

4TH QUARTER REPORT

2024

West Valley
Manufacturing/Distribution
Industrial Market



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

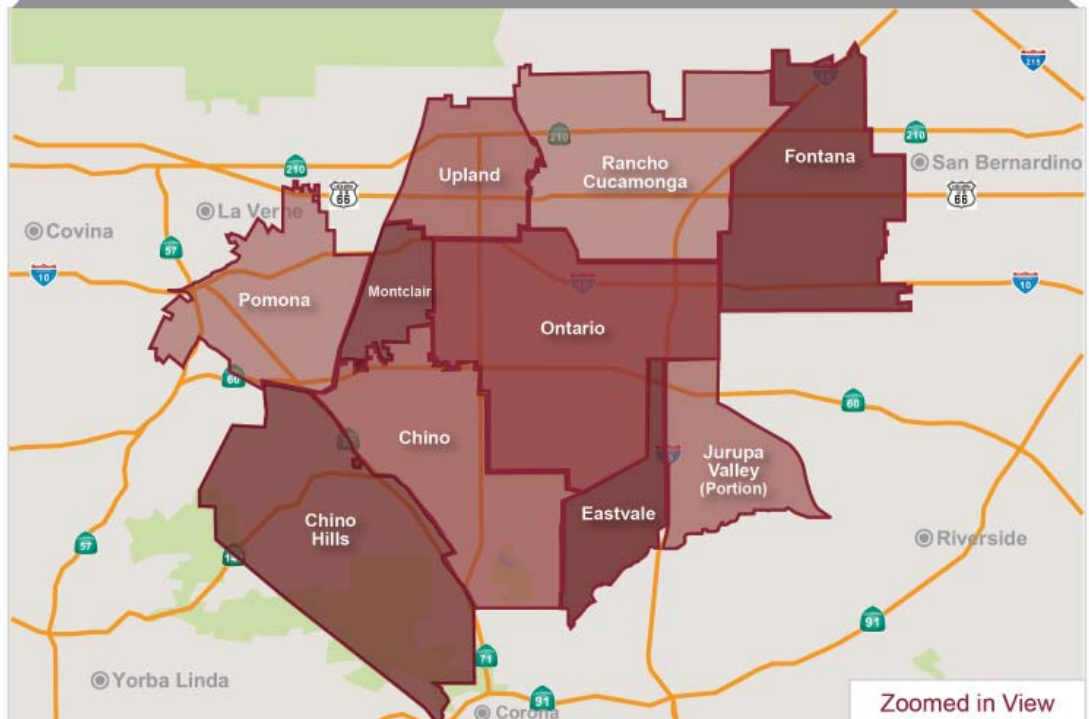
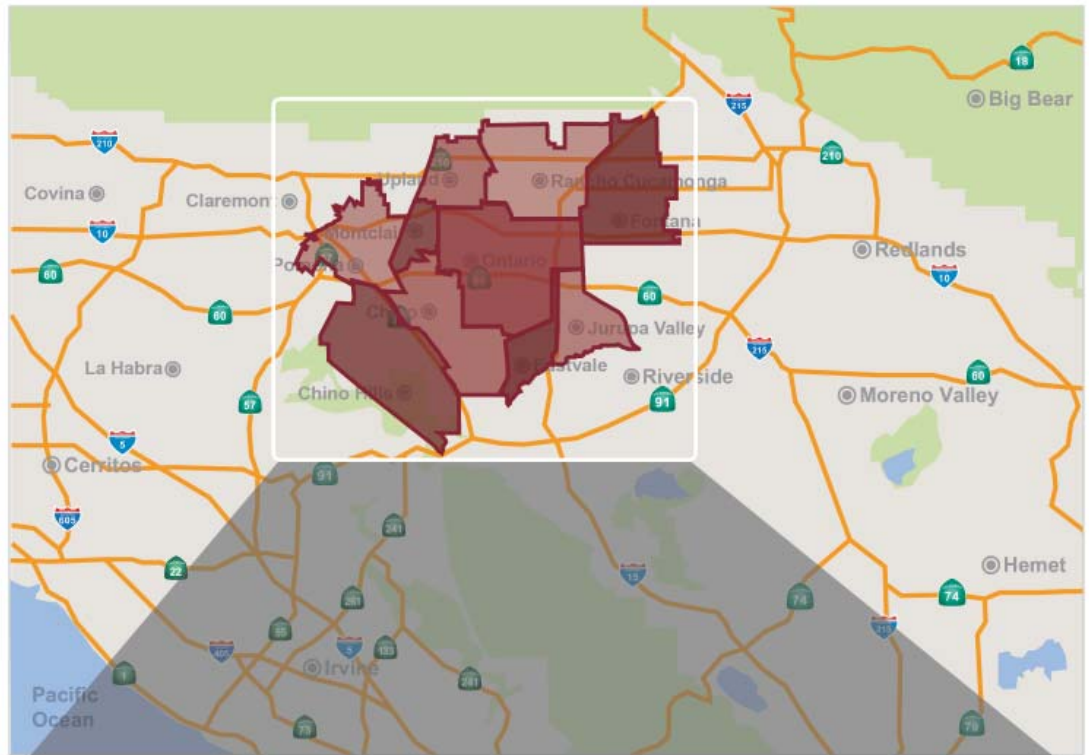
Prepared By:
Lee & Associates - Riverside
Corporate DRE# 01048055
3240 Mission Inn Avenue
Riverside, CA 92507
P: 951-276-3600
F: 951-276-3650
www.lee-associates.com

Area Maps & Terminology

Terminology

- **Gross Activity & Absorption:**
Activity includes all leases and sales including investments, options and renewals. Absorption excludes investment, options and renewals.
- **Base:**
Total square feet excluding: possible divisibility, planned or proposed buildings and build-to-suits.
- **Availability Rate:**
Total existing available square feet divided by the base square feet.
- **Under Construction:**
Buildings that are or have become under construction throughout the current quarter that are not yet complete.
- **Submarket:**
A trade area comprised of one or more cities. Submarkets in the West Valley area are as follows:

- ◆ Chino
- ◆ Fontana
- ◆ Mira Loma
 - Eastvale, Portions of Jurupa Valley
- ◆ Montclair
- ◆ Ontario
- ◆ Pomona
- ◆ Rancho Cucamonga
- ◆ Upland





**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

4TH QUARTER 2024

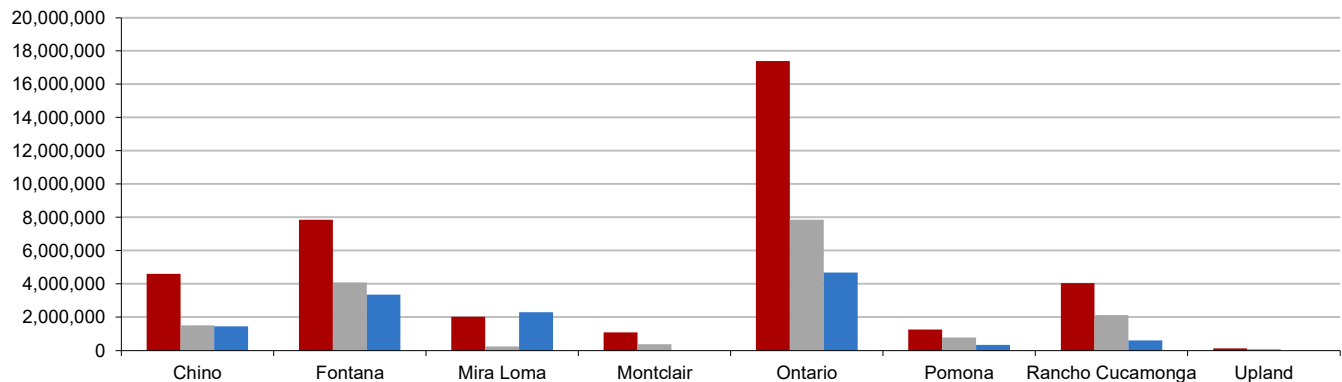
INDUSTRIAL MARKET REPORT

Manufacturing & Distribution Buildings 25,000+ SF West Valley By Area

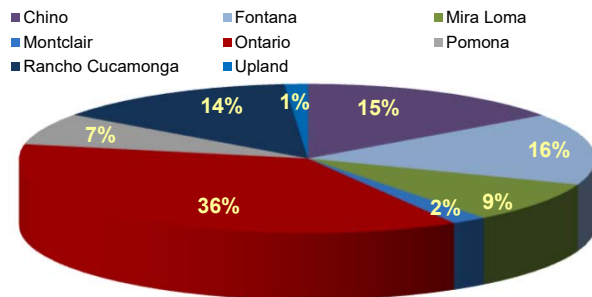
Submarkets	Bldgs	Total SF	Available SF	Availability Rate	Vacant SF	Vacancy Rate	Gross Activity SF*
Chino	335	48,876,626	4,605,464	9.42%	1,505,964	3.08%	1,444,569
Fontana	343	71,215,462	7,851,056	11.02%	4,085,411	5.74%	3,345,542
Mira Loma	198	42,767,426	2,033,136	4.75%	232,295	0.54%	2,301,998
Montclair	44	2,524,715	1,075,351	42.59%	370,824	14.69%	-
Ontario	807	128,357,791	17,394,733	13.55%	7,844,547	6.11%	4,685,535
Pomona	152	14,148,839	1,258,082	8.89%	770,963	5.45%	336,352
Rancho Cucamonga	304	38,272,213	4,034,635	10.54%	2,128,287	5.56%	597,659
Upland	29	1,973,125	113,782	5.77%	82,535	4.18%	-
Totals	2,212	348,136,197	38,366,239	11.02%	17,020,826	4.89%	12,711,655

Market Summary

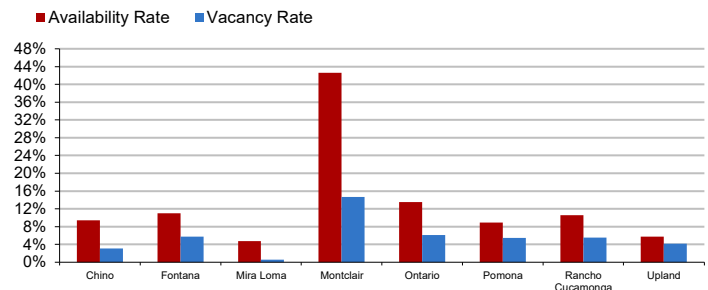
■ Available SF ■ Vacant SF ■ Gross Activity SF*



Building Count



Availability Rate vs Vacancy Rate



Total Available Square Feet Includes Available Existing, Under Construction and Vacant.

Gross Activity Includes Investments, Options, and/or Renewals (Absorption Does Not).

*Activity Represents All Activity SF From 10/01/2024-12/31/2024.

Visit us at www.lee-associates.com

The data, information, and charts contained herein have been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No warranty or responsibility is assumed for any inaccuracies or errors. Readers are encouraged to consult their own professional advisors prior to acting upon any of the material contained within this report. ©2009 Lee & Associates. Corporate DRE# 01048055



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

4TH QUARTER 2024

INDUSTRIAL MARKET REPORT

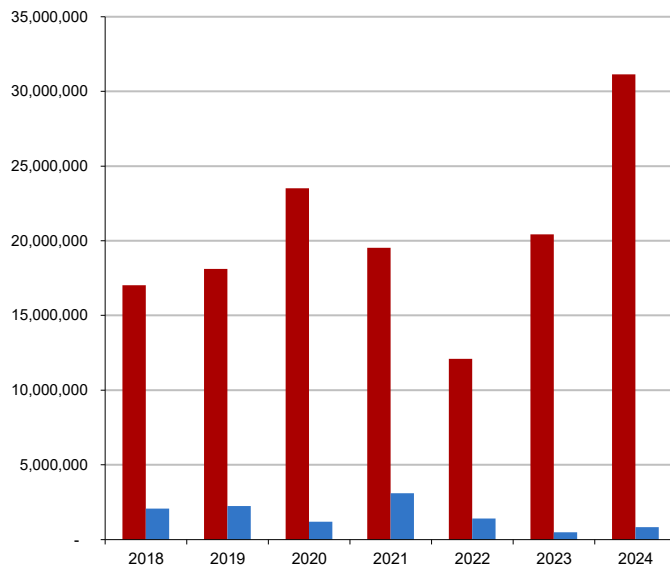
Manufacturing & Distribution Buildings 25,000+ SF West Valley By Size

Size	Bldgs	Total SF	Available SF	Availability Rate	Vacant	Vacancy Rate	Gross Activity*
25-49,999 SF	727	25,510,086	2,912,108	11.42%	1,361,037	5.34%	1,447,855
50-99,999 SF	537	37,473,683	3,928,056	10.48%	2,054,734	5.48%	1,283,647
100-199,999 SF	445	61,383,635	6,480,823	10.56%	3,220,287	5.25%	1,847,056
200,000+ SF	503	223,768,793	25,045,252	11.19%	10,384,768	4.64%	8,181,397
Totals	2,212	348,136,197	38,366,239	11.02%	17,020,826	4.89%	12,759,955

Gross Absorption	2018	2019	2020	2021	2022	2023	2024
New Leases	17,029,222	18,108,107	23,507,877	19,537,761	12,105,346	20,428,094	31,147,169
New Sales	2,077,664	2,248,944	1,198,671	3,100,913	1,403,663	497,596	838,662
Total Combined	19,106,886	20,357,051	24,706,548	22,638,674	13,509,009	20,925,690	31,985,831

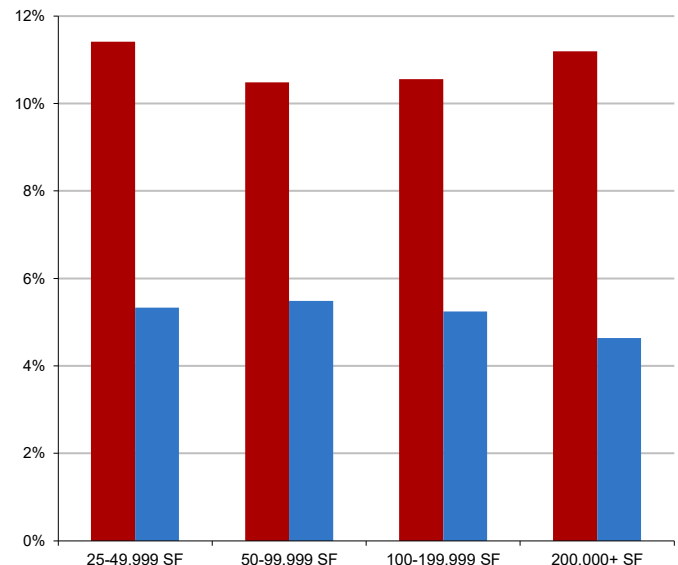
Lease Activity vs Sales Activity

■ New Leases ■ New Sales



Availability Rate vs Vacancy Rate

■ Availability Rate ■ Vacancy Rate



Total Available Square Feet Includes Available Existing, Under Construction and Vacant.

Gross Activity Includes Investments, Options, and/or Renewals (Absorption Does Not).

*Activity Represents All Activity SF From 10/01/2024-12/31/2024.

Visit us at www.lee-associates.com

The data, information, and charts contained herein have been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No warranty or responsibility is assumed for any inaccuracies or errors. Readers are encouraged to consult their own professional advisors prior to acting upon any of the material contained within this report. ©2009 Lee & Associates. Corporate DRE# 01048055



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

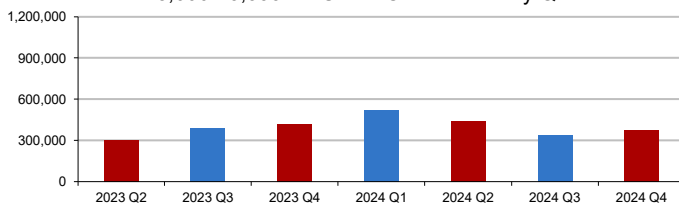
4TH QUARTER 2024

INDUSTRIAL MARKET REPORT

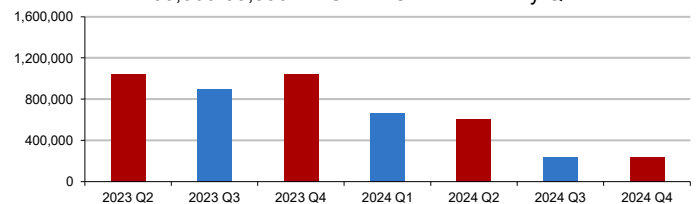
Manufacturing & Distribution Buildings 25,000+ SF West Valley Under Construction

Size	2023 Q2	2023 Q3	2023 Q4	2024 Q1	2024 Q2	2024 Q3	2024 Q4
25-49,999 SF	306,046	389,881	422,751	520,756	438,417	340,086	378,588
50-99,999 SF	1,039,665	896,377	1,042,615	667,928	608,023	239,681	239,681
100-199,999 SF	2,095,922	1,487,953	1,186,143	1,463,371	1,009,376	809,382	809,382
200,000+ SF	14,031,610	13,095,243	11,827,247	9,001,292	7,419,876	6,930,735	6,612,492
Totals	17,473,243	15,869,454	14,478,756	11,653,347	9,475,692	8,319,884	8,040,143

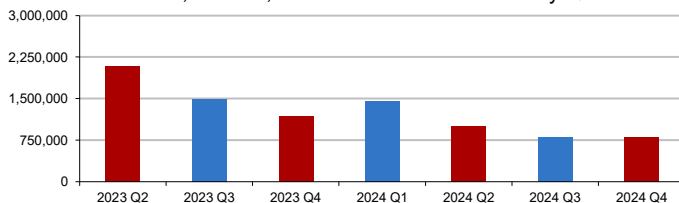
25,000-49,999 SF Under Construction by Quarter



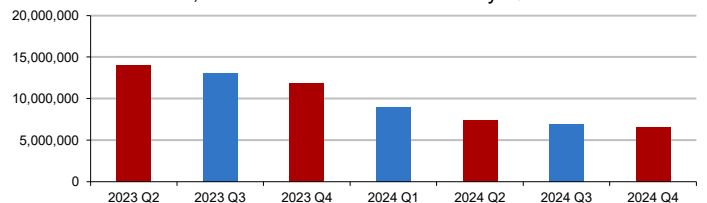
50,000-99,999 SF Under Construction by Quarter



100,000-199,999 SF Under Construction by Quarter



200,000+ SF Under Construction by Quarter



Total Available Square Feet Includes Available Existing, Under Construction and Vacant.

Gross Activity Includes Investments, Options, and/or Renewals (Absorption Does Not).

*Activity Represents All Activity SF From 10/01/2024-12/31/2024.

Visit us at www.lee-associates.com

The data, information, and charts contained herein have been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No warranty or responsibility is assumed for any inaccuracies or errors. Readers are encouraged to consult their own professional advisors prior to acting upon any of the material contained within this report. ©2009 Lee & Associates. Corporate DRE# 01048055



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

4TH QUARTER 2024

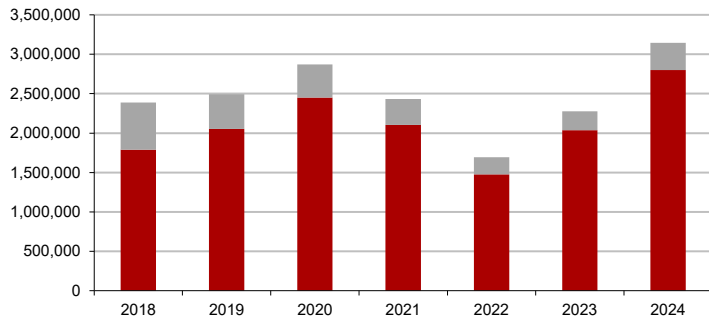
INDUSTRIAL MARKET REPORT

Manufacturing & Distribution Buildings West Valley 25,000-49,999 SF

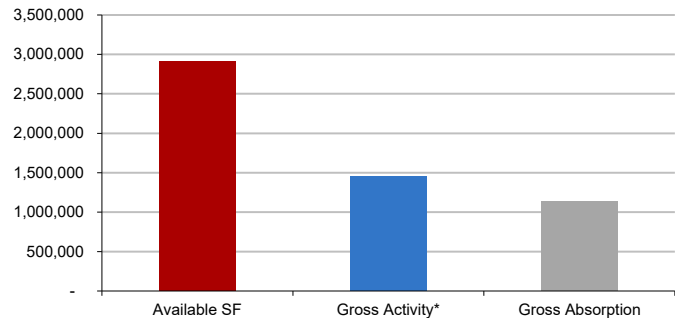
Size	Bldgs	Total SF	Available SF	Availability Rate	Vacant	Vacancy Rate	Gross Activity*
25-49,999 SF	727	25,510,086	2,912,108	11.42%	1,361,037	5.34%	1,447,855

Gross Absorption

■ Leased SF ■ Sold SF



Current Quarter



Absorption Figures

	2018	2019	2020	2021	2022	2023	2024
Leased SF	1,789,041	2,052,623	2,449,385	2,103,555	1,477,577	2,035,126	2,799,423
Number Leases	51	57	70	62	44	58	78
Sold SF	598,972	439,665	422,172	327,384	216,823	240,235	344,720
Number Sales	18	13	12	9	7	7	9
Total SF	2,388,013	2,492,288	2,871,557	2,430,939	1,694,400	2,275,361	3,144,143

Current Average Asking Rates and Sales Prices

GRS	\$1.35
NNN	\$1.24
PSF	\$326.46

Current Average Actual Lease Rates and Sales Prices

GRS	\$1.21
NNN	\$1.12
PSF	\$290.46

Total Available Square Feet Includes Available Existing, Under Construction and Vacant.

Gross Activity Includes Investments, Options, and/or Renewals (Absorption Does Not).

*Activity Represents All Activity SF From 10/01/2024-12/31/2024.

Visit us at www.lee-associates.com

The data, information, and charts contained herein have been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No warranty or responsibility is assumed for any inaccuracies or errors. Readers are encouraged to consult their own professional advisors prior to acting upon any of the material contained within this report. ©2009 Lee & Associates. Corporate DRE# 01048055



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

4TH QUARTER 2024

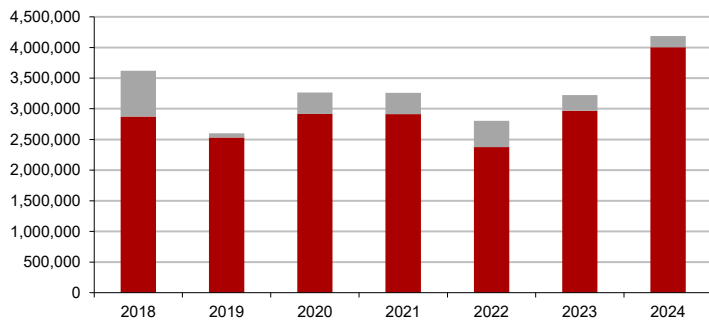
INDUSTRIAL MARKET REPORT

Manufacturing & Distribution Buildings West Valley 50,000-99,999 SF

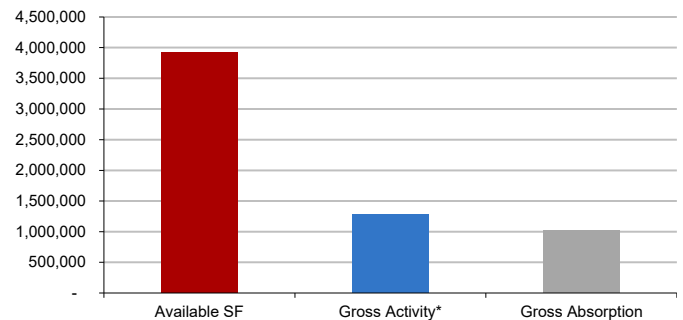
Size	Bldgs	Total SF	Available SF	Availability Rate	Vacant	Vacancy Rate	Gross Activity*
50-99,999 SF	537	37,473,683	3,928,056	10.48%	2,054,734	5.48%	1,283,647

Gross Absorption

■ Leased SF ■ Sold SF



Current Quarter



Absorption Figures

	2018	2019	2020	2021	2022	2023	2024
Leased SF	2,872,206	2,534,027	2,914,962	2,913,513	2,377,424	2,966,850	4,003,034
Number Leases	43	37	41	41	34	42	53
Sold SF	749,008	68,175	350,217	345,466	426,011	257,361	183,627
Number Sales	11	1	5	5	6	4	2
Total SF	3,621,214	2,602,202	3,265,179	3,258,979	2,803,435	3,224,211	4,186,661

Current Average Asking Rates and Sales Prices

GRS	\$1.21
NNN	\$1.27
PSF	\$293.50

Current Average Actual Lease Rates and Sales Prices

GRS	\$0.96
NNN	\$1.14
PSF	N/A

Total Available Square Feet Includes Available Existing, Under Construction and Vacant.

Gross Activity Includes Investments, Options, and/or Renewals (Absorption Does Not).

*Activity Represents All Activity SF From 10/01/2024-12/31/2024.

Visit us at www.lee-associates.com

The data, information, and charts contained herein have been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No warranty or responsibility is assumed for any inaccuracies or errors. Readers are encouraged to consult their own professional advisors prior to acting upon any of the material contained within this report. ©2009 Lee & Associates. Corporate DRE# 01048055



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

4TH QUARTER 2024

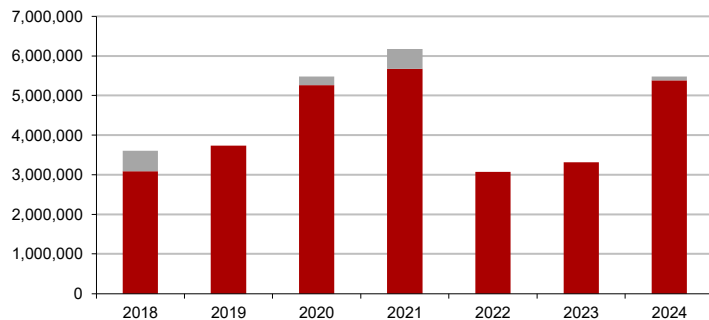
INDUSTRIAL MARKET REPORT

Manufacturing & Distribution Buildings West Valley 100,000-199,999 SF

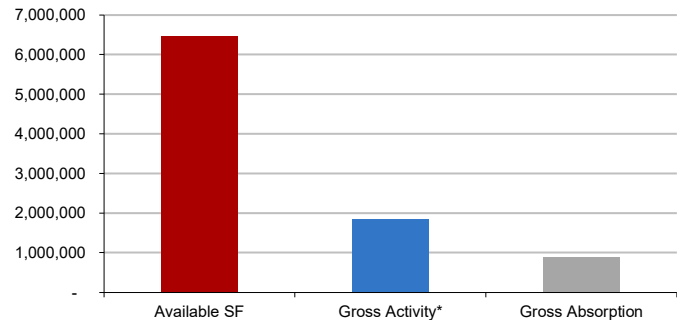
Size	Bldgs	Total SF	Available SF	Availability Rate	Vacant	Vacancy Rate	Gross Activity*
100-199,999 SF	445	61,383,635	6,480,823	10.56%	3,220,287	5.25%	1,847,056

Gross Absorption

■ Leased SF ■ Sold SF



Current Quarter



Absorption Figures

	2018	2019	2020	2021	2022	2023	2024
Leased SF	3,086,779	3,738,644	5,264,325	5,672,552	3,074,105	3,311,547	5,383,455
Number Leases	22	27	39	39	22	24	40
Sold SF	516,884	0	220,153	499,159	0	0	100,615
Number Sales	4	0	2	4	0	0	1
Total SF	3,603,663	3,738,644	5,484,478	6,171,711	3,074,105	3,311,547	5,484,070

Current Average Asking Rates and Sales Prices

GRS	\$1.23
NNN	\$1.16
PSF	\$300.38

Current Average Actual Lease Rates and Sales Prices

GRS	\$1.03
NNN	\$1.10
PSF	\$357.80

Total Available Square Feet Includes Available Existing, Under Construction and Vacant.

Gross Activity Includes Investments, Options, and/or Renewals (Absorption Does Not).

*Activity Represents All Activity SF From 10/01/2024-12/31/2024.

Visit us at www.lee-associates.com

The data, information, and charts contained herein have been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No warranty or responsibility is assumed for any inaccuracies or errors. Readers are encouraged to consult their own professional advisors prior to acting upon any of the material contained within this report. ©2009 Lee & Associates. Corporate DRE# 01048055



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

4TH QUARTER 2024

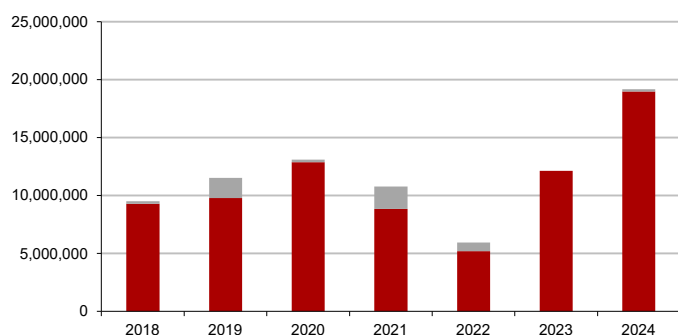
INDUSTRIAL MARKET REPORT

Manufacturing & Distribution Buildings West Valley 200,000+ SF

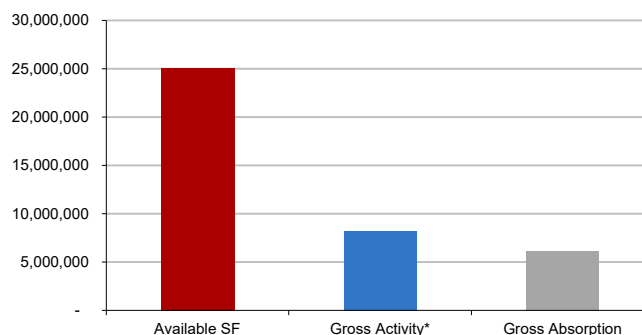
Size	Bldgs	Total SF	Available SF	Availability Rate	Vacant	Vacancy Rate	Gross Activity*
200,000+ SF	503	223,768,793	25,045,252	11.19%	10,384,768	4.64%	8,181,397

Leased vs Sold

■ Leased SF ■ Sold SF



Current Quarter



Absorption Figures

	2018	2019	2020	2021	2022	2023	2024
Leased SF	9,281,196	9,782,813	12,879,205	8,848,141	5,176,240	12,114,571	18,961,257
Number Leases	22	23	30	26	13	22	44
Sold SF	212,800	1,741,104	206,129	1,928,904	760,829	0	209,700
Number Sales	1	2	1	2	1	0	1
Total SF	9,493,996	11,523,917	13,085,334	10,777,045	5,937,069	12,114,571	19,170,957

Current Average Asking Rates and Sales Prices

GRS	\$1.22
NNN	\$1.09
PSF	N/A

Current Average Actual Lease Rates and Sales Prices

GRS	\$1.01
NNN	\$1.11
PSF	N/A

Total Available Square Feet Includes Available Existing, Under Construction and Vacant.

Gross Activity Includes Investments, Options, and/or Renewals (Absorption Does Not).

*Activity Represents All Activity SF From 10/01/2024-12/31/2024.

Visit us at www.lee-associates.com

The data, information, and charts contained herein have been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No warranty or responsibility is assumed for any inaccuracies or errors. Readers are encouraged to consult their own professional advisors prior to acting upon any of the material contained within this report. ©2009 Lee & Associates. Corporate DRE# 01048055



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

4TH QUARTER 2024

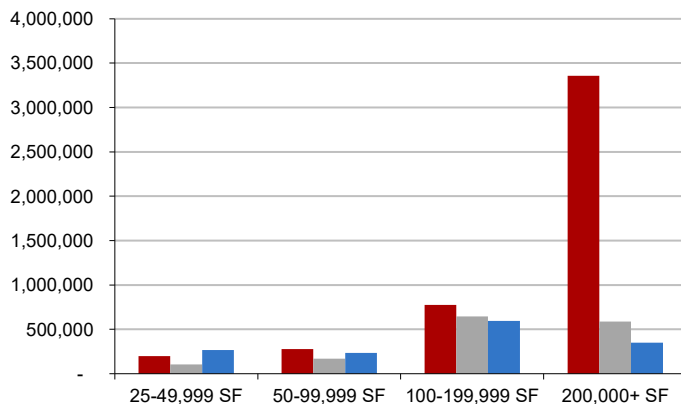
INDUSTRIAL MARKET REPORT

Manufacturing & Distribution Buildings Chino

Size	Bldgs	Total SF	Available SF	Availability Rate	Vacant	Vacancy Rate	Gross Activity*
25-49,999 SF	129	4,564,403	196,554	4.31%	104,908	2.30%	267,604
50-99,999 SF	78	5,396,610	276,954	5.13%	169,548	3.14%	235,774
100-199,999 SF	53	6,955,729	773,989	11.13%	644,851	9.27%	592,980
200,000+ SF	75	31,959,884	3,357,967	10.51%	586,657	1.84%	348,211
Totals	335	48,876,626	4,605,464	9.42%	1,505,964	3.08%	1,444,569

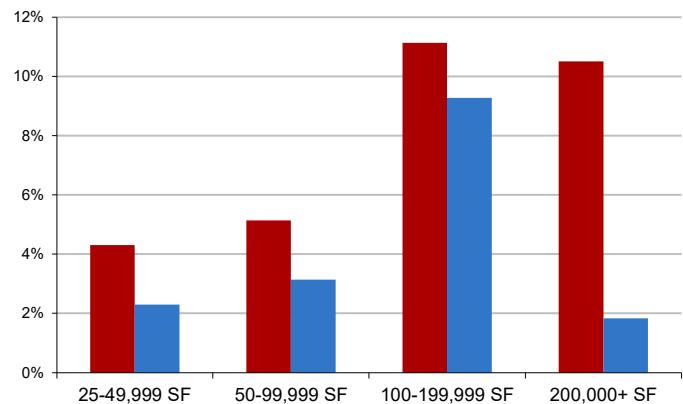
Submarket Summary

■ Available SF ■ Vacant ■ Gross Activity*



Availability Rate vs Vacancy Rate

■ Availability Rate ■ Vacancy Rate



Current Average Asking Rates and Sales Prices

GRS	\$1.55
NNN	\$1.34
PSF	\$243.00

Total Available Square Feet Includes Available Existing, Under Construction and Vacant.

Gross Activity Includes Investments, Options, and/or Renewals (Absorption Does Not).

*Activity Represents All Activity SF From 10/01/2024-12/31/2024.

Visit us at www.lee-associates.com

The data, information, and charts contained herein have been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No warranty or responsibility is assumed for any inaccuracies or errors. Readers are encouraged to consult their own professional advisors prior to acting upon any of the material contained within this report. ©2009 Lee & Associates. Corporate DRE# 01048055



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

4TH QUARTER 2024

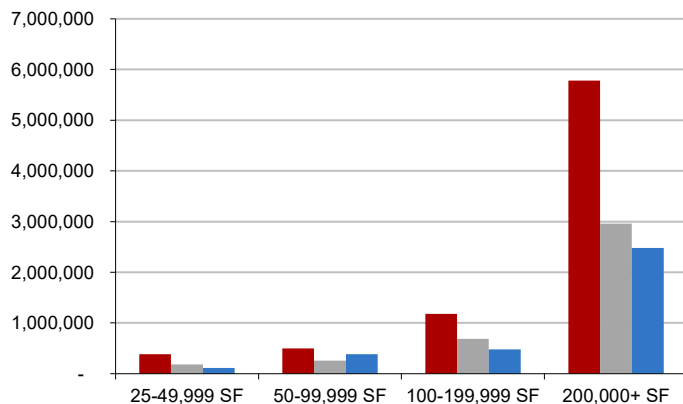
INDUSTRIAL MARKET REPORT

Manufacturing & Distribution Buildings Fontana

Size	Bldgs	Total SF	Available SF	Availability Rate	Vacant	Vacancy Rate	Gross Activity*
25-49,999 SF	71	2,473,934	385,459	15.58%	182,299	7.37%	111,984
50-99,999 SF	74	5,331,950	500,251	9.38%	256,158	4.80%	384,597
100-199,999 SF	80	11,490,711	1,182,461	10.29%	684,506	5.96%	480,892
200,000+ SF	118	51,918,867	5,782,885	11.14%	2,962,448	5.71%	2,480,053
Totals	343	71,215,462	7,851,056	11.02%	4,085,411	5.74%	3,457,526

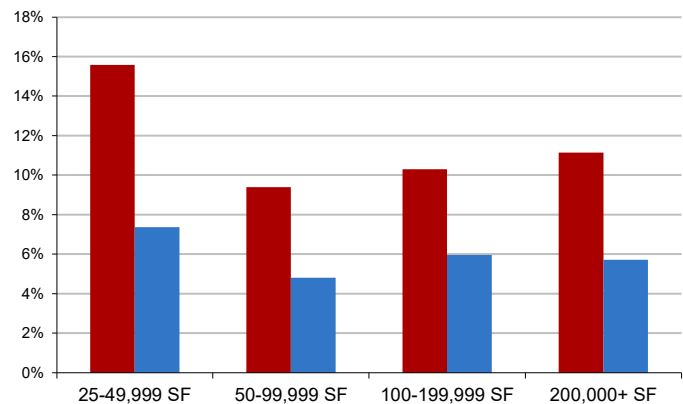
Submarket Summary

■ Available SF ■ Vacant ■ Gross Activity*



Availability Rate vs Vacancy Rate

■ Availability Rate ■ Vacancy Rate



Current Average Asking Rates and Sales Prices

GRS	\$1.18
NNN	\$1.23
PSF	\$321.31

Total Available Square Feet Includes Available Existing, Under Construction and Vacant.

Gross Activity Includes Investments, Options, and/or Renewals (Absorption Does Not).

*Activity Represents All Activity SF From 10/01/2024-12/31/2024.

Visit us at www.lee-associates.com

The data, information, and charts contained herein have been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No warranty or responsibility is assumed for any inaccuracies or errors. Readers are encouraged to consult their own professional advisors prior to acting upon any of the material contained within this report. ©2009 Lee & Associates. Corporate DRE# 01048055



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

4TH QUARTER 2024

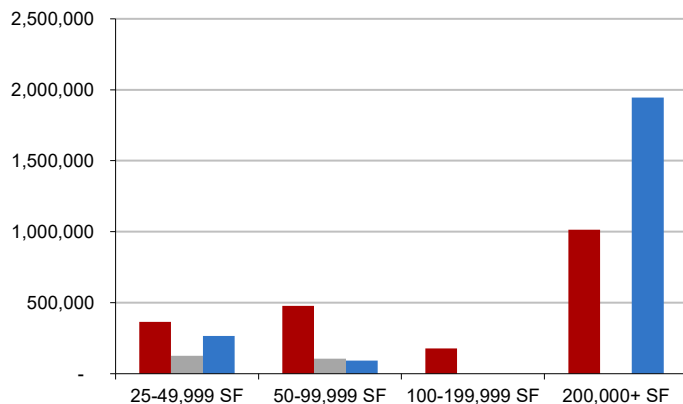
INDUSTRIAL MARKET REPORT

Manufacturing & Distribution Buildings Mira Loma

Size	Bldgs	Total SF	Available SF	Availability Rate	Vacant	Vacancy Rate	Gross Activity*
25-49,999 SF	48	1,764,883	364,774	20.67%	126,172	7.15%	265,931
50-99,999 SF	51	3,402,316	477,262	14.03%	106,123	3.12%	91,650
100-199,999 SF	31	4,361,114	177,448	4.07%	-	0.00%	-
200,000+ SF	68	33,239,113	1,013,652	3.05%	-	0.00%	1,944,417
Totals	198	42,767,426	2,033,136	4.75%	232,295	0.54%	2,301,998

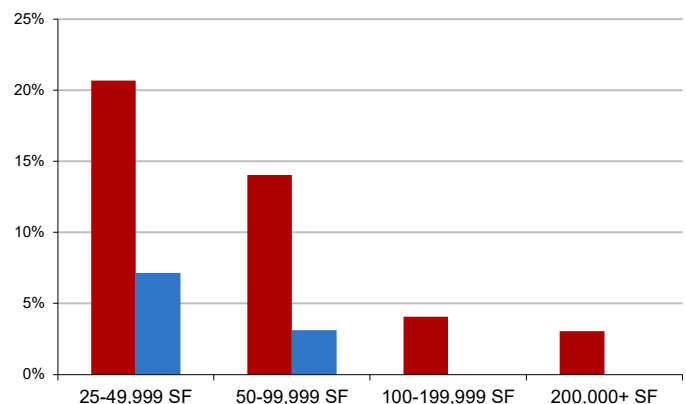
Submarket Summary

■ Available SF ■ Vacant ■ Gross Activity*



Availability Rate vs Vacancy Rate

■ Availability Rate ■ Vacancy Rate



Current Average Asking Rates and Sales Prices

GRS	\$1.28
NNN	\$1.22
PSF	N/A

Total Available Square Feet Includes Available Existing, Under Construction and Vacant.

Gross Activity Includes Investments, Options, and/or Renewals (Absorption Does Not).

*Activity Represents All Activity SF From 10/01/2024-12/31/2024.

Visit us at www.lee-associates.com

The data, information, and charts contained herein have been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No warranty or responsibility is assumed for any inaccuracies or errors. Readers are encouraged to consult their own professional advisors prior to acting upon any of the material contained within this report. ©2009 Lee & Associates. Corporate DRE# 01048055



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

4TH QUARTER 2024

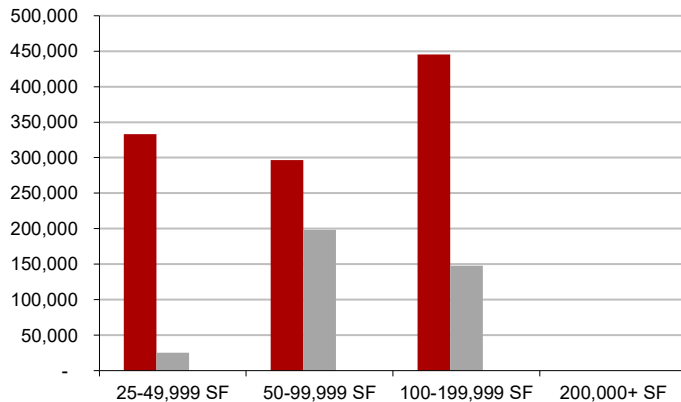
INDUSTRIAL MARKET REPORT

Manufacturing & Distribution Buildings Montclair

Size	Bldgs	Total SF	Available SF	Availability Rate	Vacant	Vacancy Rate	Gross Activity*
25-49,999 SF	26	827,093	333,333	40.30%	25,000	3.02%	-
50-99,999 SF	13	983,284	296,608	30.17%	198,100	20.15%	-
100-199,999 SF	5	714,338	445,410	62.35%	147,724	20.68%	-
200,000+ SF	0	-	-	N/A	-	N/A	-
Totals	44	2,524,715	1,075,351	42.59%	370,824	14.69%	-

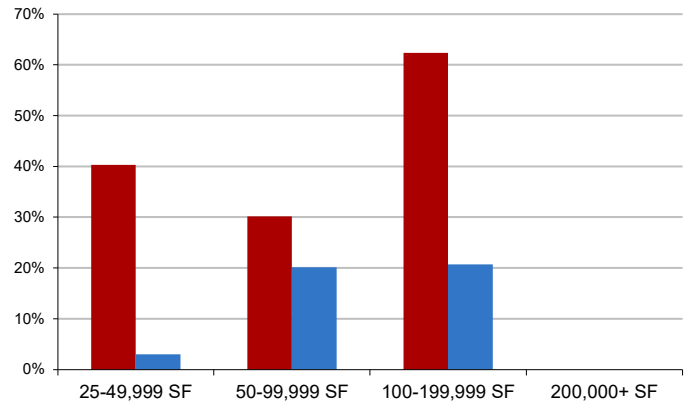
Submarket Summary

■ Available SF ■ Vacant ■ Gross Activity*



Availability Rate vs Vacancy Rate

■ Availability Rate ■ Vacancy Rate



Current Average Asking Rates and Sales Prices

GRS	N/A
NNN	\$1.42
PSF	\$302.60

Total Available Square Feet Includes Available Existing, Under Construction and Vacant.

Gross Activity Includes Investments, Options, and/or Renewals (Absorption Does Not).

*Activity Represents All Activity SF From 10/01/2024-12/31/2024.

Visit us at www.lee-associates.com

The data, information, and charts contained herein have been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No warranty or responsibility is assumed for any inaccuracies or errors. Readers are encouraged to consult their own professional advisors prior to acting upon any of the material contained within this report. ©2009 Lee & Associates. Corporate DRE# 01048055



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

4TH QUARTER 2024

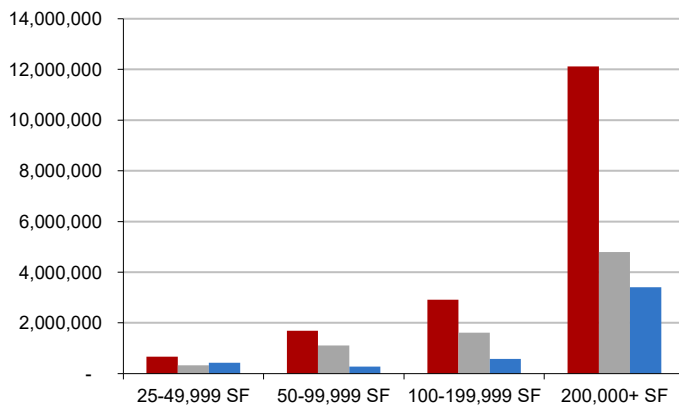
INDUSTRIAL MARKET REPORT

Manufacturing & Distribution Buildings Ontario

Size	Bldgs	Total SF	Available SF	Availability Rate	Vacant	Vacancy Rate	Gross Activity*
25-49,999 SF	266	9,431,302	673,746	7.14%	322,623	3.42%	424,618
50-99,999 SF	195	13,828,482	1,685,027	12.19%	1,113,484	8.05%	277,680
100-199,999 SF	166	22,463,978	2,918,378	12.99%	1,618,878	7.21%	574,521
200,000+ SF	180	82,634,029	12,117,582	14.66%	4,789,562	5.80%	3,408,716
Totals	807	128,357,791	17,394,733	13.55%	7,844,547	6.11%	4,685,535

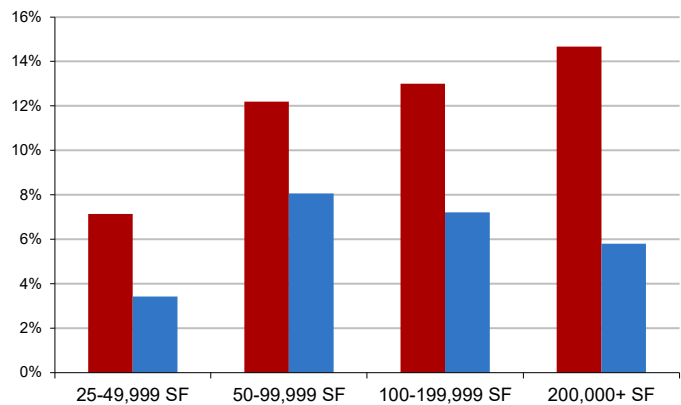
Submarket Summary

■ Available SF ■ Vacant ■ Gross Activity*



Availability Rate vs Vacancy Rate

■ Availability Rate ■ Vacancy Rate



Current Average Asking Rates and Sales Prices

GRS	\$1.30
NNN	\$1.15
PSF	\$326.41

Total Available Square Feet Includes Available Existing, Under Construction and Vacant.

Gross Activity Includes Investments, Options, and/or Renewals (Absorption Does Not).

*Activity Represents All Activity SF From 10/01/2024-12/31/2024.

Visit us at www.lee-associates.com

The data, information, and charts contained herein have been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No warranty or responsibility is assumed for any inaccuracies or errors. Readers are encouraged to consult their own professional advisors prior to acting upon any of the material contained within this report. ©2009 Lee & Associates. Corporate DRE# 01048055



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

4TH QUARTER 2024

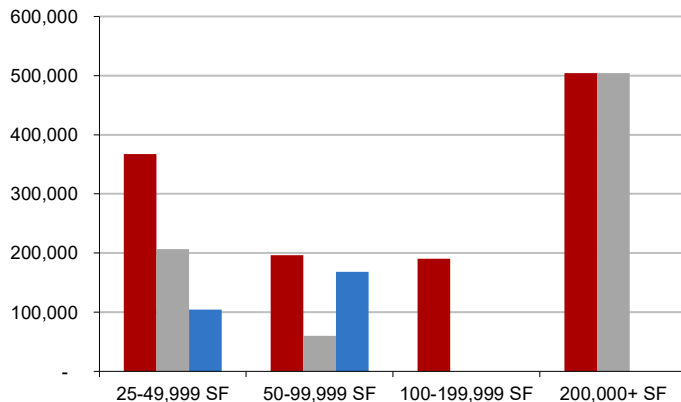
INDUSTRIAL MARKET REPORT

Manufacturing & Distribution Buildings Pomona

Size	Bldgs	Total SF	Available SF	Availability Rate	Vacant	Vacancy Rate	Gross Activity*
25-49,999 SF	61	2,173,677	367,321	16.90%	206,716	9.51%	104,492
50-99,999 SF	41	2,730,149	196,281	7.19%	60,231	2.21%	168,176
100-199,999 SF	38	5,440,113	190,464	3.50%	-	0.00%	-
200,000+ SF	12	3,804,900	504,016	13.25%	504,016	13.25%	-
Totals	152	14,148,839	1,258,082	8.89%	770,963	5.45%	272,668

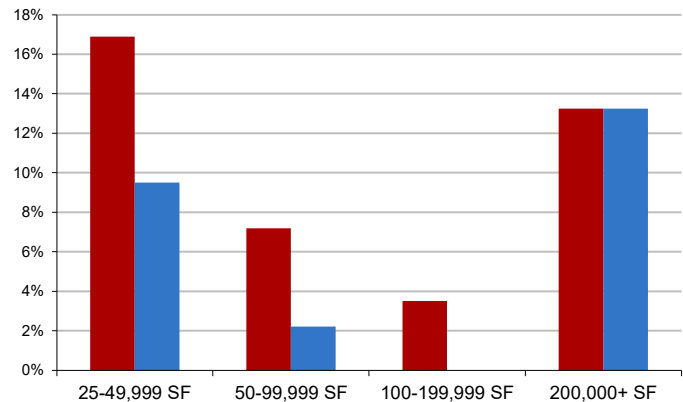
Submarket Summary

■ Available SF ■ Vacant ■ Gross Activity*



Availability Rate vs Vacancy Rate

■ Availability Rate ■ Vacancy Rate



Current Average Asking Rates and Sales Prices

GRS	\$1.29
NNN	\$1.07
PSF	\$300.35

Total Available Square Feet Includes Available Existing, Under Construction and Vacant.

Gross Activity Includes Investments, Options, and/or Renewals (Absorption Does Not).

*Activity Represents All Activity SF From 10/01/2024-12/31/2024.

Visit us at www.lee-associates.com

The data, information, and charts contained herein have been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No warranty or responsibility is assumed for any inaccuracies or errors. Readers are encouraged to consult their own professional advisors prior to acting upon any of the material contained within this report. ©2009 Lee & Associates. Corporate DRE# 01048055



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

4TH QUARTER 2024

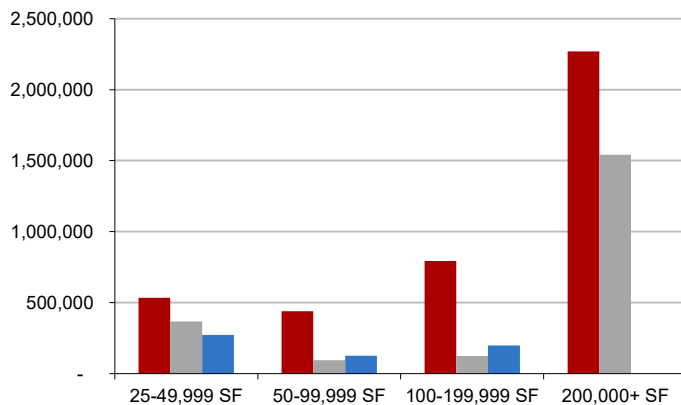
INDUSTRIAL MARKET REPORT

Manufacturing & Distribution Buildings Rancho Cucamonga

Size	Bldgs	Total SF	Available SF	Availability Rate	Vacant	Vacancy Rate	Gross Activity*
25-49,999 SF	104	3,527,888	533,139	15.11%	366,784	10.40%	273,226
50-99,999 SF	82	5,580,469	439,673	7.88%	95,090	1.70%	125,770
100-199,999 SF	69	9,459,358	792,673	8.38%	124,328	1.31%	198,663
200,000+ SF	49	19,704,498	2,269,150	11.52%	1,542,085	7.83%	-
Totals	304	38,272,213	4,034,635	10.54%	2,128,287	5.56%	597,659

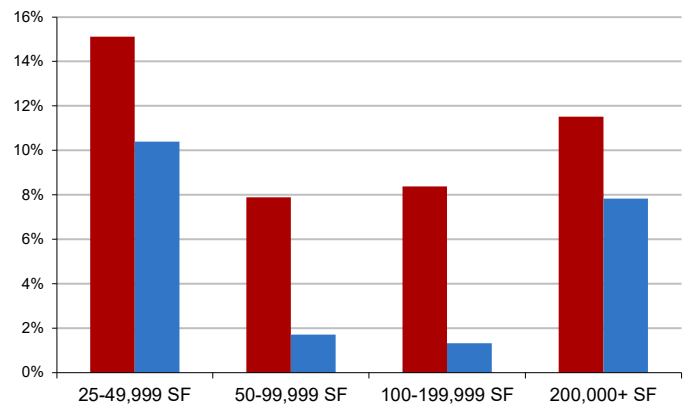
Submarket Summary

■ Available SF ■ Vacant ■ Gross Activity*



Availability Rate vs Vacancy Rate

■ Availability Rate ■ Vacancy Rate



Current Average Asking Rates and Sales Prices

GRS	\$1.28
NNN	\$1.15
PSF	\$235.00

Total Available Square Feet Includes Available Existing, Under Construction and Vacant.

Gross Activity Includes Investments, Options, and/or Renewals (Absorption Does Not).

*Activity Represents All Activity SF From 10/01/2024-12/31/2024.

Visit us at www.lee-associates.com

The data, information, and charts contained herein have been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No warranty or responsibility is assumed for any inaccuracies or errors. Readers are encouraged to consult their own professional advisors prior to acting upon any of the material contained within this report. ©2009 Lee & Associates. Corporate DRE# 01048055



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

4TH QUARTER 2024

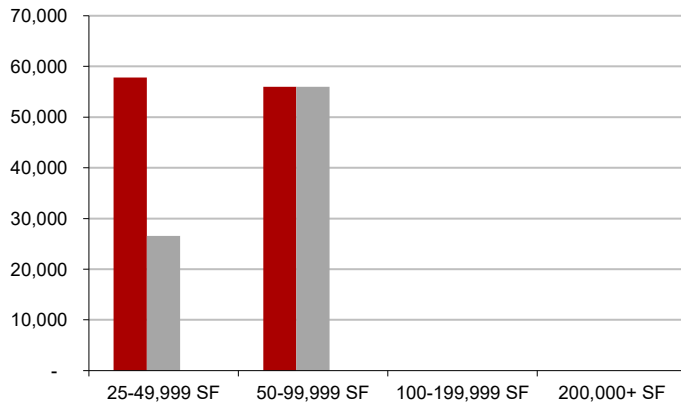
INDUSTRIAL MARKET REPORT

Manufacturing & Distribution Buildings Upland

Size	Bldgs	Total SF	Available SF	Availability Rate	Vacant	Vacancy Rate	Gross Activity*
25-49,999 SF	22	746,906	57,782	7.74%	26,535	3.55%	-
50-99,999 SF	3	220,423	56,000	25.41%	56,000	25.41%	-
100-199,999 SF	3	498,294	-	0.00%	-	0.00%	-
200,000+ SF	1	507,502	-	0.00%	-	0.00%	-
Totals	29	1,973,125	113,782	5.77%	82,535	4.18%	-

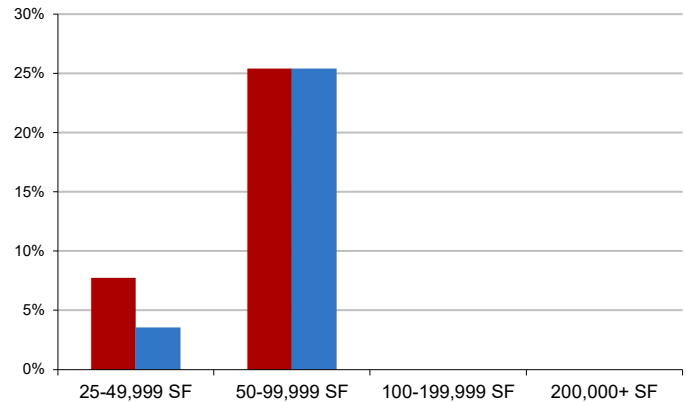
Submarket Summary

■ Available SF ■ Vacant ■ Gross Activity*



Availability Rate vs Vacancy Rate

■ Availability Rate ■ Vacancy Rate



Current Average Asking Rates and Sales Prices

GRS	\$1.20
NNN	N/A
PSF	\$355.23

Total Available Square Feet Includes Available Existing, Under Construction and Vacant.

Gross Activity Includes Investments, Options, and/or Renewals (Absorption Does Not).

*Activity Represents All Activity SF From 10/01/2024-12/31/2024.

Visit us at www.lee-associates.com

The data, information, and charts contained herein have been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No warranty or responsibility is assumed for any inaccuracies or errors. Readers are encouraged to consult their own professional advisors prior to acting upon any of the material contained within this report. ©2009 Lee & Associates. Corporate DRE# 01048055