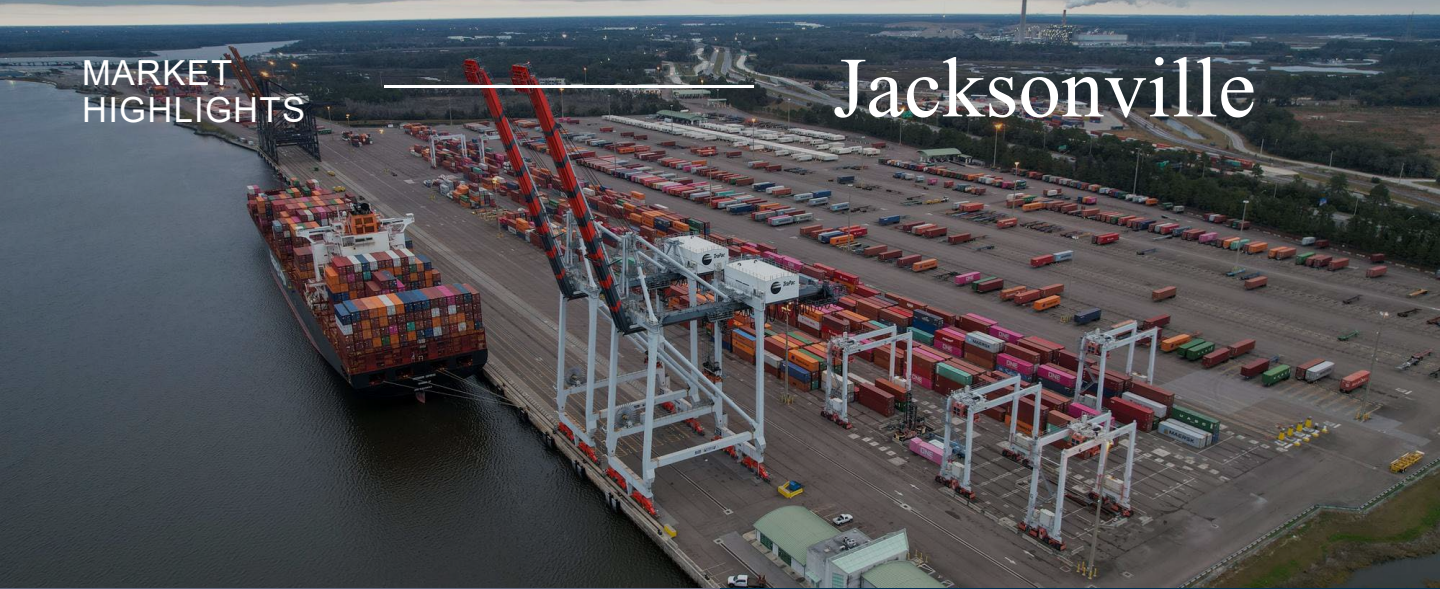


MARKET HIGHLIGHTS

Jacksonville



1

Absorption Closes Out Quarter Positive

The market realized 1.4 MSF of positive absorption in the fourth quarter of 2025, bringing annual net absorption to 1.9 MSF.

2

Rents Increase Quarterly

Overall rental rates increased by 2.7% quarter over quarter to \$8.60/SF.

3

Under-Construction Pipeline Contracts

The construction pipeline delivered 5.0 MSF during the fourth quarter of 2025, ending with 2.2 MSF under construction.

4

Vacancy Rate Ticks Up

Annual deliveries have been outpacing occupancies since 2023, pushing overall vacancy rates to increase by 200 basis points quarter over quarter to 9.6%.

Jacksonville Industrial Market Overview



162,099,643 SF
Total Inventory



9.6%
Total Vacancy Rate



\$8.60
Average Asking Rate

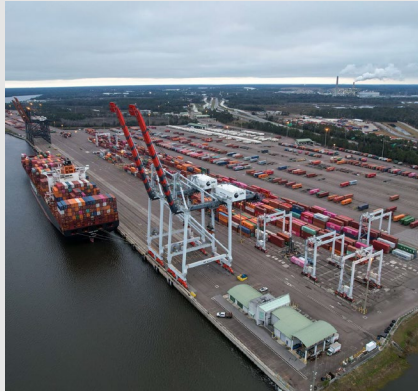


8,010,807 SF
2025 Deliveries



1,907,992 SF
2025 Net Absorption

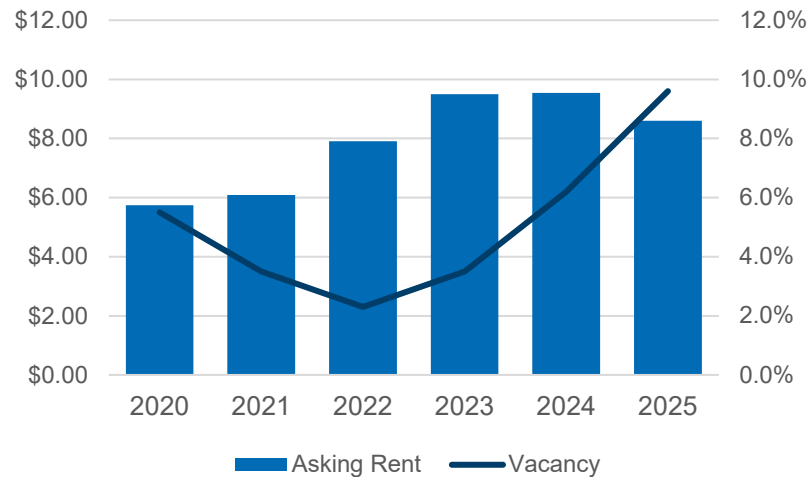
Market Snapshot



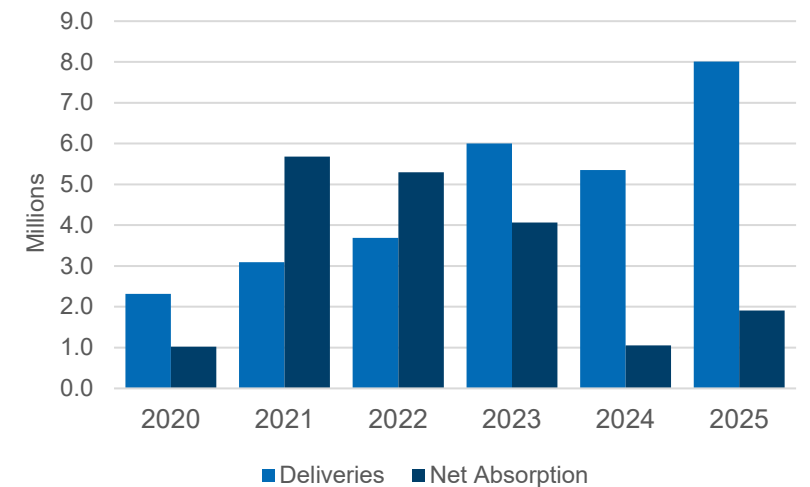
- Jacksonville is one of the southern United States's fastest growing cities
- The Port of Jacksonville is Florida's largest container port by volume

- Port traffic has increased since the recent completion of a dredging project that increased the port's depth to 47 feet, allowing utilization by larger container ships
- Port capacity throughput is expected to double in 2025 because of infrastructure modernization projects
- Increased port traffic and regional population growth have accelerated the market's growth
- Jacksonville is home to three Fortune 500 headquarters: CSX Corporation, Fidelity National Financial and Fidelity National Information Services

Average Asking Rents (\$/SF NNN) & Vacancy



Deliveries & Net Absorption



Notable Lease Transactions

Building Name	Tenant	Type	Size (SF)
Westside Industrial Park – Building 100	Priority Tire	Direct New	205,000
Park 295 Industrial Park – Building C	Stellar Energy	Direct New	120,842

Notable Sale Transaction

Building Name	Buyer	Seller	Price (M)	Size (SF)
DHL Supply Chain	KKR	DHL	\$192.0	620,600