

Industrial Real Estate Market Update
Los Angeles County
1st Quarter 2009
Friday, March 27, 2009

The current industrial real estate market in the Los Angeles County is currently on a downward trend. Though prices are still some what high, we have see lease rates and sale prices drop steadily since about 2nd quarter 2008.

We are seeing more rent concessions from landlords and sellers lowering prices with more patience to negotiate terms and conditions. With the current banking crisis and their lack of funds to loan along with stricter lending guidelines, the industrial real estate sales market has slowed down considerably as compared to 2007 and the earlier half of 2008.

Many buyers of industrial real estate, especially investors are basically standing on the side lines to see what the economy will do in the later half of 2009. Some industrial real estate tenants that are experiencing slower than usual sales are subleasing all or part of their warehouse space and/or moving to smaller space. Many business are also experiencing difficulties in making their rent payments and some tenants end up giving back the space back to the landlords.

We feel that the industrial real estate market will continue to fall this year and into 2010.

Article Contributed by: David Lin, Managing Director

For more information, please contact:

LIN & ASSOCIATES
Commercial & Industrial Real Estate Services
310.933.5530

Commercial & Industrial Real Estate News you can trust.

To subscribe to Lin & Associates Industrial Real Estate News, please visit: www.linarca.com

For more information on our commercial real estate services, contact:

Lin & Associates
879 W. 190th Street
Suite 400
Gardena, CA 90248
T:310.933.5530
F:310.933.0268
info@linarca.com
www.linarca.com

INDUSTRIAL
COMMERCIAL
LEASING
SALES
INVESTMENTS

