
Dayton Area	21,123,810	13.50%	226,518	20,583,178	14.91%	838,552	18,790,894	20.79%	90,829	18,504,108	20.44%	88,417	16,922,666	23.64%	64,015

Specifically, in the Dayton Area market, we have surveyed 269 Industrial Buildings, which included properties in the submarkets of East, North, South and West. Within these sampled markets, a grand total of 21,123,810 square feet of space was surveyed, of which 2,852,578 square feet, or 13.50%, was reported to be vacant.

Next, we will examine each of the five (5) distinct markets identified as *Dayton: East, Dayton: North, Dayton: West, Dayton: South, and the Upper Valley Region.*

### Dayton East

In the *East Industrial* market, a total of (36) facilities were surveyed. This market accounts for a total of 2,165,764 square feet of space, of which 161,317 square feet, or 7.45%, was reported to be vacant. This market indicates a net negative absorption of (71,942) square feet. For the *East* market, quoted annual lease rates range from \$9.00/square foot to \$12.00/square foot for office space, from \$3.25/square foot to \$5.00/square foot for warehouse space and from \$2.00/square foot to \$12.00/square foot on a blended basis.

### Dayton North

In the *North Industrial* market, a total of (93) facilities were surveyed. This market accounts for a total of 8,364,297 square feet of space, of which 851,290 square feet, or 10.18%, was reported to be vacant. This market reflected a net negative absorption of (24,019) square feet. For the *North* market, quoted annual lease rates range from \$6.00/square foot to \$16.00/square foot for office space, from \$2.00/square foot to \$5.50/square foot for warehouse space and from \$4.50/square foot to \$5.95/square foot on a blended basis.

### Dayton South

In the *South Industrial* market, a total of (130) facilities were surveyed. This market accounts for a total of 9,061,503 square feet of space, of which 1,592,477 square feet, or 17.57%, was reported to be vacant. This indicates a net positive absorption for the *South* market of 312,479 square feet. A large percentage of the vacant space in the *South* market is within bulk industrial facilities. For the *South* market, quoted annual lease rates range from \$5.50/square foot to \$16.00/square foot for office space, from \$2.25/square foot to \$6.00/square foot for warehouse space and from \$3.50/square foot to \$6.50/square foot on a blended basis.

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## **Dayton West**

In the *West Industrial* market, a total of (10) facilities were surveyed. This market accounts for a total of 1,532,246 square feet of space, of which 247,494 square feet, or 16.15%, was reported to be vacant. This indicates a net positive absorption for the *West* market of 10,000 square feet. For the *West* market, quoted annual lease rates range from \$7.50/square foot to \$16.87/square foot for office space and from \$2.25/square foot to \$6.00/square foot for warehouse space.

## **Upper Valley**

In the *Upper Valley Industrial* market, a total of (42) facilities were surveyed. This market accounts for a total of 3,724,131 square feet of space, of which 183,088 square feet, or 4.92% was reported to be vacant. This indicates a net positive absorption for the *Upper Valley* market of 100,323 square feet. For the *Upper Valley* market, quoted annual lease rates range from \$5.00/square foot to \$9.00/square foot for office space, from \$1.95/square foot to \$4.40/square foot for warehouse space and from \$3.55/square foot to \$3.55/square foot on a blended basis.

**Miller-Valentine Group Realty Services** is a full-service commercial, industrial and investment real estate resource company offering a wide variety of professional services including Leasing and Sales, Property Management and Consulting. Additional Real Estate Advisory Services are provided by our associate company The Gem Real Estate Advisory Group. These Advisory Services include Appraisal, Litigation Valuation, Public Sector Services, and Corporate Services.

The information published in **Miller-Valentine Group Realty Services** 2016 Industrial Market Study reflects market conditions during the Second quarter of 2016. All data contained herein are believed to be accurate and have been compiled from one or more of the following sources: property owners, property managers, leasing agents, and/or public records. All information furnished by others is believed to be reliable. **Miller-Valentine Group Realty Services** makes no warranties regarding the accuracy of this information, which is subject to change without notice.

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