



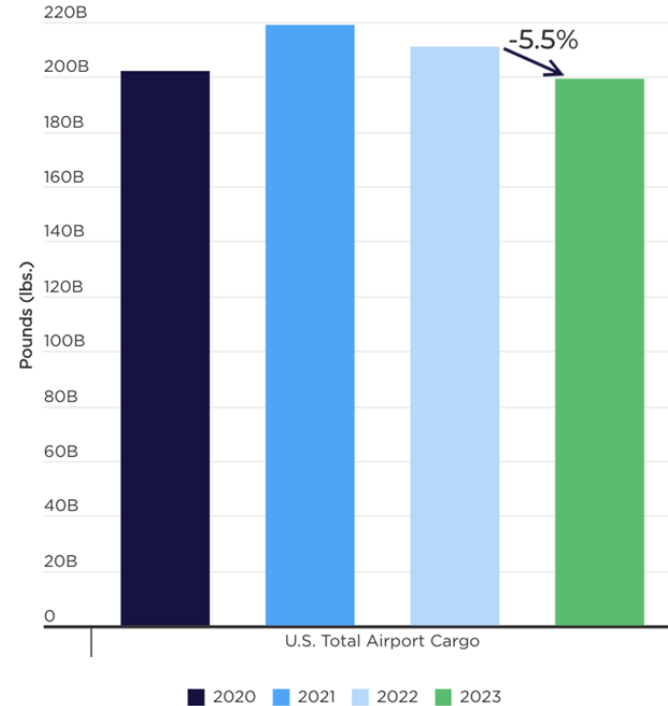
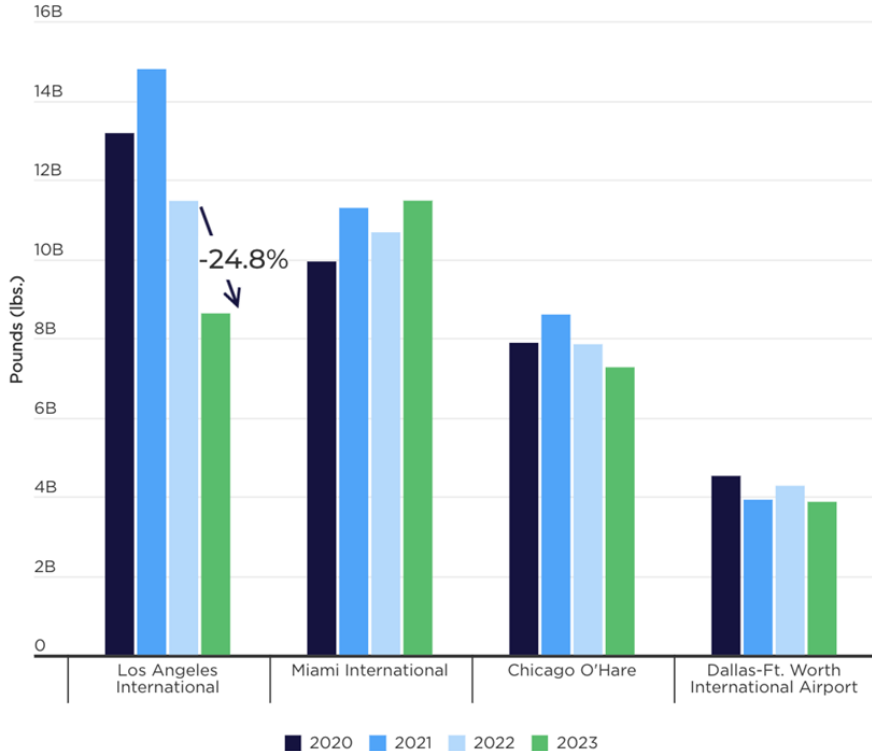
Wheels Up: Spotlighting Industrial Markets Around Major U.S. Airports for Air Cargo

DFW * LAX * ORD * MIA

Unpacking air cargo-driven demand, rent premiums, key tenants, and the outlook for airport-adjacent industrial space

After a Two-Year Decline, U.S. Air Cargo Expected to Rebound in 2024 Ahead of Official Data Release; 2025 Outlook Remains Cautiously Positive

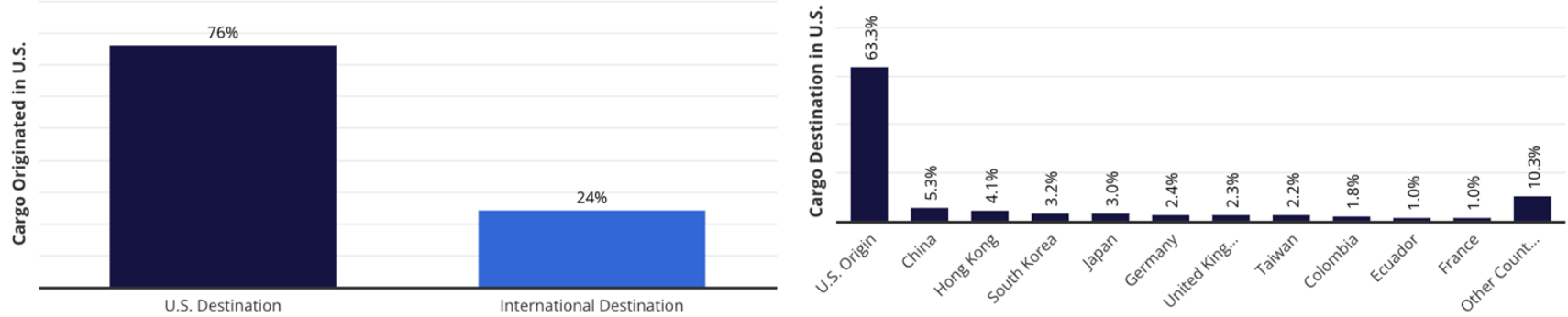
Landed Weight by Pounds, Major U.S. Airports and U.S. Overall, 2020-2023



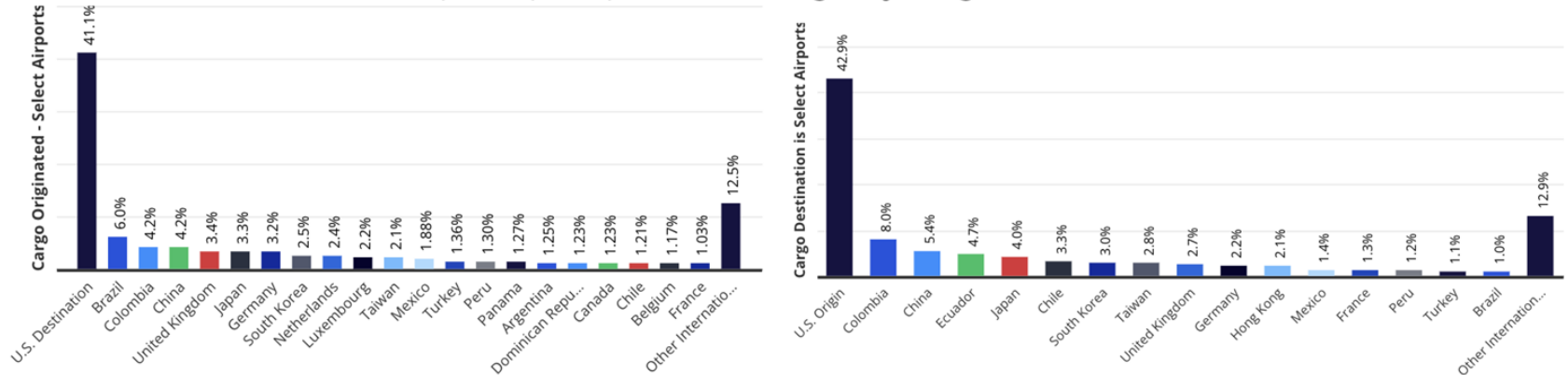
Source: Federal Aviation Administration, Final Calendar Year 2023 All-Cargo Landed Weight. The 2023 ranking of the airports shown above in terms of total landed weight by pounds. Nationally, their rankings are as follows in 2023: Miami International (4), Los Angeles International (6), Chicago O'Hare (7), and Dallas-Ft. Worth International (11).

At Key U.S. Airports Like DFW, MIA, LAX, And ORD, Nearly 60% Of Outbound And 57% Of Inbound Cargo Is Tied To International Destinations Or Origins—Well Above The National Average

Share of U.S. Air Cargo by Origination vs. Destination



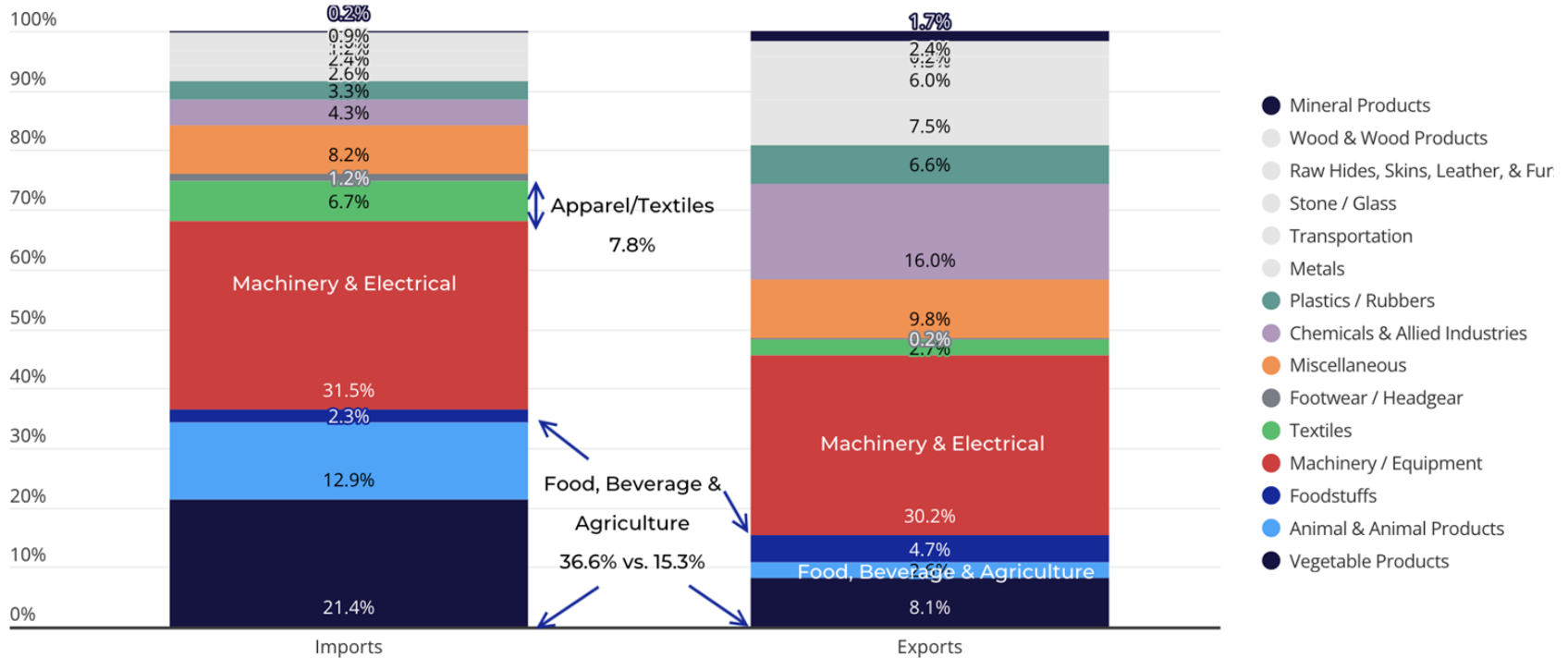
Share of DFW/ORD/MIA/LAX Air Cargo by Origination vs. Destination



Source: Bureau of Transportation Statistics, T-100 data

International Air Cargo through Key Airports is Dominated by Food, Beverage and Agriculture and Machinery & Electronics

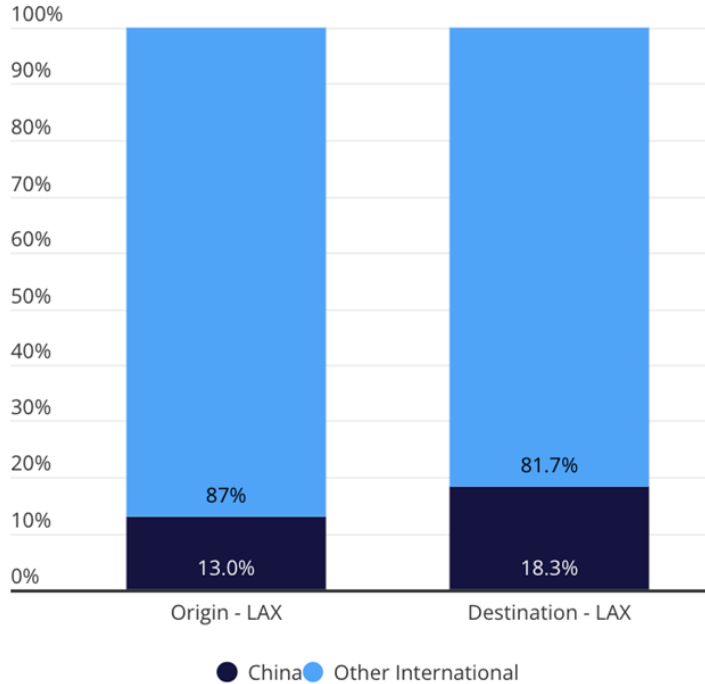
Share of Total Weight of Items Imported vs. Exported Through Select Airports, 2024



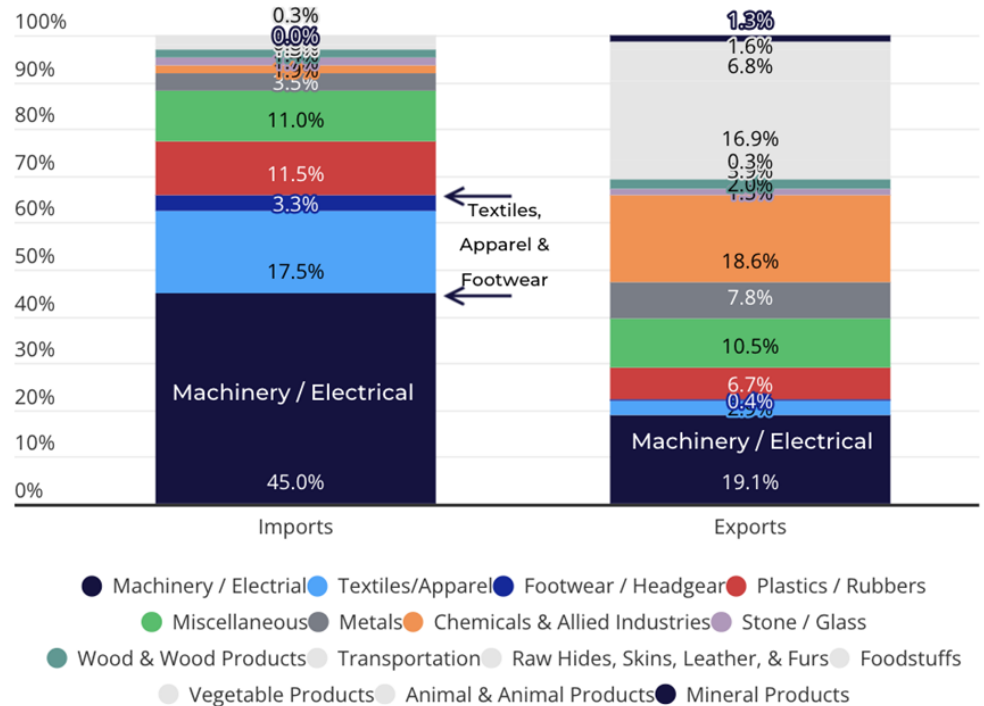
Source: U.S. Census Bureau, USA Trade data. Total weight of items imported through the major airports of Los Angeles International Airport, and Miami International Airport and the overall ports of Chicago and Dallas Fort Worth in 2024. Items are categorized by their HS code.

More Than 18% Of LAX's Air Cargo Comes From China—With Nearly 70% Of Those Imports In Metals, Textiles, Apparel, And Footwear

Share of LAX International Cargo, Origin vs. Destination, 2024



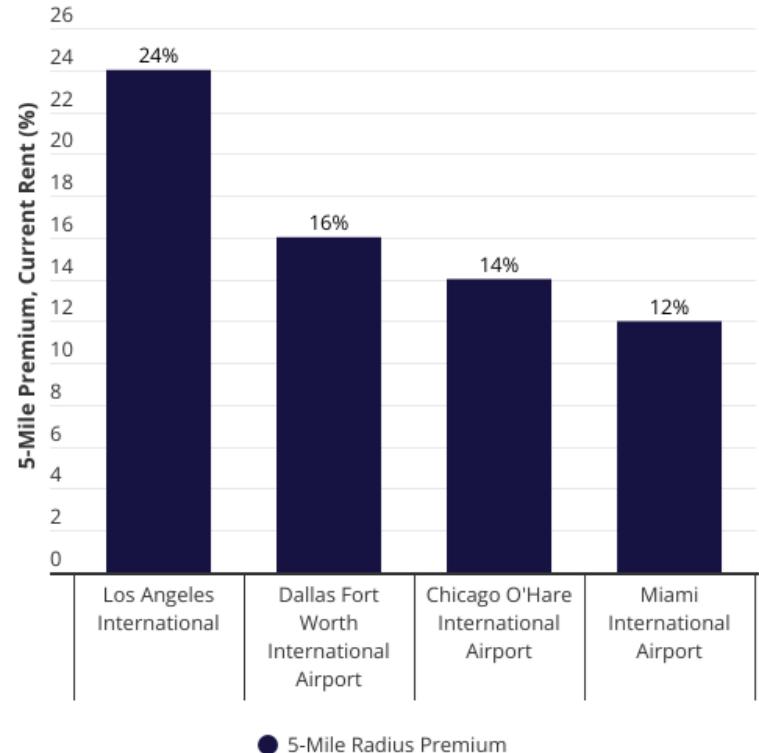
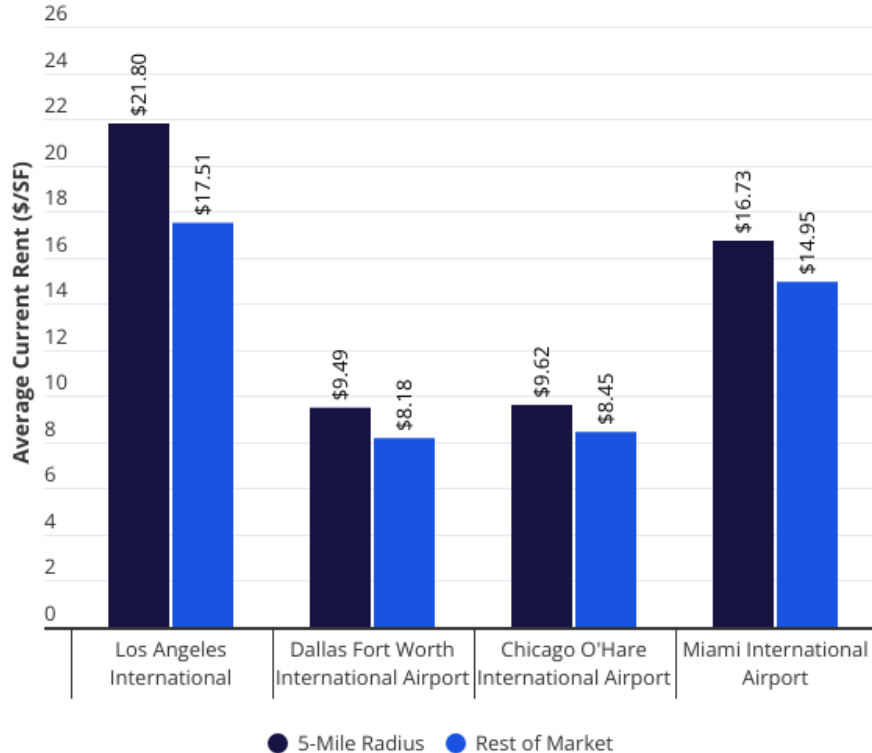
Share of Total Weight of Items Imported From vs. Exported to China via LAX, 2024



Source: U.S. Census Bureau, USA Trade data. Total weight of items imported through Los Angeles International Airport from China and total weight of items exported through Los Angeles International to China. Items are categorized by their HS code. Bureau of Transportation Statistics, Share of International Cargo for LAX by Origin vs. Destination

Rent Premium for Proximity to Airport is Strongest within 5-Mile Radius, Ranging from 24% to 12% Around Key U.S. Air Cargo Hubs

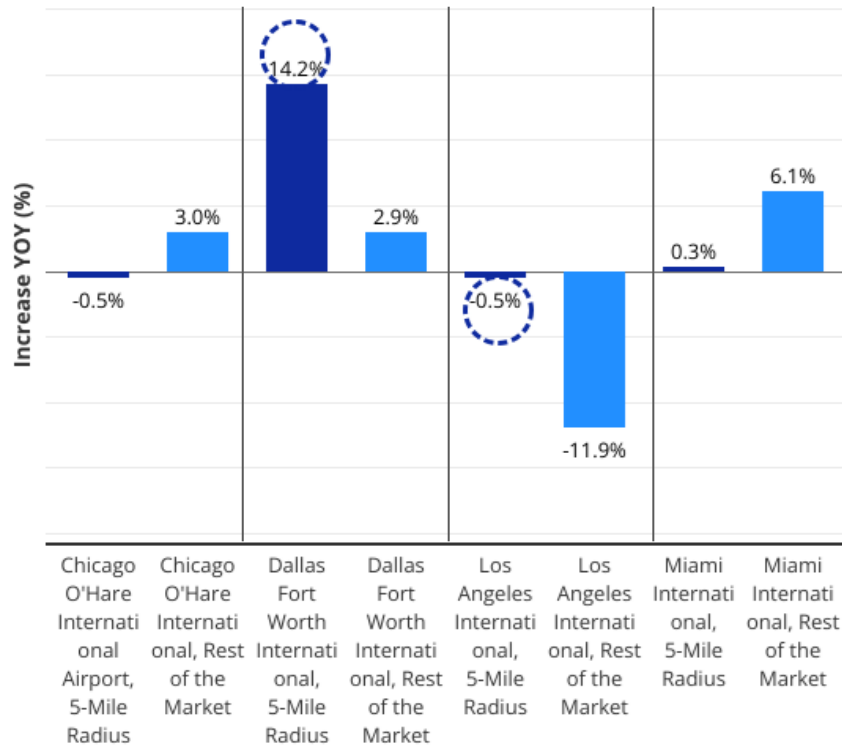
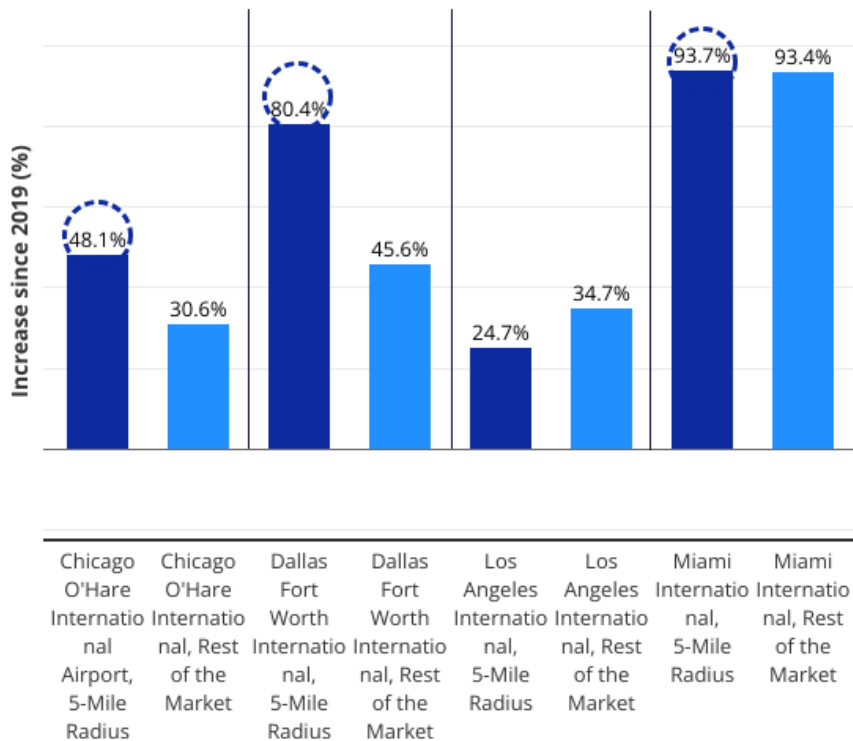
Average Current Rent, 5 Mile Radius of Airport vs. Rest of Market



Source: CompStak, current rent reflects rent being paid today by active, unexpired tenants. The Los Angeles International airport's rest of market includes the rest of Los Angeles County, Ventura County and Orange County.

Since 2019, Starting Rents Near 3 of 4 Key U.S. Air Cargo Hubs Outpaced the Rest of Their Market

Average Starting Rent Trends, Airport 5-Mile Radius vs. Rest of Market



Source: CompStak, starting rents are adjusted to net lease type. The Los Angeles International airport's rest of market includes the rest of Los Angeles County, Ventura County and Orange County.

Overall, Airport-Adjacent Submarkets Saw 30%–107% Rent Growth Within Five Miles — Las Colinas Submarket Near Dallas Fort Worth International (DFW) Led Since 2019

Top Tenants Near Airports: Within 5-Mile Radius

LAX - South Bay Submarket

	Current Rent	2024 Average Starting Rent	2019 Average Starting Rent	2019 to 2024 % Growth
5-Mile Radius	\$23.55	\$22.83	\$17.55	30%
The Rest of the Submarket	\$17.60	\$17.27	\$11.61	49%
5-Mile Premium*	34%	32%	51%	

DFW - Las Colinas Submarket

	Current Rent	2024 Average Starting Rent	2019 Average Starting Rent	2019 to 2024 Growth
5-Mile Radius	\$9.15	\$12.55	\$6.07	107%
The Rest of the Submarket	\$8.38	\$11.14	\$6.80	64%
5-Mile Premium*	9%	13%	-11%	

MIA - Miami Airport Submarket

	Current Rent	2024 Average Starting Rent	2019 Average Starting Rent	2019 to 2024 % Growth
5-Mile Radius	\$17.17	\$19.39	\$9.96	95%
The Rest of the Submarket	\$13.66	\$16.78	\$7.61	120%
5-Mile Premium*	26%	16%	31%	

ORD-O'Hare Submarket

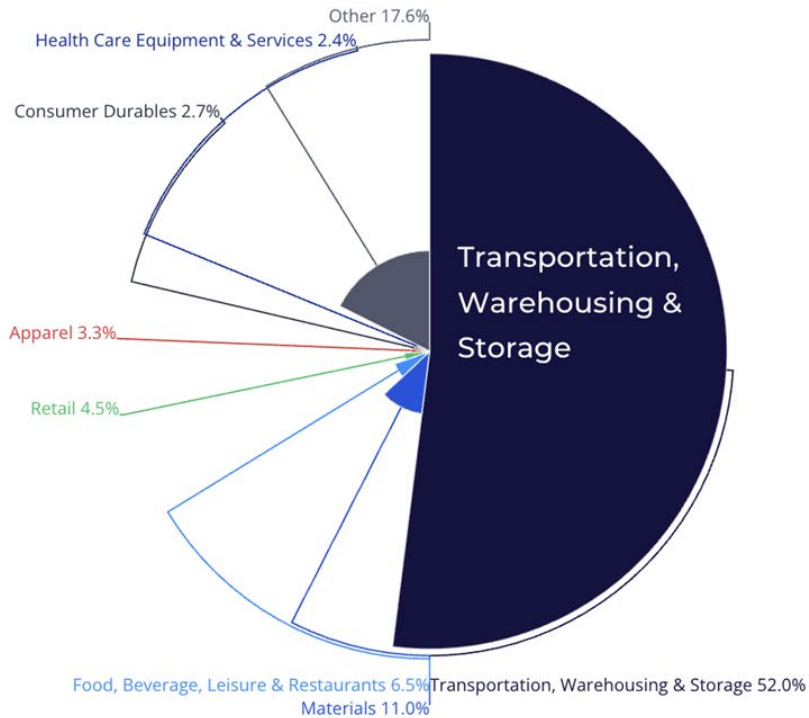
	Current Rent	2024 Average Starting Rent	2019 Average Starting Rent	2019 to 2024 % Growth
5-Mile Radius	\$9.64	\$10.16	\$6.89	48%
The Rest of the Submarket	\$8.84	\$8.98	\$6.20	45%
5-Mile Premium*	9%	13%	11%	

Source: CompStak. Current rent refers to the rent currently being paid by active, unexpired tenants. The 5-mile premium represents the percentage difference in the metric (current or starting rent) between properties located within 5 miles of the airport and those located outside the 5-mile radius but within the same submarket. For DFW, although Mid-Cities had the highest rents within the 5-mile radius, there were too few properties outside that radius in the same submarket to allow for a meaningful comparison. As a result, Las Colinas was used for the outside-5-mile analysis.

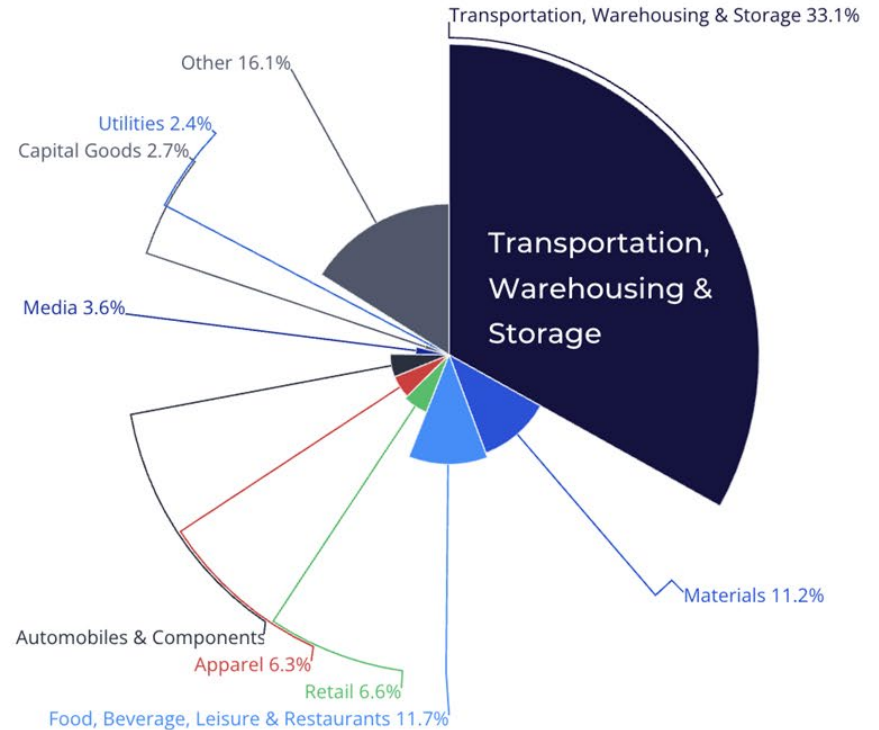
Airport Proximate Areas (5-Mile Radius) for Key Air Cargo Markets are Dominated by 3PL/Logistics Tenants

Top Tenant Industries Near Key Airport Cargo Airports

5-Mile Radius



Rest of Airport Market



Top Airport-Area Tenants Reflect Local Industry Strengths: Floral Logistics in Miami, Aerospace and Aviation at LAX

Top Tenants Near Airports, 5-Mile Radius

MIA (Miami)

Rank	Name	Industry
1	Tuuci	Consumer Durables
2	Expeditors International	Transportation, Warehousing & Storage
3	Nestle	Leisure, Restaurants, Food & Beverage
4	Sunshine Bouquet	Transportation, Warehousing & Storage
5	Florida Beauty Flora	Transportation, Warehousing & Storage
6	DO & CO Catering	Leisure, Restaurants, Food & Beverage
7	Kuehne + Nagel	Transportation, Warehousing & Storage
8	Monat Beauty	Retail
9	Seaboard Marine	Transportation, Warehousing & Storage
10	Floral Logistics of Miami	Transportation, Warehousing & Storage

ORD (Chicago)

Rank	Name	Industry
1	CEVA Logistics	Transportation, Warehousing & Storage
2	Logistics Plus	Transportation, Warehousing & Storage
3	DB Schenker	Transportation, Warehousing & Storage
4	Champion Logistics	Transportation, Warehousing & Storage
5	DSV	Transportation, Warehousing & Storage
6	Moss Inc.	Materials
7	Agility Logistics	Transportation, Warehousing & Storage
8	Lowe's	Retail
9	Mainfreight	Transportation, Warehousing & Storage
10	Xpress Global Systems	Transportation, Warehousing & Storage

LAX (Los Angeles)

Rank	Name	Industry
1	Polar Air Cargo Worldwide	Transportation, Warehousing & Storage
2	Boeing	Capital Goods
3	Amazon.com	Retail
4	Northrop Grumman	Technology, Hardware & Equipment
5	Apex Logistics International	Transportation, Warehousing & Storage
6	Flying Food Group	Leisure, Restaurants, Food & Beverage
7	SpaceX	Capital Goods
8	ABL Space Systems Company	Capital Goods
9	FedEx	Transportation & Warehousing
10	USPS	Public Institution/Transportation & Logistics

DFW (Dallas)

Rank	Name	Industry
1	Uline	Transportation, Warehousing & Storage
2	AmeriPac	Materials
3	alphabroder	Apparel
4	Siemens	Technology, Hardware & Equipment
5	US Logistics Solutions	Transportation, Warehousing & Storage
6	Solo Stove	Retail
7	Life Science Logistics	Transportation, Warehousing & Storage
8	Kuehne + Nagel	Transportation, Warehousing & Storage
9	Union Supply	Commercial & Professional Service
10	Raytheon	Capital Goods

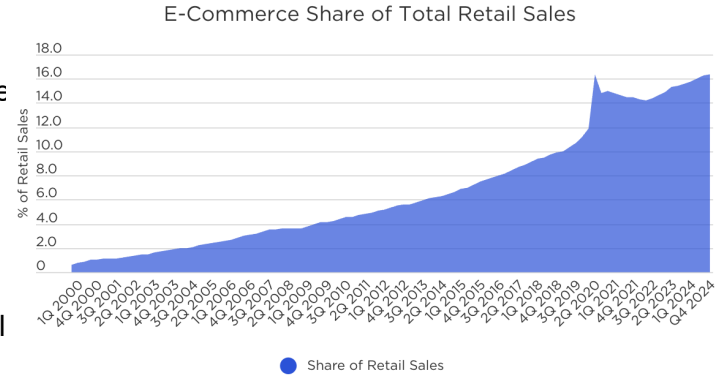
Airport-Adjacent Industrial & Air Cargo Outlook: Risks & Opportunities Ahead

Opportunities

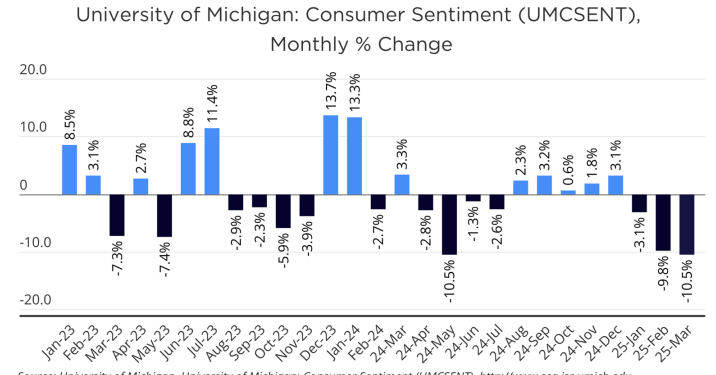
- **Strong Expected 2024 Air Cargo Performance, with optimism for 2025** (pre tariff announcements)
 - Shift to air freight driven by **Red Sea disruptions**
- **Resilient Prime Airport Locations**
 - Ongoing **infrastructure investment and recent improvements**
 - E-commerce and **fast-turn logistics** sustain demand for adjacent industrial

Risks

- **Tariff Pressures & Policy Shifts**
 - Removal of **de minimis exemption** for China could reduce parcel volume
 - Broader tariffs on **Canada, Mexico, China** may dampen trade
- **Volatile Global Trade Routes**
 - **Red Sea conflict** and Suez Canal issues raise costs
 - Ocean freight recovery may reduce reliance on air
- **Consumer & Import Headwinds**
 - **Lower confidence, rising costs** may weaken demand



Source: U.S. Census Bureau, E-Commerce Retail Sales as a Percent of Total Sales [ECOMPCTSA], retrieved from FRED, Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org/series/ECOMPCTSA>, Quarterly, Seasonally Adjusted.



Source: University of Michigan, University of Michigan: Consumer Sentiment (UMCSENT), <http://www.sca.isr.umich.edu>



Thank you!

