



# The SRE Newsletter

*Greater Puget Sound Area*

***March 2018***



# First Two-Story Warehouse in the U.S. under construction in Seattle



Photos by SRE

*An aerial view of the construction site off of 1st Ave in Seattle, WA.*

## New ProLogis Warehouse Building under construction in Georgetown

ProLogis is currently building the first multi-story warehouse in the United States. Located in the heart of Georgetown, this new construction site is a prominent feature along the SR-99 route.

This multi-story construction design shows a significant change in the Seattle market, signaling that industrial spaces are going to need to look at new ways of building and occupying land in Seattle as the city continues to expand and grow.



*Views showing the multi-story ramps leading up to the warehouse building under construction.*



## Market Information In Brief

- ⇒ Rental rates are continuing to rise at a faster pace: rental rates for global logistics real estate rose **6.6%** - an acceleration from **4%** growth in 2016.
- ⇒ The top rental growth markets were: **New Jersey-NYC, Seattle, & Mexico City.**
- ⇒ U.S. is leading market rent growth: Rents rose **9%** in the U.S. in 2017 and it remains the fastest-growing region.
- ⇒ Historic low vacancy rates: Healthy demand and disciplined supply due to lack of land and labor is leading to competition among customers.
- ⇒ U.S. industrial vacancy rates for warehouses and distribution centers fell to a new all time low at **5.0%** in the fourth quarter.
- ⇒ **Seattle/Puget Sound Industrial vacancy rate is 2.9%.**

## Tesla Semi Trailers New to Industry



Check it out here: [https://www.youtube.com/watch?v=nONx\\_dgr55I](https://www.youtube.com/watch?v=nONx_dgr55I)

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*The Seattle/Puget Sound Industrial vacancy rate is **2.9%**.*

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## Facebook Leases Nearly 700,000 SF in Eastside Area

Facebook is setting up a more established presence in Western Washington! The company leased nearly 700,000 square feet without much announcement on the eastside. Typically the home of giant companies like Microsoft and Google, the eastside market is now drawing in even more tech centered industry with the recent addition of Facebook.



For more information, visit this article here: <https://news.theregistryps.com/facebook-quietly-leases-nearly-700000-sqft-eastside/>





## Goldman Sachs to Build Multi-Story Distribution Center in Brooklyn

The company is looking to invest in industrial properties and is investing in 2.6 million square feet of industrial space this year.

For more information, please visit this article: <http://www.dcvelocity.com/articles/20180131-goldman-sachs-unit-sees-gold-in-roaring-us-industrial-property-space/>



Goldman  
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