

HICKEY

Transaction Management

Hot Development Markets

This report looks at the demand for real estate as defined by workforce/jobs. It does not consider supply, ownership, financing, etc.

It also examines talent/workforce as the demand side of real estate, the driving force behind future industrial development.

What industries are growing jobs?

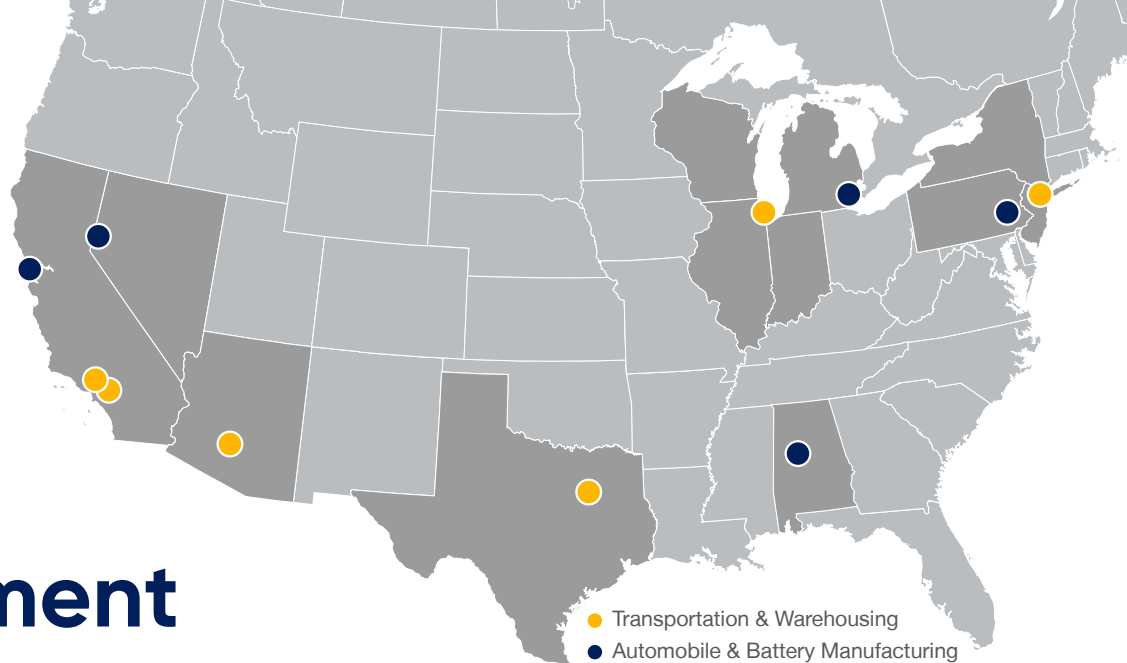
Transportation & Warehousing

- a. General warehousing and storage
- b. Couriers and express delivery
- c. General freight trucking
- d. Local messengers and local delivery
- e. General freight trucking long distance, less than truckload

Automobile & Battery Manufacturing

- a. Automobile
- b. Light truck and utility vehicle
- c. Storage battery

» View the [full Hickey report](#) for more information.



Where is the workforce to support those industries?

Transportation & Warehousing

The highest growth metro markets in transportation and warehousing, looking at the total number of projected new jobs 2023-2028, are as follows:

- 28,657 ▶ Riverside–San Bernardino–Ontario, CA
- 26,471 ▶ New York–Newark–Jersey City, NY–NJ–PA
- 23,659 ▶ Los Angeles–Long Beach–Anaheim, CA
- 22,201 ▶ Dallas–Fort Worth–Arlington, TX
- 16,153 ▶ Phoenix–Mesa–Chandler, AZ
- 18,582 ▶ Chicago–Naperville–Elgin, IL–IN–WI

Automobile & Battery Manufacturing

The motor vehicle & storage battery industries are much more nuanced than transportation & warehousing: 1) It is much more concentrated (higher location quotient). Meaning that this industry has large sites with large workforces. It is typical that one company dominates a market. 2) The development of these sites is highly specialized and entirely bespoke.

The metro markets with the highest straight growth:

- 6,430 ▶ San Francisco–Oakland–Berkeley, CA
- 3,242 ▶ Reading, PA
- 2,825 ▶ Reno, NV
- 2,141 ▶ Detroit–Warren–Dearborn, MI
- 1,055 ▶ Tuscaloosa, AL