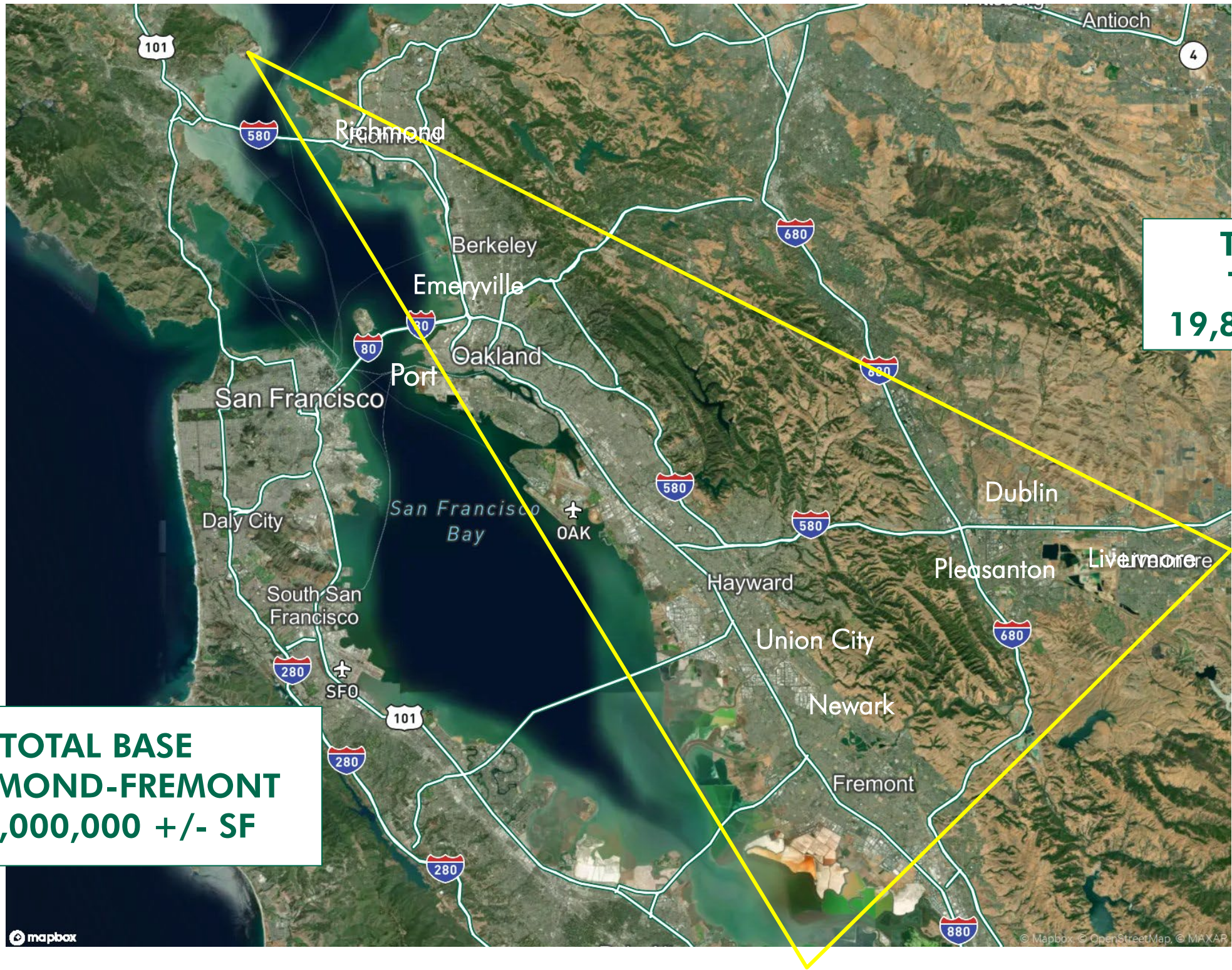


An aerial photograph of the East Bay area in San Francisco, showing a dense urban landscape with numerous buildings, streets, and green spaces. The image is overlaid with a semi-transparent green filter. In the background, the San Francisco Bay and the city skyline are visible.

EAST BAY WAREHOUSE & MANUFACTURING MARKET UPDATE

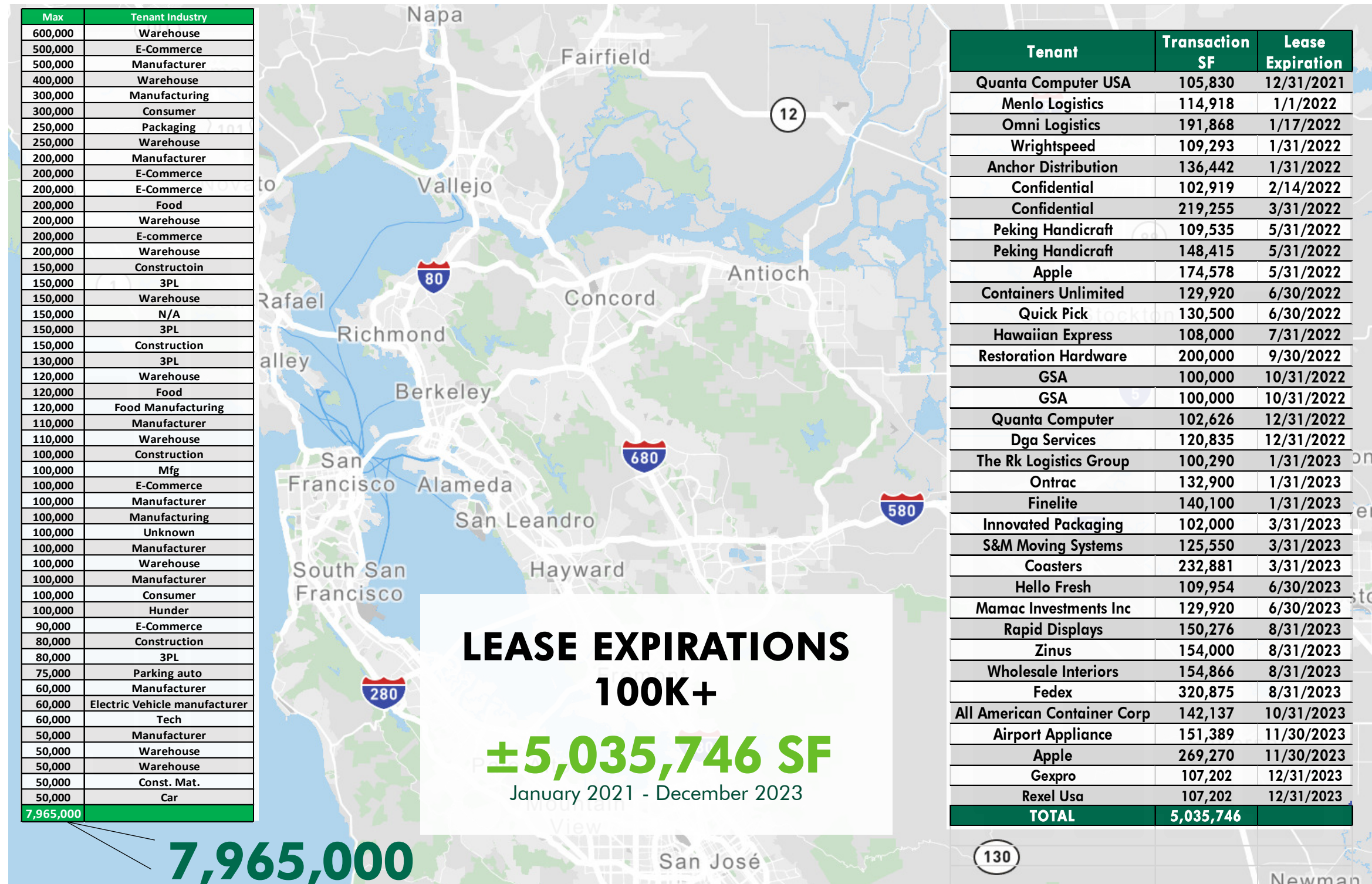
Q3 2021

EAST BAY WAREHOUSE & MANUFACTURING



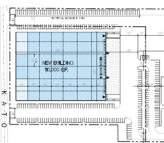
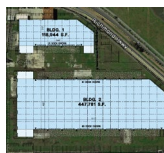
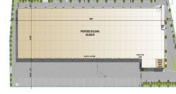
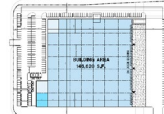
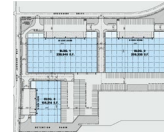
ACTIVE REQUIREMENTS + LEASE EXPIRATIONS THRU DEC 2023

EAST BAY INDUSTRIAL POTENTIAL DEMAND



EAST BAY INDUSTRIAL CONSTRUCTION PIPELINE

2022 EST. COMPLETION

													
NAME	Pinole Point Commerce Center	25800 Clawiter	6345 Coliseum	47540 Kato Rd	24493 Clawiter	Scannell Industrial Center	Bridge Point	Prologis Logistics Park	1919 Williams	Logistics Center at Highway 92	Depot Rd	731 W. Cutting	Centerpoint Gardens
CITY	Richmond	Hayward	Oakland	Fremont	Hayward	Richmond	Oakland	San Leandro	San Leandro	Hayward	Hayward	Richmond	Richmond
SQ. FT.	121,300	613,000	55,575	110,000	157,000	318,000	535,177	250,000	220,495	351,143	37,000	146,620	553,594
OWNER													
BUILDING SIZES	121,300	278,000 213,000 66,000 56,000	55,575	110,000	157,000	200,000 118,000	535,177	250,000	220,495	227,543 123,600	37,000	146,620	238,945 209,335 105,314
STATUS	Available Under Construction	Available Under Construction	Available Planned	Available Planned	Available Planned	Available Planned	Available, Under Contract	Available Planned	Available Planned	Available Planned	Available Planned	Available Planned	Available Planned
PRELEASED SQ.FT. (TENANT)	0	278,000	0	0	0	200,000 (FedEx)	0	0	0	0	0	0	0
COMPLETION DATE	Q1 2022	Q2 2022	Q3 2022	Q3 2022	Q3 2022	Q3 2022	Q4 2022	Q4 2022	Q4 2022	Q4 2022	Q4 2022	Q4 2022	Q4 2022

PRELEASED

478,000

Total Square Feet

% PRELEASED

16%

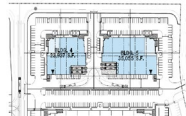
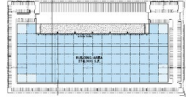
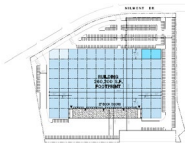
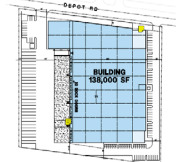
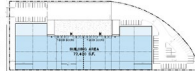
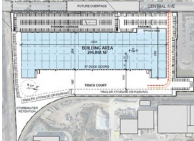
UNDER CONSTRUCTION + PLANNED

3,468,904± → 1.9% of Total Whse/Mfg. Base

Total Square Feet

EAST BAY INDUSTRIAL CONSTRUCTION PIPELINE

2023 EST. COMPLETION

NAME										
	Prologis Hayward 37	Pacific Commons	Scannell Tech Center @880	3636 Enterprise Ave	Kato Rd	1345 Doolittle	Milmont	3890 Depot Rd	1616 Doolittle	6750 Central
CITY	Hayward	Fremont	Fremont	Hayward	Fremont	San Leandro	Fremont	Hayward	San Leandro	Newark
SQ. FT.	93,515	66,938	395,281	219,583	207,416	274,000	260,200	138,000	72,430	296,868
OWNER										
BUILDING SIZES	93,515	38,427 28,511	190,503 157,783 46,995	219,583	207,416	274,000	260,200	138,000	72,430	296,868
STATUS	Available Planned	Available Planned	Available Planned	Available Planned	Available Planned	Available Planned	Available Planned	Available Planned	Available Planned	Available Planned
PRELEASED SQ.FT. (TENANT)	0	0	0	0	0	0	0	0	0	0
COMPLETION DATE	Q1 2023	Q1 2023	Q1 2023	Q2 2023	Q2 2023	Q2 2023	Q4 2023	Q4 2023	Q4 2023	Q4 2023

PRELEASED

0

Total Square Feet

% PRELEASED

0%

UNDER CONSTRUCTION + PLANNED

2,024,716± → 1% of Total Whse/Mfg. Base

Total Square Feet

OAKLAND/I-880

NEW WHS/MFG PROJECTED DELIVERY DATES TIMELINE

