



In our Q2 newsletter I talked about deal activity on the three (3) largest Class “A” warehouse buildings that were currently under construction. These buildings are now largely completed (see the under construction section of this newsletter for details) and the largest of these buildings has been leased.

The 814,000±SF Class “A” warehouse in Fremont, developed by Conor Commercial has been leased. The two (2) other buildings: 500,000±SF in Hayward with Blackcreek which currently has a lease out for signature and 700,000±SF in Richmond with LDK which remains unleased. The Conor Commercial lease is the largest industrial lease in the Bay Area market to be completed in many years, in fact, this new building is one of the largest single story buildings in the entire Bay Area region.

The owner/user sale market, with limited inventory, remains very strong. We see recent sales hitting record PSF prices, most recent being an older 12,500±SF industrial sale at 642 McCormick Street in San Leandro that sold for nearly \$240/SF. Demand remains strong for owner/user industrial buildings along the I-880 Corridor.

We appreciate your business and invite you to contact us with any questions or comments you may have regarding commercial properties in the East Bay/I-880 Corridor. We look forward to working with you!

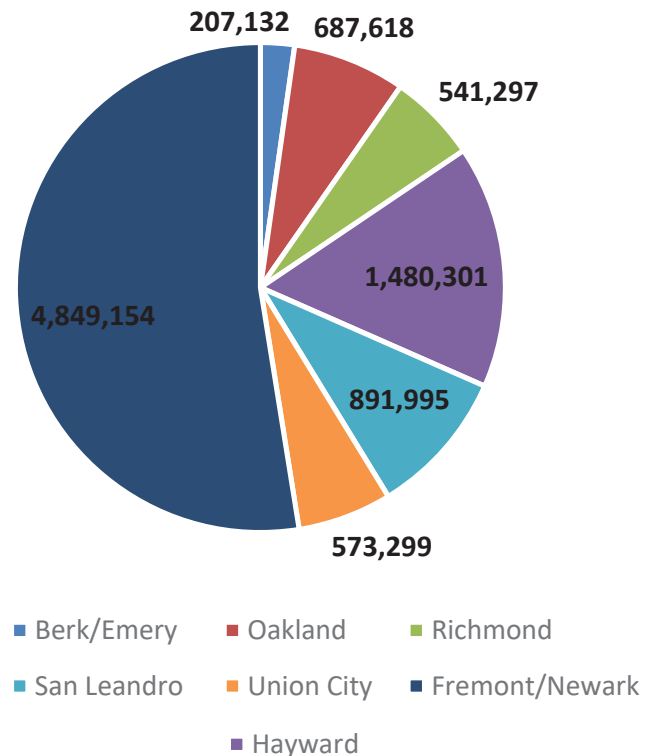
**- Craig Hagglund, SIOR, Managing Principal
 Lee & Associates - Oakland**

LOCAL EXPERTISE INTERNATIONAL REACH WORLD CLASS

MARKET SNAPSHOT

| | |
|--|------------|
| North I-880 Industrial Inventory: | 56,885,593 |
| North I-880 Industrial Availability: | 1,436,047 |
| North I-880 Industrial Availability Rate: | 2.52% |
| I-880 Industrial Inventory: | 79,608,733 |
| I-880 Industrial Availability: | 2,945,595 |
| I-880 Industrial Availability Rate: | 3.70% |
| Fremont/Newark Industrial Inventory: | 55,613,739 |
| Fremont/Newark Industrial Availability: | 4,849,154 |
| Fremont/Newark Industrial Availability Rate: | 8.72% |

TOTAL AVAILABLE SF BY SUBMARKET



Lee & Associates maintains an up-to-date database of all available properties and sold/leased properties.

I-880 Corridor Quarterly Report

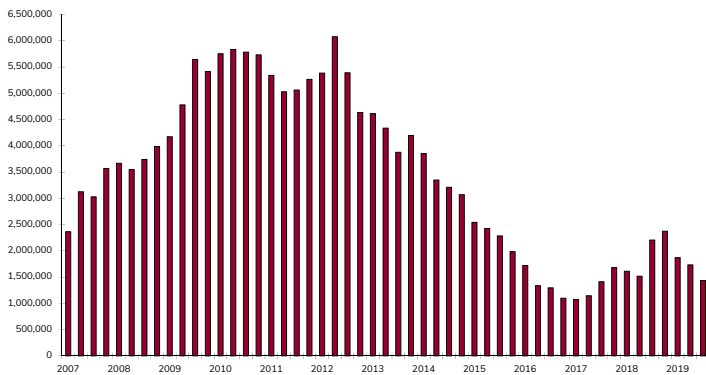
NORTH I-880 MARKET STATISTICS

THIRD QUARTER 2019

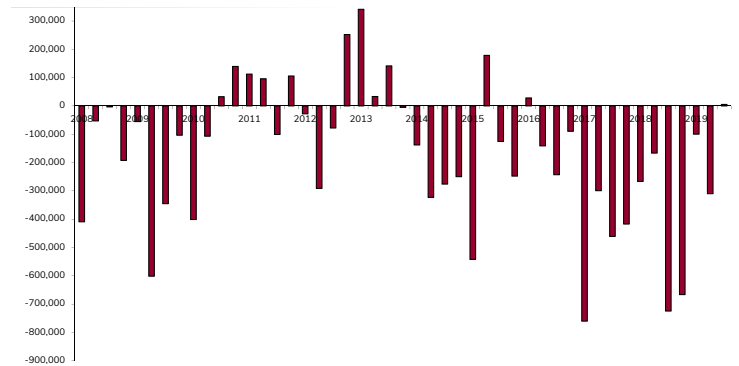


| MARKET | INVENTORY | | AVAILABILITY | | | AVAILABILITY RATE | |
|----------------------------|--------------|-------------------|------------------|----------------|------------------|-------------------|--------------|
| | Buildings | Total SF | Direct SF | Sublease SF | Available SF | Direct | Total |
| BERKELEY/EMERYVILLE | | | | | | | |
| INDUSTRIAL/WAREHOUSE | 419 | 9,014,467 | 132,554 | 9,578 | 142,132 | 1.47% | 1.58% |
| FLEX/R&D | 83 | 3,417,548 | 65,000 | 0 | 65,000 | 1.90% | 1.90% |
| TOTAL | 502 | 12,432,015 | 197,554 | 9,578 | 207,132 | 1.59% | 1.67% |
| OAKLAND | | | | | | | |
| INDUSTRIAL | 1,239 | 22,538,527 | 589,075 | 0 | 589,075 | 2.61% | 2.61% |
| MULTI TENANT/INCUBATOR | 44 | 294,104 | 0 | 0 | 0 | 0.00% | 0.00% |
| FLEX/R&D | 117 | 1,993,729 | 0 | 0 | 0 | 0.00% | 0.00% |
| WAREHOUSE/DIST | 83 | 6,543,963 | 98,543 | 0 | 98,543 | 1.51% | 1.51% |
| TOTAL | 1,483 | 31,370,323 | 687,618 | 0 | 687,618 | 2.19% | 2.19% |
| RICHMOND | | | | | | | |
| INDUSTRIAL | 287 | 7,010,171 | 86,039 | 153,267 | 239,306 | 1.23% | 3.41% |
| MULTI TENANT/INCUBATOR | 22 | 861,516 | 2,700 | 2,500 | 5,200 | 0.31% | 0.60% |
| FLEX/R&D | 22 | 814,199 | 30,410 | 0 | 30,410 | 3.73% | 3.73% |
| WAREHOUSE/DIST | 38 | 4,397,369 | 266,381 | 0 | 266,381 | 6.06% | 6.06% |
| TOTAL | 369 | 13,083,255 | 385,530 | 155,767 | 541,297 | 2.95% | 4.14% |
| MARKET TOTAL | 2,354 | 56,885,593 | 1,270,702 | 165,345 | 1,436,047 | 2.23% | 2.52% |

AVAILABLE/ABSORPTION HISTORY



NORTH I-880 AVAILABLE

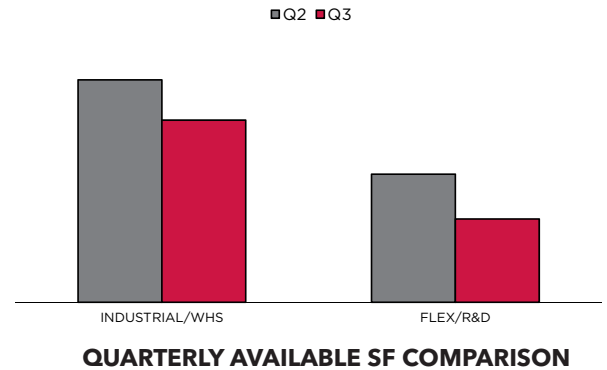


NORTH I-880 ABSORPTION

BERKELEY/EMERYVILLE INDUSTRIAL

Notable Lease from the 3rd Quarter:

- 25,138±SF to Mycoworks | 1300 64th Street
- 10,045±SF to United Healthcare | 1250 45th Street



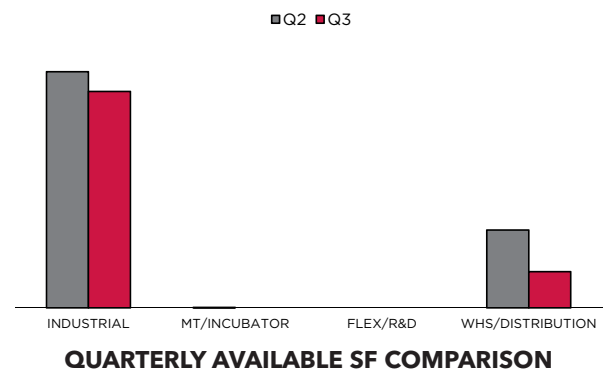
OAKLAND INDUSTRIAL

Notable Sales from the 3rd Quarter:

- 12.33± Acres to Myron Zimmerman | 8400 Edgewater Drive (Walmart Site)
- 93,000±SF to Terreno Realty | 1700 20th Street
- 0.85± Acres to Lani Dy | 1015-19 High Street
- 18,480±SF to KBD Holdings | 2353 E. 12th Street

Notable Leases from the 3rd Quarter:

- 2.79± Acres to Cronimet, Inc. | 8907 Railroad Avenue
- 87,600±SF to R&A Trucking | 2000 Maritime Street
- 73,804±SF to Mighty Buildings, Inc. | 610 85th Avenue



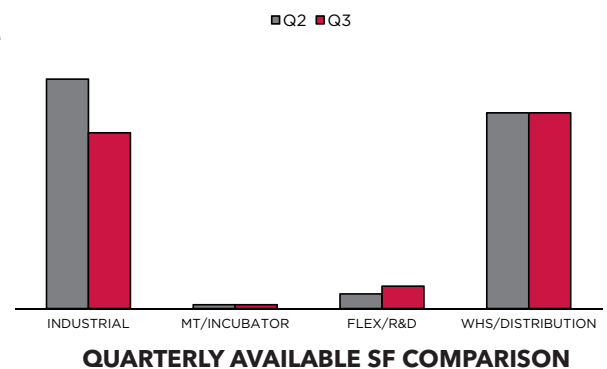
RICHMOND INDUSTRIAL

Notable Sale from the 3rd Quarter:

- 14,045±SF to JR Business Investments LLC | 810 Market Avenue
- 7,000±SF to Gilmore Family Trust | 2000 Wright Avenue

Notable Leases from the 3rd Quarter:

- 28,000±SF to Foster Reeve & Associates | 900 Brookside Drive
- 26,892±SF to Urban Remedy | 1900 7th Street
- 13,916±SF to Tradeway Flooring | 1275 Hall Avenue



I-880 Corridor Quarterly Report

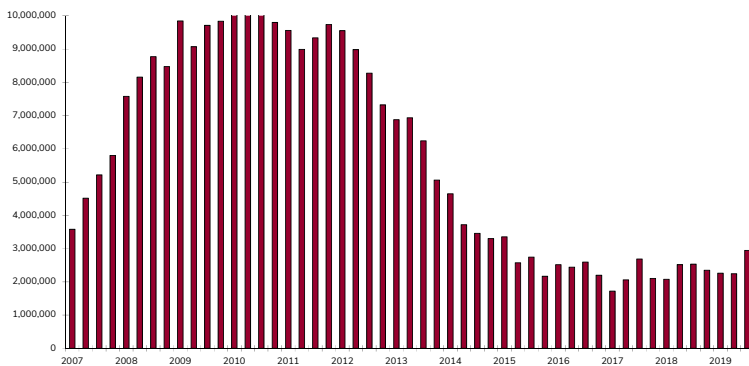
I-880 MARKET STATISTICS

THIRD QUARTER 2019

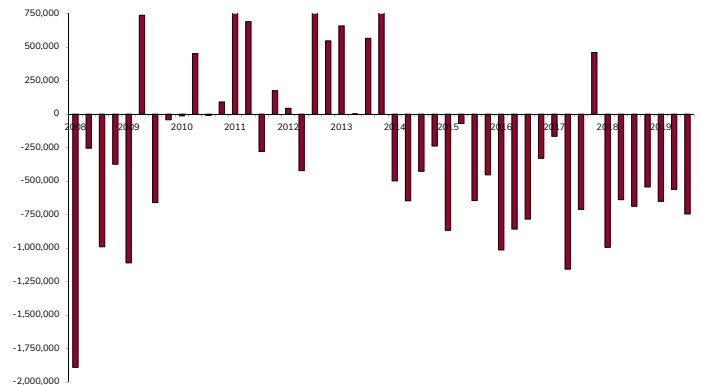


| MARKET | INVENTORY | | AVAILABILITY | | | AVAILABILITY RATE | |
|------------------------|--------------|-------------------|------------------|----------------|------------------|-------------------|--------------|
| | Buildings | Total SF | Direct SF | Sublease SF | Available SF | Direct | Total |
| HAYWARD | | | | | | | |
| INDUSTRIAL | 860 | 16,254,391 | 207,418 | 210,670 | 418,088 | 1.28% | 2.57% |
| MULTI TENANT/INCUBATOR | 162 | 2,150,767 | 27,838 | 4,410 | 32,248 | 1.29% | 1.50% |
| FLEX/R&D | 72 | 3,263,691 | 198,645 | 49,955 | 248,600 | 6.09% | 7.62% |
| WAREHOUSE/DIST | 230 | 21,862,212 | 606,402 | 174,963 | 781,365 | 2.77% | 3.57% |
| TOTAL | 1,324 | 43,531,061 | 1,040,303 | 439,998 | 1,480,301 | 2.39% | 3.40% |
| SAN LEANDRO | | | | | | | |
| INDUSTRIAL | 413 | 12,765,784 | 579,620 | 76,613 | 656,233 | 4.54% | 5.14% |
| MULTI TENANT/INCUBATOR | 27 | 570,662 | 15,457 | 0 | 15,457 | 2.71% | 2.71% |
| FLEX/R&D | 34 | 1,377,984 | 22,303 | 0 | 22,303 | 1.62% | 1.62% |
| WAREHOUSE/DIST | 93 | 7,351,703 | 198,002 | 0 | 198,002 | 2.69% | 2.69% |
| TOTAL | 567 | 22,066,133 | 815,382 | 76,613 | 891,995 | 3.70% | 4.04% |
| UNION CITY | | | | | | | |
| INDUSTRIAL | 108 | 3,342,254 | 144,893 | 0 | 144,893 | 4.34% | 4.34% |
| MULTI TENANT/INCUBATOR | 21 | 377,117 | 19,735 | 0 | 19,735 | 5.23% | 5.23% |
| FLEX/R&D | 15 | 438,401 | 9,211 | 0 | 9,211 | 2.10% | 2.10% |
| WAREHOUSE/DIST | 104 | 9,853,767 | 267,149 | 132,311 | 399,460 | 2.71% | 4.05% |
| TOTAL | 248 | 14,011,539 | 440,988 | 132,311 | 573,299 | 3.15% | 4.09% |
| MARKET TOTAL | 2,139 | 79,608,733 | 2,296,673 | 648,922 | 2,945,595 | 2.88% | 3.70% |

AVAILABLE/ABSORPTION HISTORY



I-880 AVAILABLE



I-880 ABSORPTION

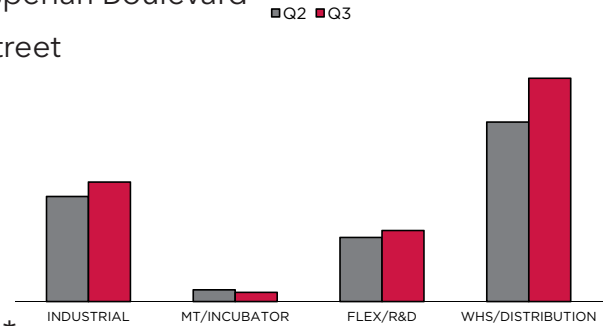
HAYWARD INDUSTRIAL

Notable Sales from the 3rd Quarter:

- 2.97±Acres to Edenshores Marketplace, LLC | 28517 Hesperian Boulevard
- 1.68±Acres to Technicon Construction | 29265 Pacific Street

Notable Leases from the 3rd Quarter:

- 369,824±SF to Manheim | 25800 Clawiter Road (Land)
- 64,800±SF to Kuehne & Nagel | 30803-30805 Santana Street*
- 42,720±SF to Atosa Catering | 2399 W. Winton Avenue
- 40,000±SF to La Terra Fina USA | 31177 Wiegman Road*
- 20,191±SF to Forensic Analytical Labs | 3777 Depot Road*
- 19,500±SF to Ricoh Lanier | 2369 Lincoln Avenue*



■ Q2 ■ Q3
QUARTERLY AVAILABLE SF COMPARISON

*Renewal

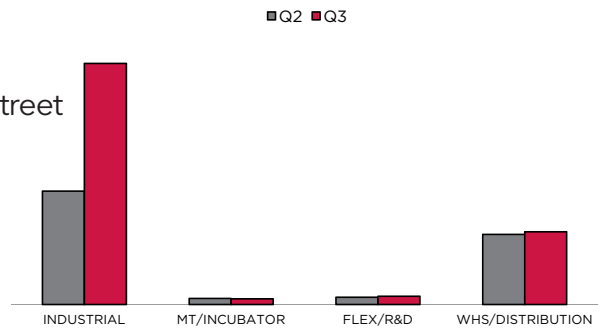
SAN LEANDRO INDUSTRIAL

Notable Sales from the 3rd Quarter:

- 88,378±SF to CenterPoint Properties | 425 Hester Street
- 13,200±SF to Artistic Stone Kitchen & Bath | 1800 Williams Street

Notable Leases from the 3rd Quarter:

- 53,497±SF to Amazon | 1700-1788 Fairway Drive
- 25,920±SF to Meredith Baer Home | 1963 Davis Street
- 25,568±SF to Puretergent, Inc. | 1979-1981 Davis Street
- 17,050±SF to BEI Construction | 14072 Catalina Street



■ Q2 ■ Q3
QUARTERLY AVAILABLE SF COMPARISON

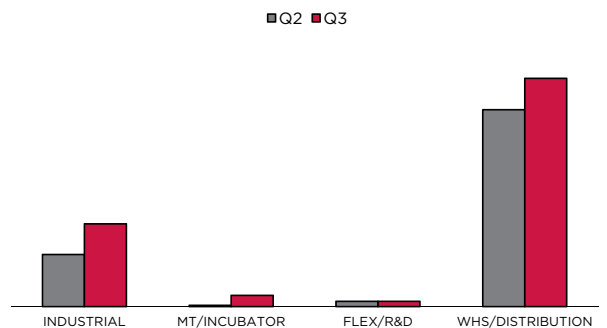
UNION CITY INDUSTRIAL

Notable Sale from the 3rd Quarter:

- 1.3±Acres to Masih Jalala | Pacific Avenue

Notable Leases from the 3rd Quarter:

- 73,440±SF to XPO Logistics | 1600 Atlantic Street*
- 30,200±SF to BHJ Products | 1651 Atlantic Street*
- 19,349±SF to Hillyard, Inc. | 1673 Atlantic Street*
- 12,664±SF to Z-Badmitton | 33540 Central Avenue*

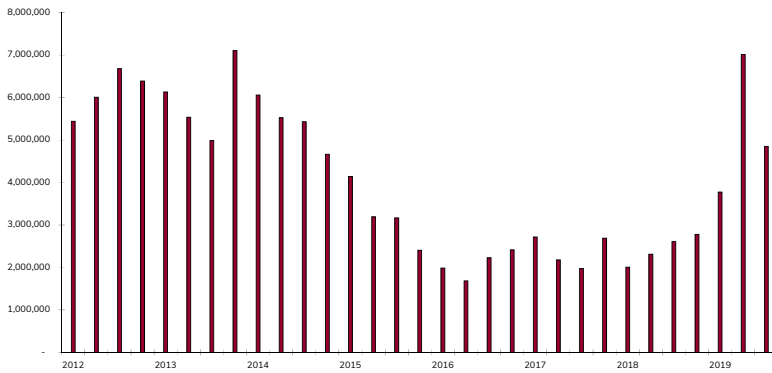


■ Q2 ■ Q3
QUARTERLY AVAILABLE SF COMPARISON

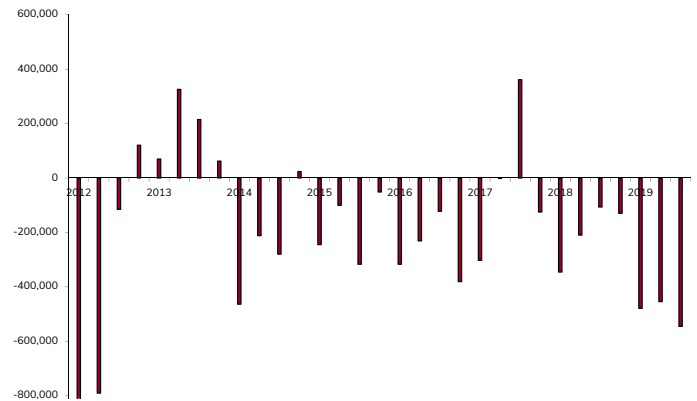
*Renewal

| MARKET | INVENTORY Total SF | AVAILABILITY | | | AVAILABILITY RATE | |
|----------------------|-----------------------|------------------|----------------|------------------|-------------------|--------------|
| | | Direct SF | Sublease SF | Available SF | Direct | Total |
| FREMONT/NEWARK | | | | | | |
| INDUSTRIAL/WAREHOUSE | 31,938,739 | 2,902,335 | 184,200 | 3,086,535 | 9.09% | 9.66% |
| FLEX/R&D | 23,675,000 | 1,546,066 | 216,553 | 1,762,619 | 6.53% | 7.45% |
| MARKET TOTAL | 55,613,739 | 4,448,401 | 400,753 | 4,849,154 | 8.00% | 8.72% |

AVAILABLE/ABSORPTION HISTORY



FREMONT/NEWARK AVAILABLE



FREMONT/NEWARK ABSORPTION

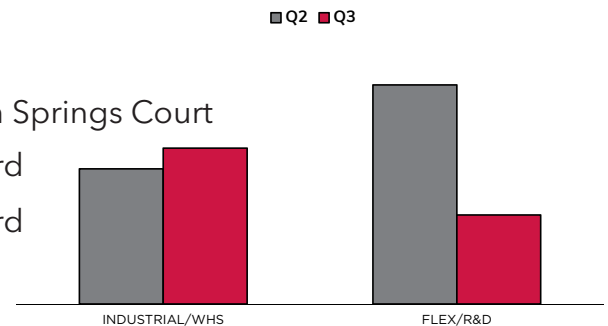
FREMONT/NEWARK INDUSTRIAL

Notable Sales from the 3rd Quarter:

- 17.07± Acres to Prologis | 6756-92 Central Avenue
- 39,168±SF to Rajneesh Salwan | 2219 & 2211-2215 Warm Springs Court
- 20,050±SF to Peralta Fremont LLC | 4546 Peralta Boulevard
- 13,416±SF to Peralta Fremont LLC | 4588 Peralta Boulevard

Notable Leases from the 3rd Quarter:

- 814,852±SF | 5588 Cushing Parkway
- 178,911±SF to Quanta | 45101-45169 Industrial Drive



QUARTERLY AVAILABLE SF COMPARISON

I-880 Corridor Quarterly Report
UNDER CONSTRUCTION

THIRD QUARTER 2019

555,000±SF, SAN LEANDRO
DEVELOPER: TRAMMEL CROW



Under Construction
Class "A" Warehouse
22% Leased

814,852±SF, FREMONT
DEVELOPER: CONOR



ESFR K-22 Heads
Class "A" Warehouse
Estimated Completion: Q4 2019

231,660±SF, OAKLAND
DEVELOPER: PROLOGIS



Phase II - Class "A"
Warehouse Development
50% Leased

182,408±SF, RICHMOND
DEVELOPER: BLACK CREEK GROUP



Class "A" Industrial Development
New Construction
Estimated Completion: Q4 2019

2,530,000±SF, FREMONT
DEVELOPER: OVERTON & MOORE



11 Buildings on 143± Acres
Class "A" Advanced Manufacturing
Under Construction
Estimated Completion: Q4 2019

154,619±SF, SAN LEANDRO
DEVELOPER: BLACK CREEK GROUP



Class "A" Development
Estimated Completion: Q1 2020

506,925±SF, HAYWARD
DEVELOPER: BLACK CREEK GROUP



ESFR Sprinklers
Class "A" Warehouse
Estimated Completion: Q4 2019

409,782±SF, NEWARK
DEVELOPER: PANATTONI



Class "A" Advanced Manufacturing Space
3 Buildings, 84% Pre-Leased
Estimated Completion: Q4 2019

604,796±SF, NEWARK
DEVELOPER: OVERTON MOORE



Class "A" Advanced Manufacturing Space
4 Buildings, 35% Pre-Leased
Estimated Completion: Q4 2019

I-880 Corridor Quarterly Report
TRANSACTIONS

THIRD QUARTER 2019

WAREHOUSE - 814,852± SF LEASED
5588 CUSHING PARKWAY, FREMONT



WAREHOUSE - 178,911± SF LEASED
45101-69 INDUSTRIAL DRIVE, FREMONT
QUANTA (RENEWAL)



WAREHOUSE - 73,804± SF LEASED
610 85TH AVENUE, OAKLAND
MIGHTY BUILDINGS, INC.



WAREHOUSE - 73,440± SF LEASED
1600 ATLANTIC STREET, UNION CITY
XPO LOGISTICS (RENEWAL)



WAREHOUSE - 64,800± SF LEASED
30803-05 SANTANA STREET, HAYWARD
KUEHNE & NAGEL (RENEWAL)



INDUSTRIAL - 53,497± SF LEASED
1700-88 FAIRWAY DRIVE, SAN LEANDRO
AMAZON



WAREHOUSE - 93,000± SF SOLD
1700 20TH STREET, OAKLAND
TERRENO REALTY



WAREHOUSE - 88,378± SF SOLD
425 HESTER STREET, SAN LEANDRO
BERBER FOOD MANUFACTURING



WAREHOUSE - 52,600± SF SOLD
1968-70 ALPINE WAY, HAYWARD
AHG GROUP, LLC



WAREHOUSE - 45,654± SF SOLD
27629-59 INDUSTRIAL BOULEVARD, HAYWARD
RCG GROUP



FLEX - 39,168± SF SOLD
2211-19 WARM SPRINGS COURT, FREMONT
RAJNEESH SALWAN



FLEX - 20,050± SF SOLD
4546 PERALTA BOULEVARD, FREMONT
SHIRLHAR VENTURES LIMITED



I-880 Corridor Quarterly Report
EXCLUSIVE LEE LISTINGS

THIRD QUARTER 2019

FOR LEASE
AVAILABLE: 107,000± SF
45401 RESEARCH AVENUE, FREMONT



FOR LEASE
AVAILABLE: 5.90± ACRES
5756-92 CENTRAL AVENUE, NEWARK



FOR LEASE/SALE
AVAILABLE: 55,632± SF
2801-2809 FABER STREET, UNION CITY



FOR LEASE/SALE
AVAILABLE: 45,200± SF
14700 DOOLITTLE DRIVE, SAN LEANDRO



FOR SALE
AVAILABLE: 51,494± SF
22380 FOOTHILL BOULEVARD, HAYWARD



FOR LEASE
AVAILABLE: 40,322± SF
49026 MILMONT DRIVE, FREMONT



FOR SUBLEASE
AVAILABLE: 19,600± SF
4811-17 HANNOVER PLACE, FREMONT



FOR SUBLEASE
AVAILABLE: 17,676± SF
1617 INDUSTRIAL PARKWAY, HAYWARD



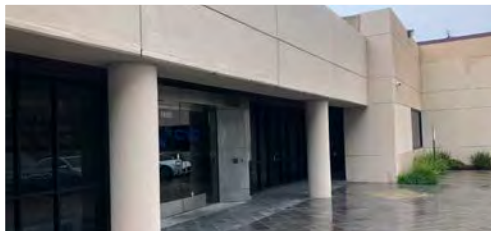
FOR LEASE
AVAILABLE: 16,860± SF
45897 HOTCHKISS STREET, FREMONT



FOR LEASE
AVAILABLE: 16,800± SF
295 139TH AVENUE, SAN LEANDRO



FOR LEASE
AVAILABLE: 16,725± SF
1469 SALMON WAY, HAYWARD

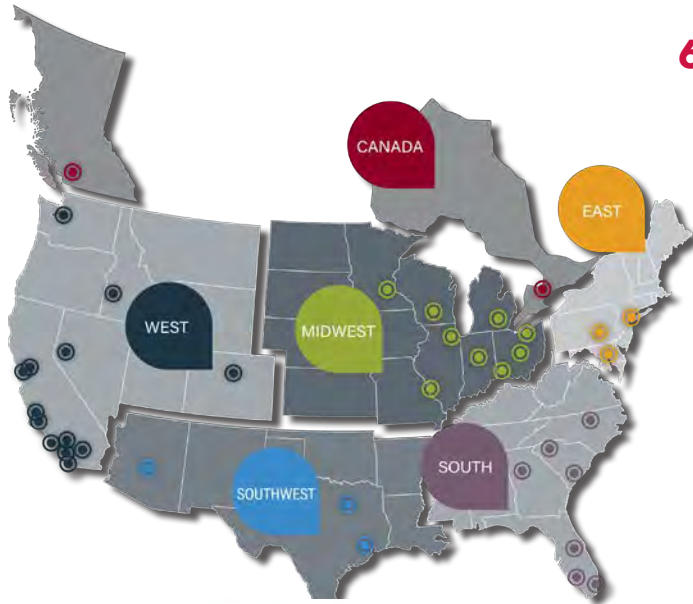


FOR LEASE
AVAILABLE: 48,902± SF
2955 MERCED STREET, SAN LEANDRO



I-880 Corridor Quarterly Report
YOUR OAKLAND TEAM

THIRD QUARTER 2019



60+ OFFICES NATIONWIDE AND GROWING

- | | | |
|------------------|--------------|----------------|
| ARIZONA | MARYLAND | SOUTH CAROLINA |
| BRITISH COLUMBIA | MICHIGAN | TEXAS |
| CALIFORNIA | MINNESOTA | WASHINGTON |
| COLORADO | MISSOURI | WISCONSIN |
| FLORIDA | NEVADA | |
| GEORGIA | NEW JERSEY | |
| IDAHO | NEW YORK | |
| ILLINOIS | OHIO | |
| INDIANA | PENNSYLVANIA | |

GERALDEVE  AFFILIATE INTERNATIONAL RELATIONSHIP

- | | |
|------------------|--------------------|
| • AUSTRIA | • NETHERLANDS |
| • BELGIUM | • NORTHERN IRELAND |
| • CZECH REPUBLIC | • NORWAY |
| • DENMARK | • POLAND |
| • FRANCE | • PORTUGAL |
| • GERMANY | • SLOVAKIA |
| • INDIA | • SPAIN |
| • IRELAND | • TURKEY |
| • LUXEMBOURG | |

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