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ADVANCED MANUFACTURING
& THE REAL ESTATE DECISIONS DEFINING THE NEXT CYCLE

Cresa Research | Summer 2026

Why Advanced Manufacturing is Changing Real Estate Strategy

Technological advancements are transforming how manufacturers operate, compete, and make real estate decisions. Industry 4.0, often referred to as the fourth industrial revolution, embodies the integration of automation, artificial intelligence, robotics, Internet of Things (IoT) technologies, additive manufacturing, and data analytics into the production process. These technologies facilitate the creation of smarter, more interconnected facilities that can enhance efficiency, improve quality, reduce downtime, and enable companies to respond more rapidly to changing customer and supply chain demands.

Advanced manufacturing is at the core of this transformation. It empowers companies to manufacture more complex, customized, and high-value products while boosting productivity and operational resilience. However, the advantages of advanced manufacturing heavily rely on the availability of suitable facilities and markets. Modern production environments need specialized infrastructure, scalable power, adequate water and wastewater capacity, skilled labor, supplier access, logistics connectivity, and the capability to adapt to future technological and process changes.

Consequently, real estate strategy has become a crucial element in advanced manufacturing decision-making. Companies looking to establish new manufacturing facilities, research and development labs, pilot production spaces, or build-to-suit campuses must consider not only occupancy costs and location but also infrastructure readiness, labor availability, speed to market, long-term flexibility, and operational risks. Markets that effectively align real estate, workforce, utilities, and supply chain capabilities will be better positioned to support the next generation of advanced manufacturing growth.

> “Advanced manufacturing is shifting industrial real estate strategy from a space-availability decision to an infrastructure, labor, and execution-risk decision.”

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Defining Advanced Manufacturing

Advanced manufacturing is the integration of modern production technologies with specialized real estate infrastructure. It includes facilities that combine automation, robotics, digital systems, advanced materials, R&D, and precision production. These processes often require higher levels of power, utilities, technical labor, flexibility, and operational control than traditional industrial space.

Major Industries That Rely on Advanced Manufacturing

Infrastructure-Heavy Manufacturing

Semiconductors, batteries, EVs, chemicals, energy storage, grid equipment

Real Estate Impact

Drive the largest build-to-suit and mega-site requirements

Precision & Secure Manufacturing

Aerospace, defense, robotics, medical devices, electronics, space

Real Estate Impact

Secure, high-spec facilities with testing, engineering, and assembly space

Lab-to-Production Industries

Biopharma, life sciences, advanced materials, additive manufacturing, food tech

Real Estate Impact

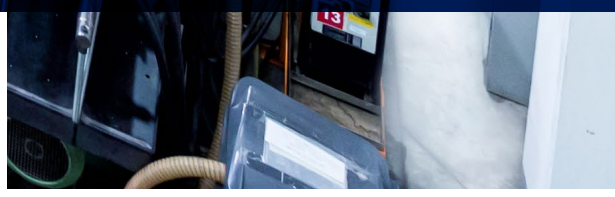
R&D labs, pilot production, clean rooms, and flex industrial

Automation-Enabled Traditional Industries

Automotive, machinery, appliances, packaging, food & beverage

Real Estate Impact

Increasingly dependent on robotics, sensors, AI, and advanced production systems.



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CHIPS Act and Inflation Reduction Act

The CHIPS Act and the Inflation Reduction Act (IRA) have both increased demand for advanced manufacturing, but their effects vary. The CHIPS Act has proven to be a more stable program for reshoring semiconductor production and developing mega-sites. However, the benefits take time to materialize since building and equipping semiconductor fabrication facilities (fabs) requires years of permitting, construction, and staffing.

On the other hand, the IRA has had a faster impact, leading to a surge in clean energy manufacturing announcements, especially in electric vehicles (EVs), batteries, solar, and related supply chains. Yet, the IRA has also experienced more instability due to changes in tax credits, policy uncertainties, and declining demand for EVs, resulting in cancellations and job losses.

CHIPS Act

What Worked:

The CHIPS Act created a semiconductor development pipeline at a scale the U.S. had not seen in decades. The National Institute of Standards and Technology (NIST) reported the CHIPS Act provided $52.7 billion overall, including $39 billion for manufacturing incentives and $11 billion for semiconductor R&D. The result has been a catalyst for mega-site development. Semiconductor projects require specialized infrastructure: high-capacity power, water, wastewater treatment, clean rooms, vibration control, chemical handling, security, and large developable land parcels. Brookings estimated that the CHIPS Act directly and indirectly created 30,000 to 45,000 jobs and raised wages in 149 U.S. counties with semiconductor manufacturing facilities.

Where Risk Remains:

Semiconductor fabs are slow, expensive, and vulnerable to delay. The U.S. Government Accountability Office noted that many funded projects are not expected to be complete until 2033, meaning near-term job creation and production gains lag the announcements. Semiconductor fabs need technicians, process engineers, electricians, pipefitters, welders, controls specialists, and clean-room operators. The lack of depth in these types of skills means some markets may struggle to convert federal incentives into operating capacity.

Inflation Reduction Act

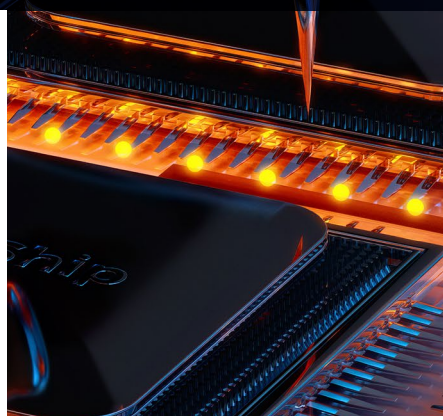
What Worked:

The IRA mobilized private clean-energy manufacturing investment quickly, with the U.S. Department of Energy announcing in late 2024 that private companies had announced more than $450 billion in new clean-energy investments since the start of 2020. Tax credits encouraged companies to locate production in the U.S., often in lower-cost Sun Belt, Midwest, and Southeast markets with available land, energy access, and state/local incentives.

Where Risk Remains:

The IRA has accelerated investments in clean-energy manufacturing by providing companies with better visibility into long-term tax credits and incentives for domestic production. However, recent changes to federal energy incentives have introduced uncertainty regarding project timelines, eligibility, and long-term economic viability. Battery and EV projects were among the initial beneficiaries of the IRA, but they have also faced significant challenges due to declining demand, tightening financing conditions, and changes in policy assumptions. For real estate decision-makers, this highlights the need to differentiate between announced investments, projects that are currently under construction, operational facilities, and sustainable long-term employment.

> “Federal industrial policies can create significant new demand for specialized industrial assets. However, it’s essential for underwriting to differentiate between announced investments, actual construction, operational production, and sustainable employment.”



Source: CoStar, Cresa; Law firms were identified by NAICS category: Office of Lawyers (541110).

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Advanced Manufacturing Labor

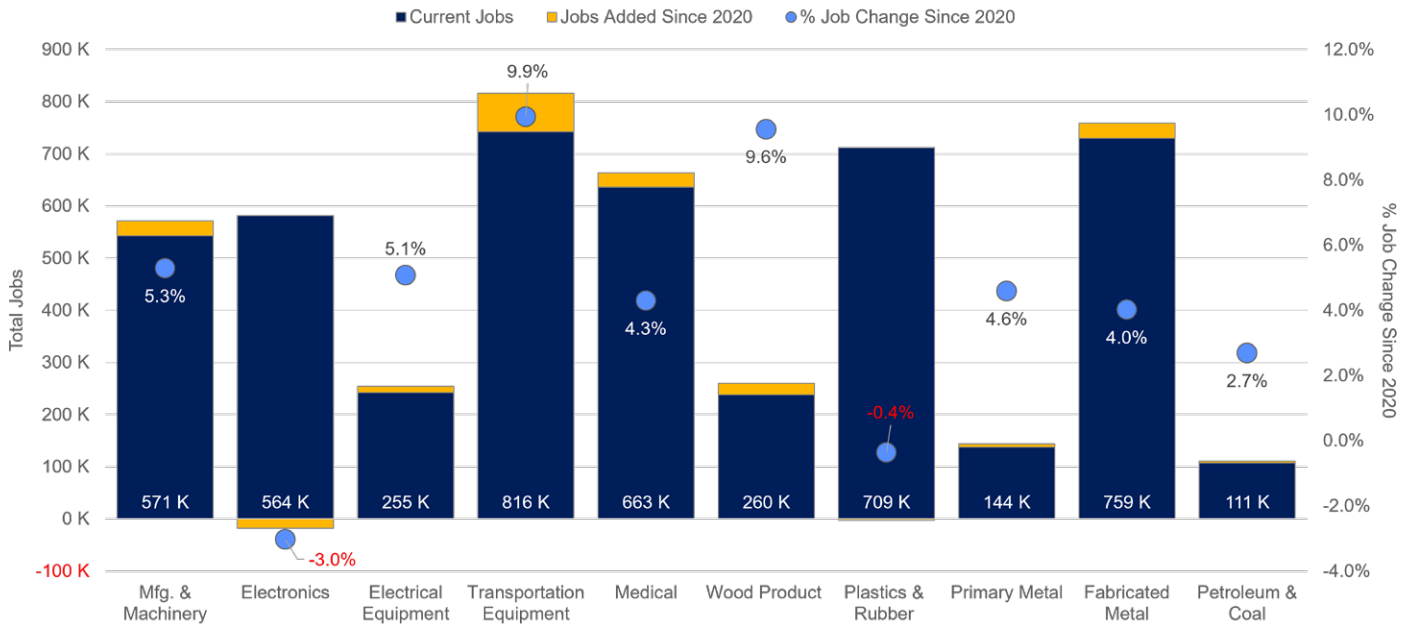
Advanced Manufacturing Employment Expands

Technological advancements such as automation, robotics, and smart manufacturing are driving job creation, particularly in the automotive, aerospace, and electronics sectors. The trend of shifting production back to the U.S. to reduce supply chain vulnerabilities has also contributed to an increase in skilled manufacturing jobs. Government initiatives like the CHIPS Act and the Inflation Reduction Act are encouraging companies to invest heavily in advanced manufacturing sectors, which is expected to place greater emphasis on skilled labor roles. However, the volatile economy has affected all job sectors, including manufacturing. **Over the past 12 months, the top 10 advanced manufacturing jobs have lost 9,000 positions.**

9.9%
Increase in jobs within the Transportation Equipment Industry Since 2020

183,000
Total jobs added in the top 10 Advanced Manufacturing industries since 2020

Employment for Top 10 Advanced Manufacturing Industries



Source: Bureau of Labor Statistics

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Advanced Manufacturing Labor

The Concentration of Workers and the Existing Strength of Industries and Business Ecosystems for Advanced Manufacturing

Advanced manufacturing decisions are increasingly influenced by factors beyond just the availability of land or buildings. Companies evaluating new facilities, build-to-suit campuses, R&D labs, or flexible industrial spaces need to understand whether a market has the right combination of workforce, industry presence, supplier depth, and operational infrastructure to support long-term performance. To provide this insight, the analysis utilizes two federal datasets: the Occupational Employment and Wage Statistics (OEWS) database and the Quarterly Census of Employment and Wages database (QCEW).

The OEWS data helps identify where the relevant workforce is located. For advanced manufacturing, this includes positions such as production workers, engineers, maintenance technicians, software and automation specialists, science and materials-related professionals, and logistics workers.

The QCEW data helps identify where associated industries and business ecosystems are already concentrated. This encompasses core advanced manufacturing sectors, R&D and technical service industries, as well as supply chain and logistics-related industries.

Location Quotient (LQ)

For this study, a **location quotient** is used to measure the concentration of an industry or occupation in a metropolitan area relative to the national average.

A location quotient of 1.0 means the market has the same concentration as the United States overall.

A location quotient above 1.0 means the industry or occupation is more concentrated in that market than it is nationally.

A location quotient below 1.0 means it is less concentrated than the national average.

> “For advanced manufacturing occupiers, labor strategy is not only about the size of the workforce; it is about the concentration of specialized production, engineering, maintenance, digital, science, and logistics talent required to operate modern facilities.”

Source: BLS and Cresa
Note: See Appendix for methodology and NAICS codes

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Concentration of Workforce

Proximity to Skilled Labor is Driving Decision-Making

The Occupational Employment and Wage Statistics (OEWS) database was used to evaluate the workforce characteristics of major U.S. metropolitan areas. For advanced manufacturing, labor availability is a critical site-selection factor because these operations require more than a general production workforce. They often depend on a mix of production workers, engineers, maintenance technicians, software and automation talent, science and materials specialists, and logistics workers.

Because advanced manufacturing is not represented by one single occupation, the analysis groups relevant OEWS occupations into five workforce baskets:

Manufacturing Execution
Measures the production, maintenance, construction, and operations workforce needed to support scaled manufacturing facilities.

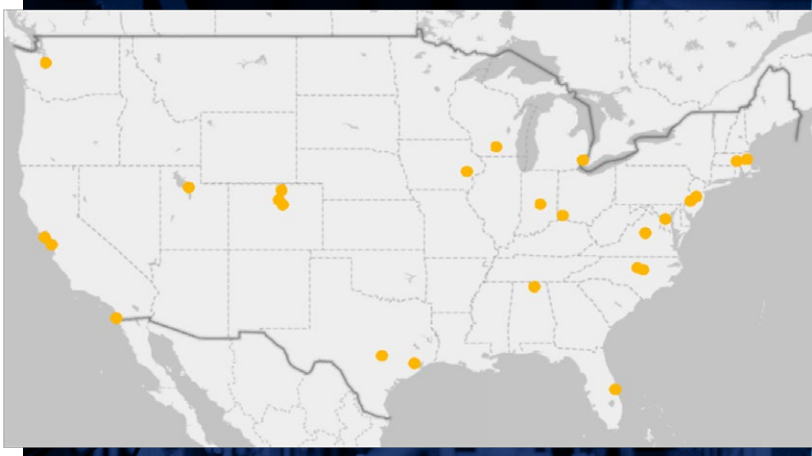
Engineering and Technical Innovation
Measures the engineering, scientific, and technical talent needed for product development, process improvement, R&D, and advanced production systems.

Digital Manufacturing and Automation
Measures the software, data, cybersecurity, electronics, and automation talent needed to support smart factories, robotics, industrial technology, and connected production environments.

Science, Materials and Life Sciences
Measures the chemistry, biology, materials science, and lab-related workforce needed for industries such as biopharma, batteries, medical devices, advanced materials, and specialty manufacturing.

Supply Chain and Logistics
Measures the transportation, material moving, freight, inventory, and logistics management workforce needed to support supplier networks, distribution, and the movement of goods through the manufacturing ecosystem.

Together, these baskets provide a practical view of whether a market has the workforce depth and specialization to support advanced manufacturing activity. The analysis uses location quotients to compare each MSA's occupational concentration against the national average, while also considering employment counts to avoid overstating small-market specialization. A weighted OEWS index was also created to provide a broader view of overall workforce alignment with advanced manufacturing needs.



OEWS Workforce Characteristics
Advanced Manufacturing Index

The markets shown in the adjacent chart have the strongest concentration scores within this analysis and may warrant further evaluation depending on the occupier's specific operating requirements.

Metro	Location Quotient (LQ)
San Jose, CA	2.04
Durham-Chapel Hill, NC	1.97
Boulder, CO	1.79
Boston, MA-NH	1.74
Huntsville, AL	1.68
Seattle, WA	1.61
Madison, WI	1.54
San Francisco, CA	1.41
Trenton-Princeton, NJ	1.33
Charlottesville, VA	1.30
Iowa City, IA	1.29
Salt Lake City, UT	1.28
Raleigh-Cary, NC	1.26
Worcester, MA	1.24
Palm Bay, FL	1.22
Washington, DC	1.20
San Diego, CA	1.20
Fort Collins, CO	1.19
Denver, CO	1.14
Detroit, MI	1.14
Austin, TX	1.12
Indianapolis, IN	1.12
Philadelphia, PA-NJ-DE-MD	1.12
Cincinnati, OH-KY-IN	1.10
Houston, TX	1.10

Source: BLS and Cresa
Note: See Appendix for methodology and NAICS codes

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Concentration of Workforce

Proximity to Skilled Advanced Manufacturing Labor (LQ above 1.5)

The following tables identify the markets with the highest location quotients (LQ) for each advanced manufacturing basket in the OEWS analysis.

Manufacturing Execution

Metro	LQ
Worcester, MA	1.24
Palm Bay, FL	1.22
Washington, DC	1.20
San Diego, CA	1.20
Fort Collins, CO	1.19
Denver, CO	1.14
Detroit, MI	1.14
Austin, TX	1.12
Indianapolis, IN	1.12
Philadelphia, PA-NJ-DE-MD	1.12
Cincinnati, OH-KY-IN	1.10
Houston, TX	1.10

Supply Chain & Logistics

Metro	LQ
Stockton, CA	2.45
Kenosha, WI	2.31
Memphis, TN-MS-AR	2.21
Chambersburg, PA	2.17
Laredo, TX	1.88
Riverside, CA	1.85
Dalton, GA	1.82
Lakeland, FL	1.79
Scranton, PA	1.77
Lebanon, PA	1.74
York-Hanover, PA	1.72
Vineland, NJ	1.63
Savannah, GA	1.62
Allentown, PA-NJ	1.61
Harrisburg, PA	1.59
Indianapolis, IN	1.57
Cleveland, TN	1.57
Louisville, KY-IN	1.57
Morristown, TN	1.55
Gainesville, GA	1.53
Winchester, VA-WV	1.53
Joplin, MO-KS	1.52

Engineering & Technical Innovation

Metro	LQ
San Jose, CA	2.92
Huntsville, AL	2.68
Lexington Park, MD	2.67
Boulder, CO	2.60
Durham-Chapel Hill, NC	2.11
Seattle, WA	2.05
Palm Bay, FL	2.00
Washington, DC	1.72
Columbus, IN	1.71
San Francisco, CA	1.69
Bremerton, WA	1.64
Raleigh-Cary, NC	1.63
Austin, TX	1.61
Olympia, WA	1.59
Boston, MA-NH	1.56
Corvallis, OR	1.56
Detroit, MI	1.53
Denver, CO	1.53

Digital Manufacturing & Automation

Metro	LQ
San Jose, CA	4.36
Seattle, WA	2.86
Boulder, CO	2.85
Huntsville, AL	2.51
Durham-Chapel Hill, NC	2.23
Lexington Park, MD	2.17
Washington, DC	2.14
San Francisco, CA	2.00
Austin, TX	1.97
Palm Bay, FL	1.73
Raleigh-Cary, NC	1.72
Colorado Springs, CO	1.70
Denver, CO	1.68
Bloomington, IL	1.65
Provo, UT	1.63
Olympia, WA	1.61
Salt Lake City, UT	1.60
Manchester, NH	1.57

Science, Materials, & Life Sciences

Metro	LQ
Durham-Chapel Hill, NC	4.41
Charlottesville, VA	3.85
Boston, MA-NH	3.27
Corvallis, OR	3.17
Boulder, CO	3.10
Iowa City, IA	2.80
Fairbanks, AK	2.71
Madison, WI	2.67
Trenton-Princeton, NJ	2.59
Fort Collins, CO	2.56
Kennewick, WA	2.42
Helena, MT	2.28
Olympia, WA	2.26
Ames, IA	2.20
Worcester, MA	2.17
Missoula, MT	2.10
Ithaca, NY	2.09
Jefferson City, MO	2.06
Bloomington, IN	2.06
Blacksburg, VA	1.97
Lansing, MI	1.97
San Francisco, CA	1.92
Albany, NY	1.91
College Station, TX	1.87
San Diego, CA	1.85
Washington, DC	1.83
Norwich, CT	1.69
Idaho Falls, ID	1.68
Flagstaff, AZ	1.65
Champaign, IL	1.64
Lawrence, KS	1.60
Ann Arbor, MI	1.60
Anchorage, AK	1.57
Philadelphia, PA-NJ-DE-MD	1.54
Wilmington, NC	1.50

Source: BLS and Cresa
Note: See Appendix for methodology and NAICS codes

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Concentration of Industry

Proximity to Industries Related to Advanced Manufacturing

The Quarterly Census of Employment and Wages (QCEW) database was used to evaluate the industry characteristics of major U.S. metropolitan areas. This is important because advanced manufacturing companies do not make real estate decisions based on labor alone. They also consider whether a market has an existing business ecosystem that can support operations, including manufacturers, R&D firms, engineering and testing providers, suppliers, freight networks, contractors, and distribution infrastructure.

Because advanced manufacturing is not captured by one single NAICS code, the analysis groups relevant QCEW industries into three baskets:

Core Advanced Manufacturing
Measures the concentration of industries directly involved in advanced production, including sectors such as semiconductors, electronics, aerospace, medical devices, pharmaceuticals, machinery, electrical equipment, automotive, and advanced materials.

Innovation and R&D Ecosystem
Measures the concentration of industries that support research, development, design, testing, software, engineering, data infrastructure, and technical services. This basket helps identify markets that can support R&D labs, pilot production, technical operations, and innovation-driven manufacturing.

Supply Chain and Execution
Measures the concentration of industries that support the movement, staging, coordination, and delivery of goods. This includes logistics, transportation, warehousing, freight support, durable-goods wholesale, and related supplier activity.

Together, these baskets provide a practical view of whether a market has the industry ecosystem needed to support advanced manufacturing activity. The analysis uses location quotients to compare each MSA's industry concentration against the national average.

QCEW Industry Characteristics: Advanced Manufacturing Index

The markets shown in the adjacent chart have the strongest concentration scores within this analysis and may warrant further evaluation depending on the occupier's specific operating requirements.

Metro	Location Quotient (LQ)
Palm Bay, FL	1.73
Seattle, WA	1.39
Stockton-Lodi, CA	1.36
San Jose, CA	1.34
Riverside, CA	1.18
San Francisco, CA	1.17
Lakeland, FL	1.11
San Diego, CA	1.04
Akron, OH	1.03

Source: BLS and Cresa
Note: See Appendix for methodology and NAICS codes

Concentration of Industries

Proximity to Advanced Manufacturing Industries and Ecosystems (LQ above 1.0)

The following tables identify the markets with the highest location quotients (LQ) for each advanced manufacturing basket in the QCEW analysis.

Core Advanced Manufacturing

Metro	LQ
Palm Bay, FL	3.88
Hartford, CT	1.84
Milwaukee, WI	1.79
Worcester, MA	1.47
Oxnard, CA	1.43
Toledo, OH	1.39
San Diego, CA	1.26
Seattle, WA	1.25
Buffalo, NY	1.19
Dayton, OH	1.13
Los Angeles, CA	1.10
Akron, OH	1.08

Innovation and R&D Ecosystem

Metro	LQ
San Jose, CA	3.58
San Francisco, CA	2.76
Seattle, WA	2.33
Boston, MA-NH	1.80
Colorado Springs, CO	1.66
San Diego, CA	1.55
Salt Lake City-Murray, UT	1.41
Austin, TX	1.41
Palm Bay, FL	1.34
Baltimore, MD	1.29
Durham-Chapel Hill, NC	1.23
Provo, UT	1.18
Dayton, OH	1.03

Supply Chain and Execution

Metro	LQ
Stockton-Lodi, CA	1.93
Riverside, CA	1.51
Miami-Fort Lauderdale, FL	1.48
El Paso, TX	1.45
Honolulu, HI	1.36
Lakeland, FL	1.36
Charleston, SC	1.20
Los Angeles, CA	1.16

Source: BLS and Cresa
Note: See Appendix for methodology and NAICS codes

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Key Advanced Manufacturing Markets

Regions Excelling in Advanced Manufacturing

These regions are intended to provide strategic market context and are not ranked solely by the OEWS/QCEW indexes. They reflect a combination of workforce, industry ecosystem, anchor activity, infrastructure, and documented or widely recognized advanced manufacturing strengths.

Established advanced manufacturing markets operate as regional platforms rather than simply clusters of a single industry. These key regions integrate production capacity, engineering talent, suppliers, research institutions, logistics access, specialized infrastructure, and real estate expertise. For companies looking to invest in advanced manufacturing, these markets can minimize execution risk since much of the supporting ecosystem is already in place.

However, established markets are not always the lowest-risk or lowest-cost options. Many of them encounter higher land and labor costs, limited site availability, utility constraints, complex permitting processes, and competition from other advanced industries. **For real estate decision-makers, the critical question is not just whether a market has an advanced manufacturing presence, but whether it possesses the right combination of infrastructure, labor, supplier depth, cost structure, and expansion capacity to align with the company's specific operating model.**

Region	Representative Markets	Advanced Manufacturing Strengths
California Innovation & Production Corridor	San Jose, San Francisco Bay Area, Los Angeles, San Diego, Inland Empire	Semiconductors, electronics, aerospace, defense, biotech, medical devices, robotics, software, and advanced materials. Strongest for R&D, engineering, prototype-to-production activity, and high-value technical manufacturing.
Boston / Cambridge Life Sciences & Robotics Cluster	Boston, Cambridge, Worcester, Providence	Life sciences, biotech, medical devices, robotics, pharma R&D, lab-to-production, and specialized research talent. Strongest for innovation, labs, pilot production, and high-spec technical space.
Great Lakes Mobility and Industrial Belt	Detroit, Grand Rapids, Toledo, Cleveland, Columbus, Dayton, Indianapolis	Automotive, EVs, batteries, robotics, machinery, aerospace suppliers, automation, and advanced materials. Strongest for production labor, supplier networks, retooling, and large-scale manufacturing.
Texas Triangle Advanced Industry Platform	Austin, Dallas–Fort Worth, San Antonio, Houston	Semiconductors, electronics, aerospace, defense, energy equipment, chemicals, space, robotics, and logistics. Strongest for large-scale growth, engineering talent, energy infrastructure, and business-friendly expansion.
Arizona Semiconductor & Aerospace Corridor	Phoenix, Tucson, West Valley, Casa Grande	Semiconductors, advanced packaging, aerospace, defense, optics, EV/battery suppliers, and high-tech manufacturing. Strongest for mega-sites, fabs, supplier parks, and infrastructure-driven development.
Southeast Automotive, Battery, & Aerospace Corridor	Greenville-Spartanburg, Charleston, Savannah, Atlanta, Chattanooga, Nashville, Louisville, Birmingham	Automotive, EVs, batteries, aerospace, machinery, logistics, and supplier manufacturing. Strongest for build-to-suit campuses, large sites, port access, and production-oriented expansion.
Research Triangle / Carolina Innovation-to-Production Corridor	Raleigh, Durham, Greensboro, Winston-Salem, Charlotte	Life sciences, biomanufacturing, advanced materials, engineering, software, EV/battery suppliers, and technical production. Strongest for R&D, labs, pilot production, and advanced flex industrial.
Upstate New York / I-90 Semiconductor & Optics Corridor	Albany, Syracuse, Rochester, Buffalo	Semiconductors, optics, photonics, imaging, advanced materials, clean tech, and university-linked R&D. Strongest for technical manufacturing, supplier development, and lower-cost innovation space.
Pacific Northwest Aerospace, Semiconductor, & Electronics Region	Seattle, Portland, Hillsboro, Spokane	Aerospace, semiconductors, electronics, clean tech, advanced materials, and precision manufacturing. Strongest for engineering-led manufacturing, supplier depth, and specialized production.
Mid-Atlantic Defense, Pharma, & Life Sciences Corridor	Philadelphia, Baltimore, Washington, Northern Virginia, New Jersey markets	Pharma, biotech, defense, federal R&D, medical devices, and high-compliance manufacturing. Strongest for secure facilities, regulated production, labs, and government-adjacent advanced industries.
Mountain West Aerospace, Defense, & Semiconductor Support Region	Salt Lake City, Ogden, Boise, Colorado Springs, Denver	Aerospace, defense, semiconductors, electronics, medical devices, composites, and energy technology. Strongest for advanced flex, secure manufacturing, technical talent, and growth-market expansion.

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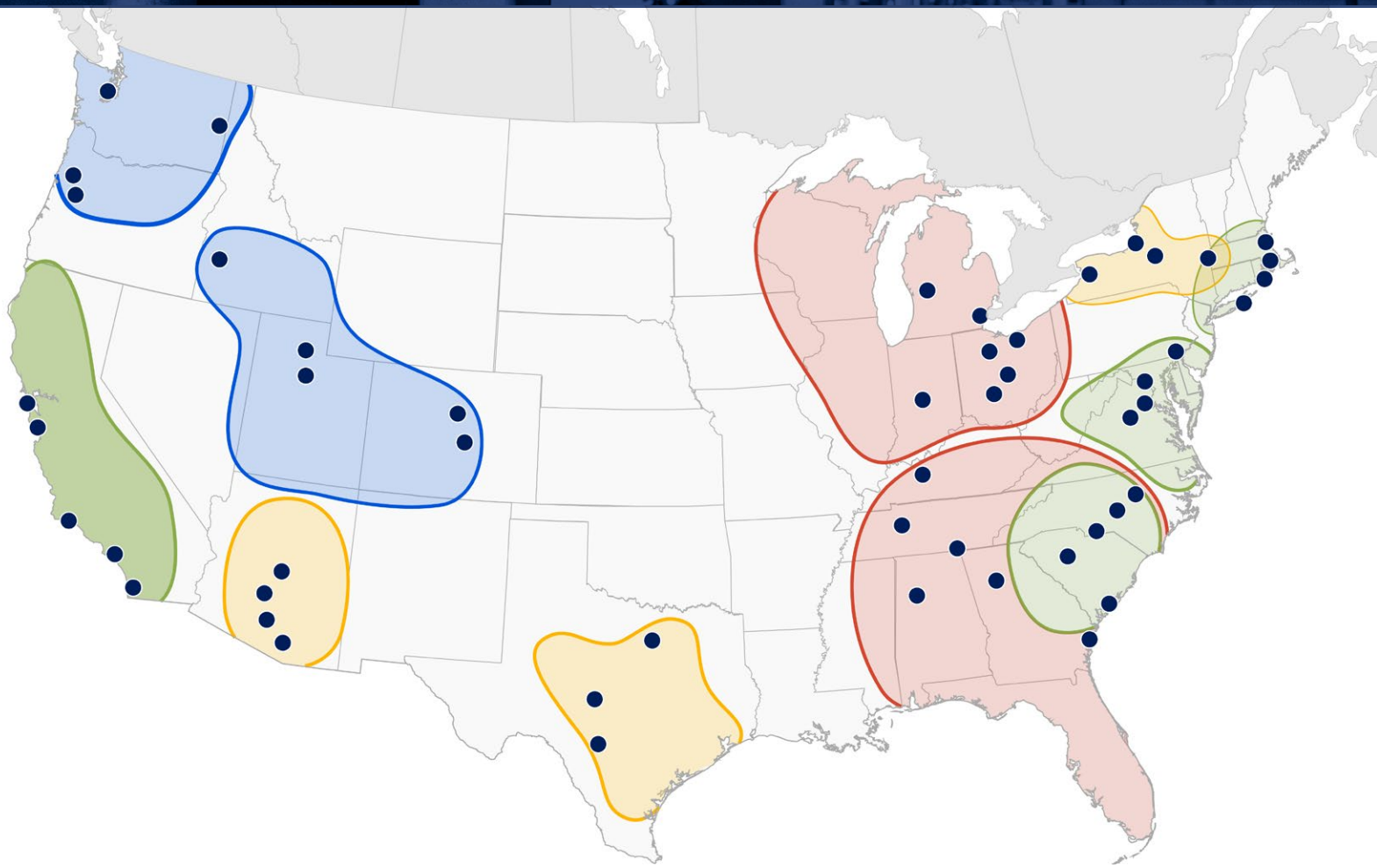
Established Markets

U.S. Advanced Manufacturing Lynchpin Regions

Established ecosystems driving innovation, production, and global competitiveness.



Infrastructure-Heavy Manufacturing

Semiconductors, batteries, EVs, chemicals, energy storage, grid equipment

Real Estate Impact
Drive the largest build-to-suit and mega-site requirements

Precision & Secure Manufacturing

Aerospace, defense, robotics, medical devices, electronics, space

Real Estate Impact
Secure, high-spec facilities with testing, engineering, and assembly space

Lab-To-Production Industries

Biopharma, life sciences, advanced materials, additive manufacturing, food tech

Real Estate Impact
R&D labs, pilot production, clean rooms, and flex industrial

Automation-Enabled Traditional Industries

Automotive, machinery, appliances, packaging, food & beverage

Real Estate Impact
Increasingly dependent on robotics, sensors, AI, and advanced production systems.

Source: BLS and Cresa
Note: See Appendix for methodology and NAICS codes

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Advanced Manufacturing Trends Impacting Commercial Real Estate

Advanced manufacturing is transforming the dynamics of industrial real estate. Instead of viewing decisions through the lens of traditional factors like space and location, stakeholders must now consider infrastructure, capital, and execution risks. For developers, investors, and real estate leaders, high-value opportunities are no longer solely determined by acreage, clear height, or highway access. Instead, they depend on a site's ability to provide essential resources such as power, water, wastewater capacity, zoning, environmental approvals, workforce access, and flexibility for expansion within the occupier's operational timeline. This shift is driving advanced manufacturing development toward more selective build-to-suit projects, phased campuses, supplier parks, and high-spec flex industrial spaces. It also raises the standards for underwriting, requiring developers to evaluate utility capacity, offsite improvement costs, permitting risks, tenant credit, residual reuse, and incentive durability much earlier in the process.

For occupiers, the decision between build-to-suit and leasing is increasingly about balancing control and flexibility. Build-to-suit development is often the best option when a facility requires specialized infrastructure, proprietary production layouts, clean rooms, substantial power, security, process utilities, or the potential for long-term campus expansion. However, these advantages come with longer lead times, higher capital exposure, and increased risk if there are changes in demand, technology, policy incentives, or labor conditions. Conversely, leasing may be a better choice for research and development (R&D), pilot production, testing, light assembly, or early-stage scale-up, particularly in advanced flex spaces that allow for a faster market entry without a long-term commitment

For decision-makers, a staggered real estate strategy is often the most resilient approach. This involves leasing flexible spaces to validate operations, assessing the labor market, and gauging customer demand before transitioning to build-to-suit once the business case, infrastructure needs, and expansion requirements are clearly defined.

Occupier Insight

Specialization Shapes the Real Estate Strategy

Advanced manufacturing occupiers should evaluate whether their operation can adapt to an existing building or whether the facility must be designed around the production process. Leasing may provide speed and flexibility for less specialized uses, but build-to-suit is often better suited for operations requiring heavy power, process utilities, clean rooms, proprietary layouts, security, or future expansion. The more specialized the production requirement, the more real estate becomes a control, infrastructure, and risk-management decision.

Source: BLS and Cresa
Note: See Appendix for methodology and NAICS codes

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Advanced Manufacturing Trends Impacting Commercial Real Estate

Advanced manufacturing is changing how companies think about real estate. For many facilities, the key constraint is no longer just land, labor, transportation, or incentives. It is whether the site has enough reliable, scalable, and affordable power to support production.

Modern manufacturing facilities use significantly more electricity than traditional industrial buildings. Semiconductor fabs, battery plants, robotics-enabled factories, clean rooms, data-intensive R&D labs, cold storage, and automated production lines all require high-capacity power, redundancy, specialized equipment, and often long utility lead times. As a result, power availability is becoming a defining factor in site selection, project timing, capital cost, and long-term operating risk.

For real estate leaders and the C-suite, this means power should be treated as a front-end strategic planning issue, not a late-stage utility coordination item. A site that looks attractive based on land cost, incentives, or location may become unworkable if the grid cannot support the required load, if upgrades take years, or if the company must absorb major offsite infrastructure costs.

Key Power Considerations

1. **Power availability impacts speed to market.**
   Sites with existing capacity facilitate quicker occupancy and production, while those needing upgrades can lead to delays and uncertainty.
2. **Power costs influence competitiveness.**
   For power-intensive manufacturing, electricity affects operating margins. Companies should consider current rates, demand charges, reliability, and renewable energy options.
3. **Power reliability is crucial for production.**
   Outages or quality issues can harm equipment and disrupt processes. Solutions may include redundancy and backup systems.
4. **Infrastructure costs affect project economics.**
   Real project costs can include upgrades and backup systems, which should be factored in early.
5. **Capacity planning is essential for future expansion.**
   Businesses should assess if a site can support not just initial phases but also future growth and additional requirements.

Source: BLS and Cresa
Note: See Appendix for methodology and NAICS codes

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How Manufacturing, Flex, and R&D Space Are Adapting to Advanced Manufacturing

The U.S. industrial market is recalibrating after several years of elevated construction starts and deliveries. Higher availability, slower rent growth, and rising vacancy have made developers more selective, particularly for warehouse and distribution projects. However, advanced manufacturing demand is following a different path. While construction has slowed for manufacturing and flex buildings, occupiers still need build-to-suit and specialized facilities that can support power-intensive operations, infrastructure readiness, skilled labor access, and long-term production flexibility.

Some companies are evaluating retrofits of older industrial buildings, but not every existing asset can accommodate the power, utilities, clear heights, floor loads, ventilation, or specialized improvements required for advanced manufacturing. For occupiers, this environment requires early due diligence, patience, and a strategic approach to identifying facilities that can support both current operations and future growth.

For this study, we examined manufacturing, flex, and R&D buildings. The industrial buildings include manufacturing facilities; flex buildings include light manufacturing and distribution facilities; and research and development (R&D) facilities.

Occupier Insight

For advanced manufacturing occupiers, the real estate decision should be evaluated through a broader operational-risk lens. Key considerations include speed to market, capital exposure, facility optionality, lease versus own or build decisions, retrofit feasibility, utility due diligence, total occupancy cost, operational continuity, and exit or reuse risk. These factors help determine whether an existing building, flex facility, R&D/lab environment, or build-to-suit project is the right fit for the company's stage of growth, production requirements, and long-term operating strategy.

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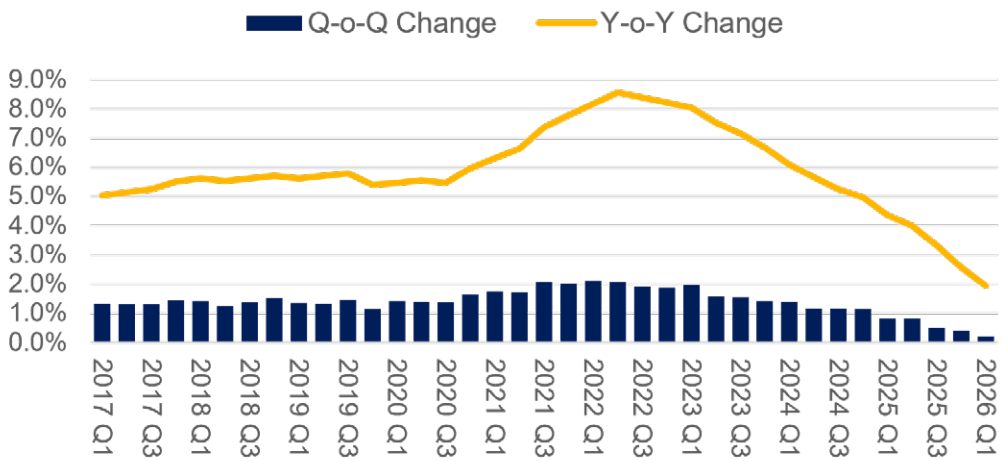
Manufacturing

Rent Growth Slows as Net Absorption Pace Drops

Manufacturing buildings saw rent increase steadily in 2021 and 2022, reaching annual growth of nearly 9 percent. Rate growth slowed during 2023 and 2024, falling to around 2 percent annual increases in early 2026. The volatile economy has generally slowed industrial rate increases as occupiers wait to make real estate decisions.

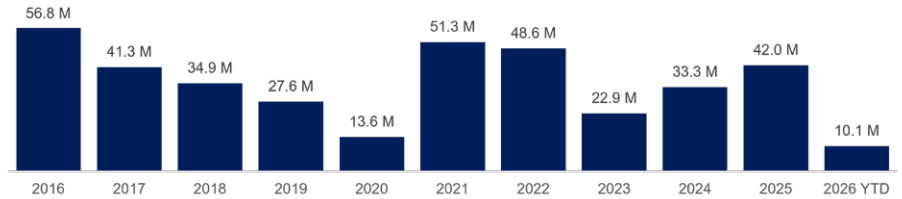
Manufacturing Asking Rate Change



Net Absorption

Following robust deliveries in 2021 and 2022, net absorption fell in 2023 for manufacturing buildings before increasing in both 2024 and 2025.

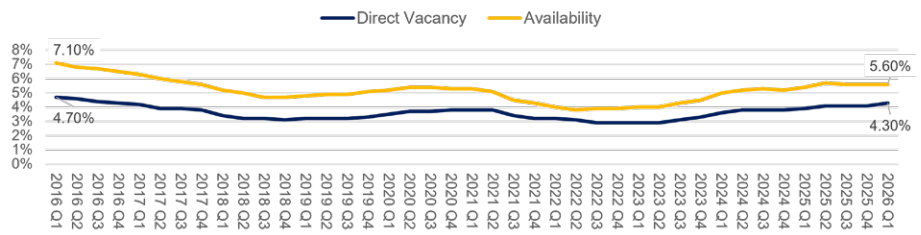
Net Absorption SF



Vacancy and Availability

Over the past 10 years, both direct vacancy and availability percentages have trended lower for manufacturing facilities. With direct vacancy still around 4 percent, the market remains tight, particularly for specialty manufacturing buildings that are far more difficult to locate compared to other industrial asset types.

Direct Vacancy & Availability Percentage



Note: Manufacturing properties over 50,000 square feet, Class A and B. The properties are identified as manufacturing and/or food processing facilities.

Source: CoStar and Cresa

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Manufacturing

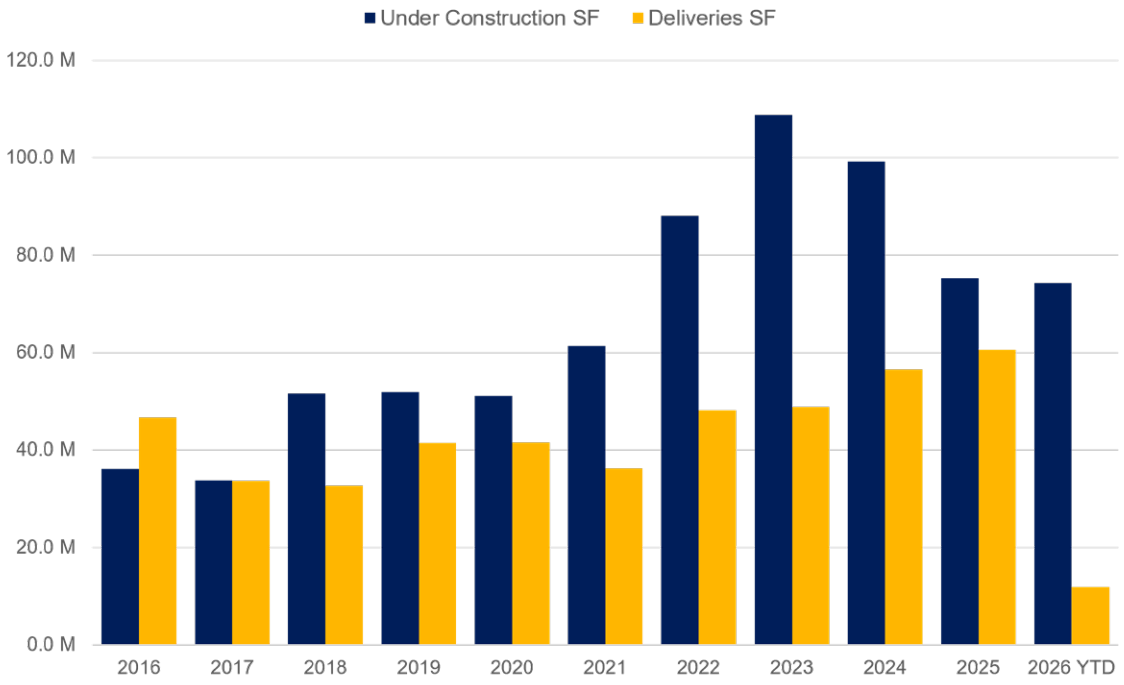
New Manufacturing Construction Peaked in 2023

The number of manufacturing buildings under construction peaked in 2023 but remains high compared to historic averages. Companies are increasingly seeking to control volatile supply chains by relocating manufacturing to the United States, which has resulted in strong demand. However, challenges such as a labor shortage, tight financial markets, and economic uncertainty have slowed down decision-making. Despite these obstacles, various incentives and government subsidies, such as the CHIPS Act and the Inflation Reduction Act, are promoting investment. As a result, there is a solid pipeline of demand expected for the next several quarters.

Occupier Insight

Occupiers should expect fewer immediately suitable options and longer lead times for specialized requirements.

Manufacturing Facilities
Under Construction SF & Deliveries SF



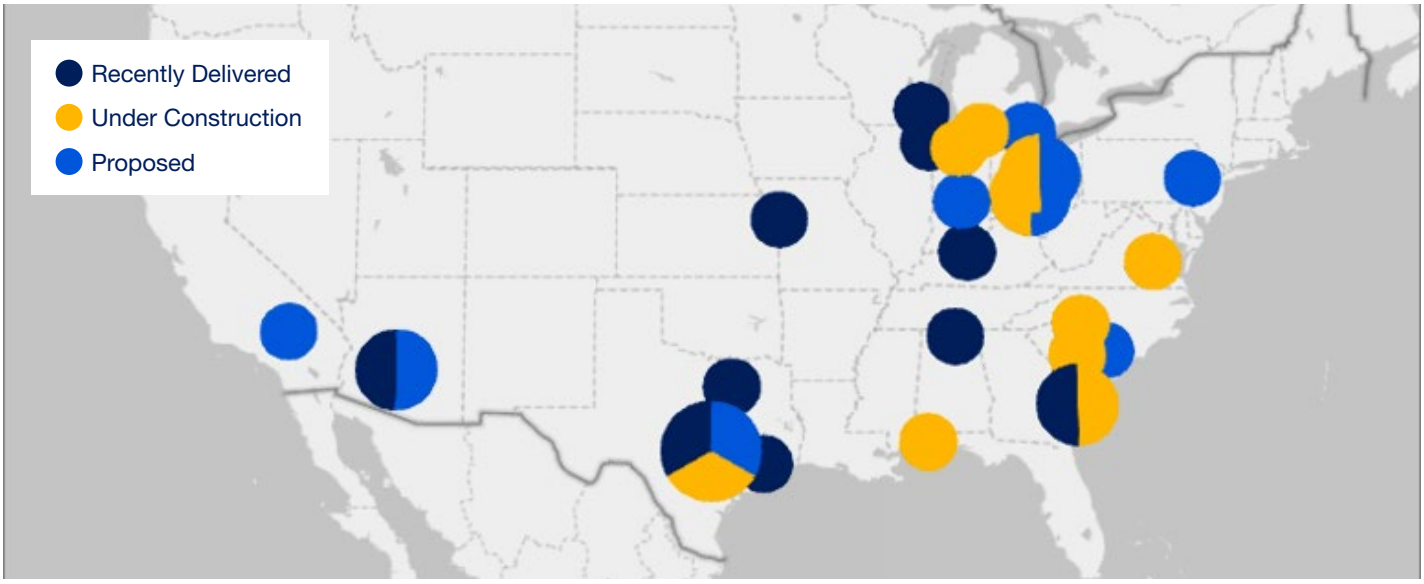
Source: CoStar, Cresa

Visit cresa.com for more information.

Manufacturing

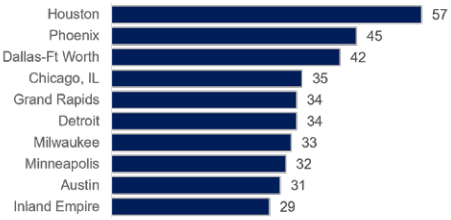
Top 10 Markets For Manufacturing Facilities Delivered Since 2020, Under Construction, Or Proposed

Top 10 Markets by Manufacturing Square Footage SF

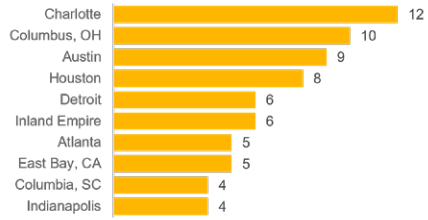


Total Number of Buildings

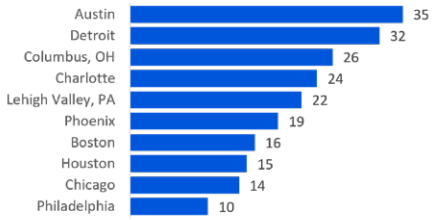
Buildings Delivered Since 2020



Under Construction/Renovation

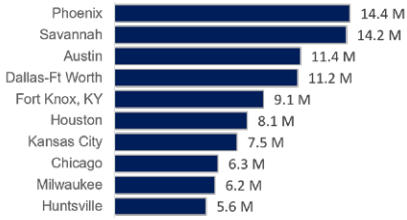


Proposed

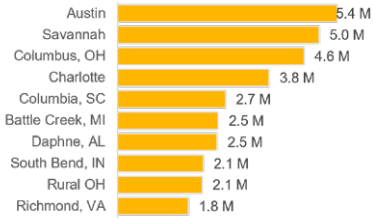


Total Square Footage SF

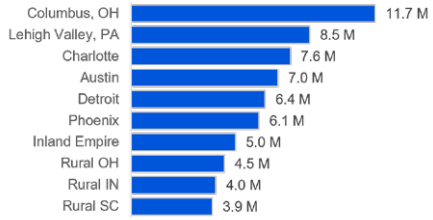
Buildings Delivered Since 2020



Under Construction/Renovation



Proposed



Source: CoStar and Cresa. Data includes manufacturing buildings delivered since 2020, under construction, or proposed. The buildings include Class A & B manufacturing buildings over 50,000 SF.

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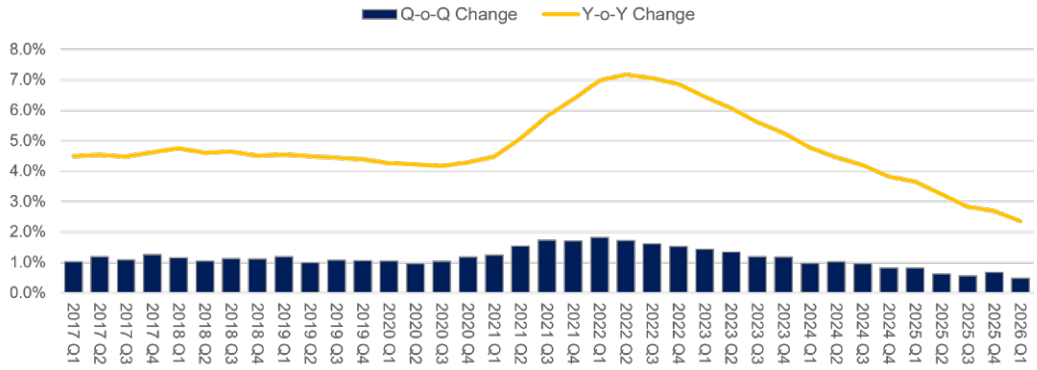
Flex

Volatile Economy Provides Window of Opportunity as Rent Growth Slows

The need for flex space has jumped as innovations like AI, electric vehicles, and robotics have lured investors to spend money on new technologies. The result has been a demand for new, amenitized spaces. After sharp increases in asking rates in 2022 and 2023, rate increases slowed to under 3 percent annual increases in 2025.

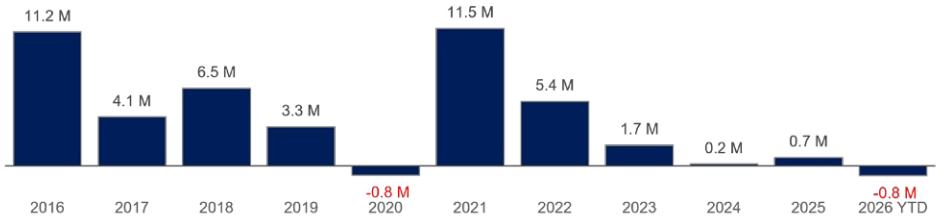
Flex Asking Rate Change



Net Absorption

Except for the COVID-impacted 2020, net absorption was steady between 2014 and 2022. In the last 36 months, net absorption has slipped as investors have been more hesitant to enter the market.

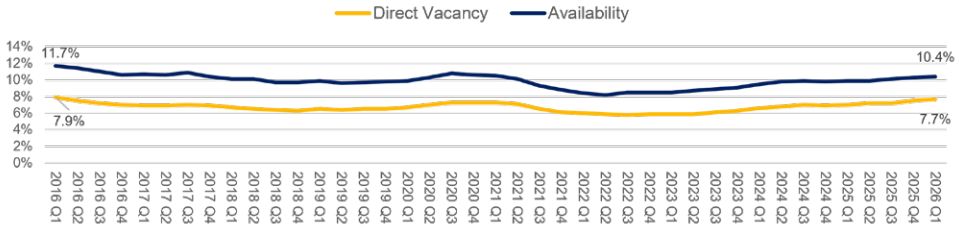
Net Absorption SF



Vacancy and Availability

Since the beginning of 2023, both vacancies and availabilities have gradually increased. However, these levels remain below historic norms. There continues to be high demand for highly amenitized, well-located spaces.

Direct Vacancy & Availability Percentage



Note: Flex properties over 20,000 square feet, Class A and B. The properties are identified as light manufacturing and distribution buildings.

Source: CoStar and Cresa

Visit cresa.com for more information.

Flex

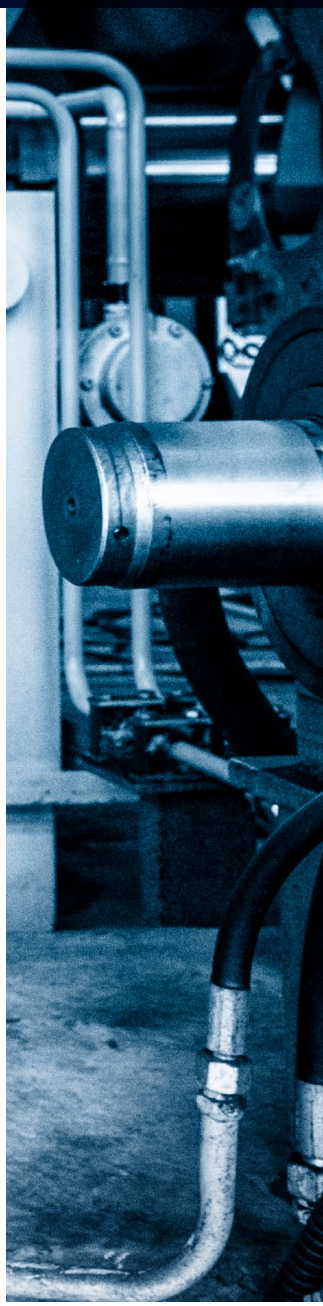
Flex Buildings Under Construction Drop as Marketplace Catches Up

Flex facilities have followed a unique trajectory in construction over the past few years. While other types of industrial assets experienced a surge in 2021 and 2022, followed by a significant decline, flex space construction saw steady demand. The demand for smaller, more versatile spaces has contributed to the sustained interest in flex spaces.

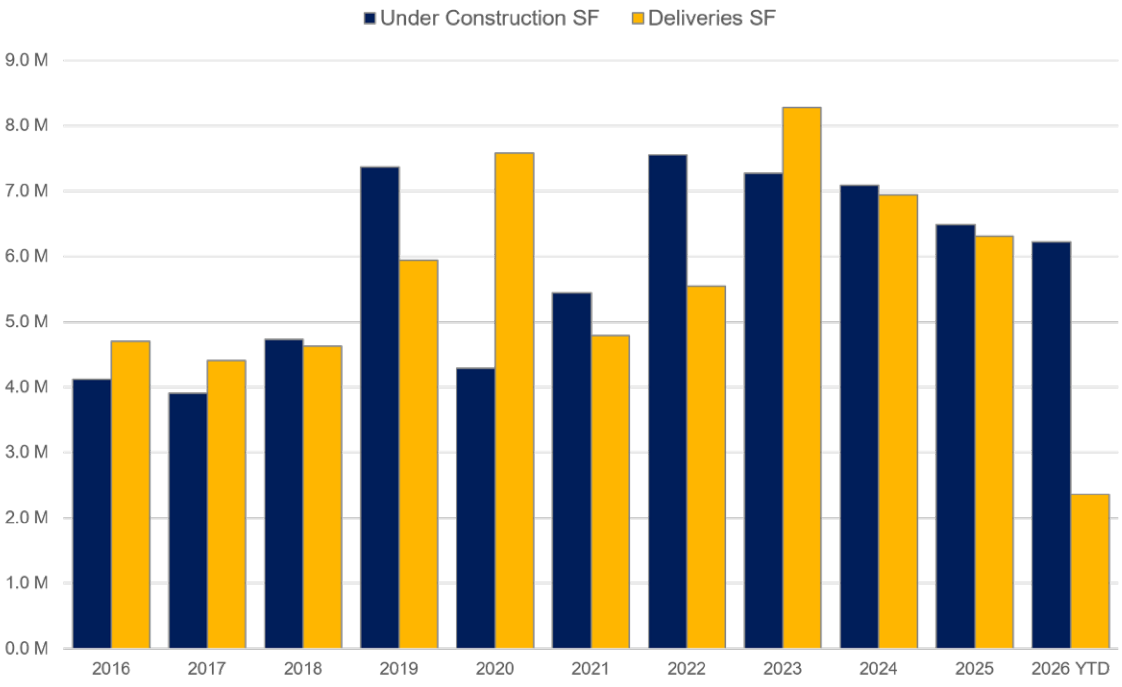
Many flex spaces are often built-to-suit, which has helped reduce over-construction, unlike the situation with warehouse and distribution buildings.

Occupier Insight

Flex can serve as a bridge between R&D and scaled production, especially for pilot lines, testing, prototyping, and light assembly.



Flex
Under Construction SF & Deliveries SF



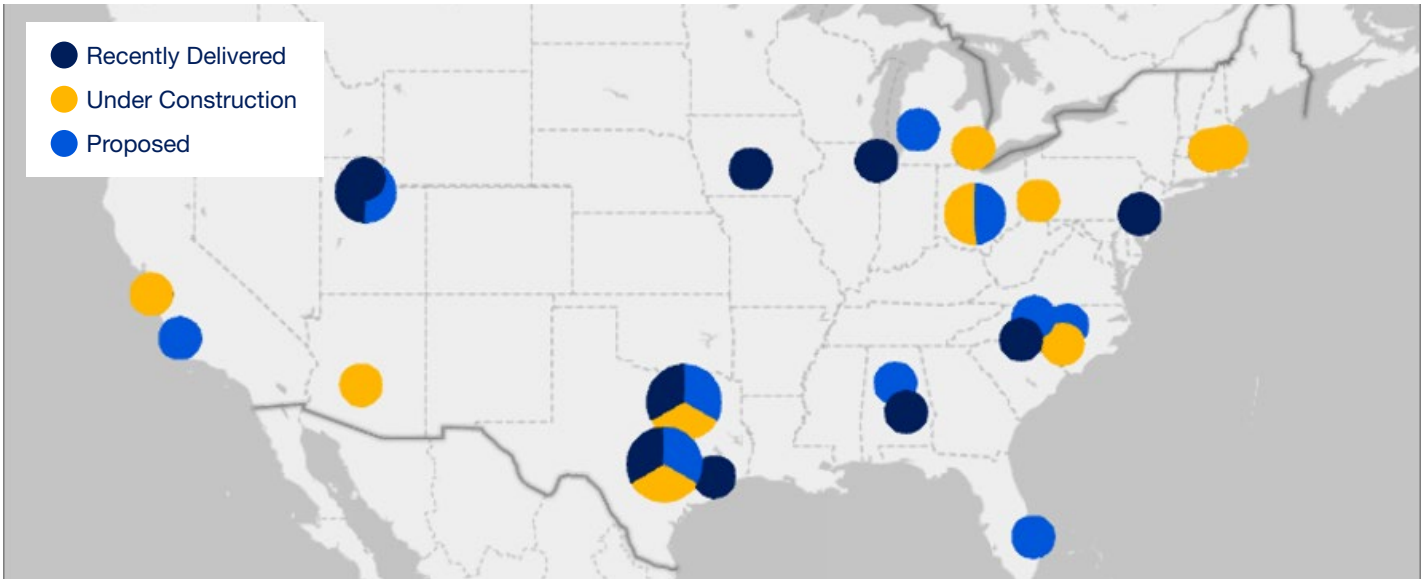
Source: CoStar, Cresa

Visit cresa.com for more information.

Flex

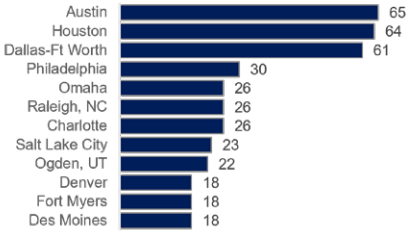
Top 10 Markets For Flex Facilities Delivered Since 2020, Under Construction, Or Proposed

Top 10 Markets by Flex Square Footage SF

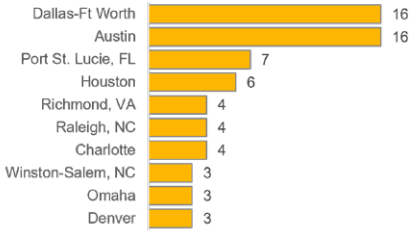


Total Number of Buildings

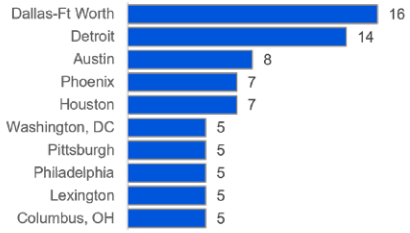
Existing Buildings Built Since 2020



Under Construction/Renovation

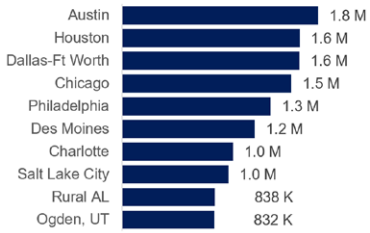


Proposed

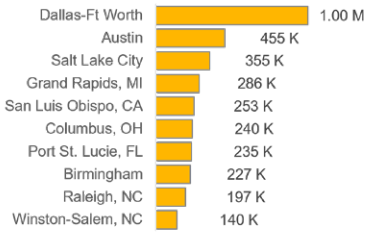


Total Square Footage SF

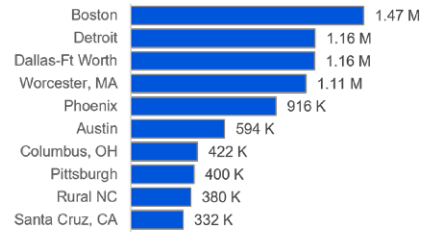
Existing Buildings Built Since 2020



Under Construction/Renovation



Proposed



Source: CoStar and Cresa. Data includes flex buildings delivered since 2020, under construction, or proposed. The buildings include Class A & B light manufacturing and light distribution buildings over 20,000 SF.

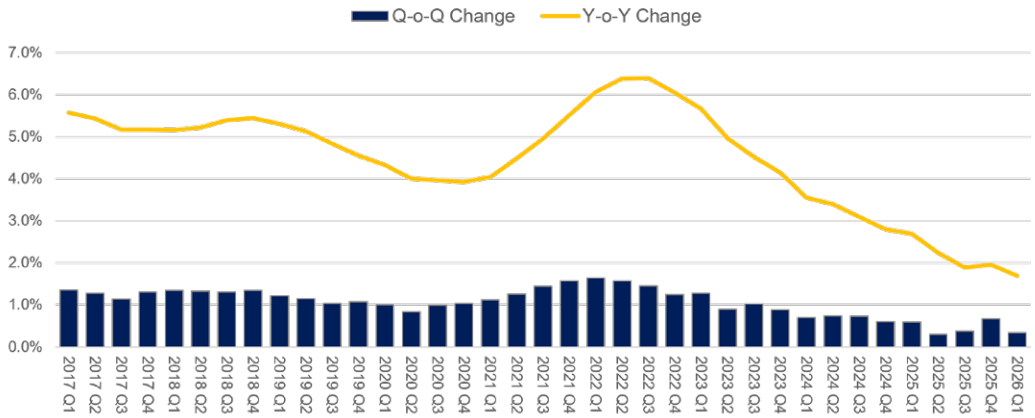
Visit cresa.com for more information.

Research & Development (Lab)

Higher Availability Creates Leverage for Specialized R&D Users

Between 2020 and 2022, the demand for life sciences and lab space grew rapidly. This surge in demand was primarily driven by factors such as employment growth and increased funding visibility. However, by 2023 to 2025, the market experienced a shift, leading to weakened valuations and a reduction in demand. As a result, there has been a slowdown in the rate of asking price increases.

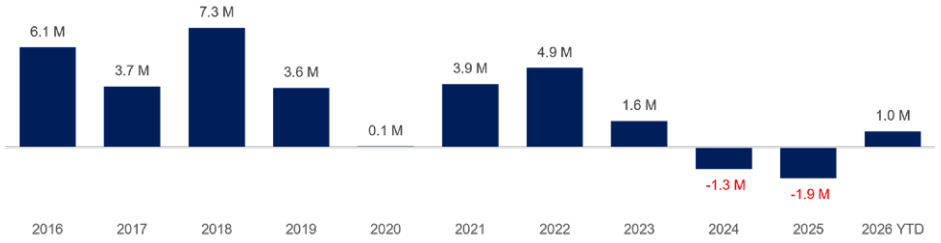
R&D Asking Rates



Net Absorption

Aside from the COVID-affected year of 2020, net absorption remained stable from 2016 to 2022. Research and development space has seen a decline in leasing demand due to a general pullback in certain industries, especially biopharma.

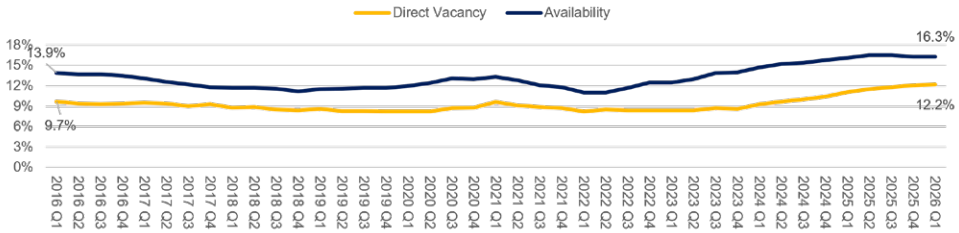
Net Absorption SF



Vacancy and Availability

As demand tempered, both vacancies and availabilities have increased. The result has been an opportunity for occupiers to use leverage in negotiations for renewals and new requirements.

Direct Vacancy & Availability Percentage



Note: The buildings include Class A & B flex buildings identified as being used for research and development over 20,000 SF.

Source: CoStar and Cresa

Visit cresa.com for more information.

Research & Development (Lab)

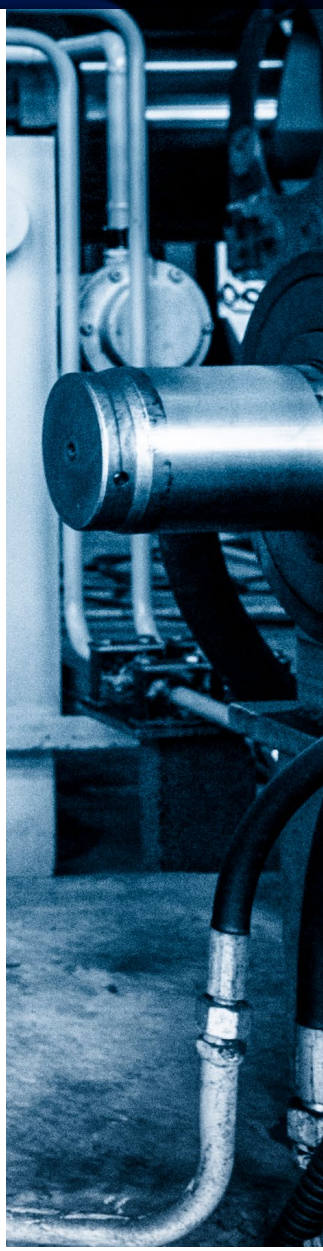
R&D Buildings Under Construction Drop Sharply in Response to Volatility

Construction reacted to the 2020-2022 boom with a delay. R&D buildings are expensive and slow to deliver, and many projects that began during the peak arrived after demand had already cooled, resulting in a mismatch between supply and demand.

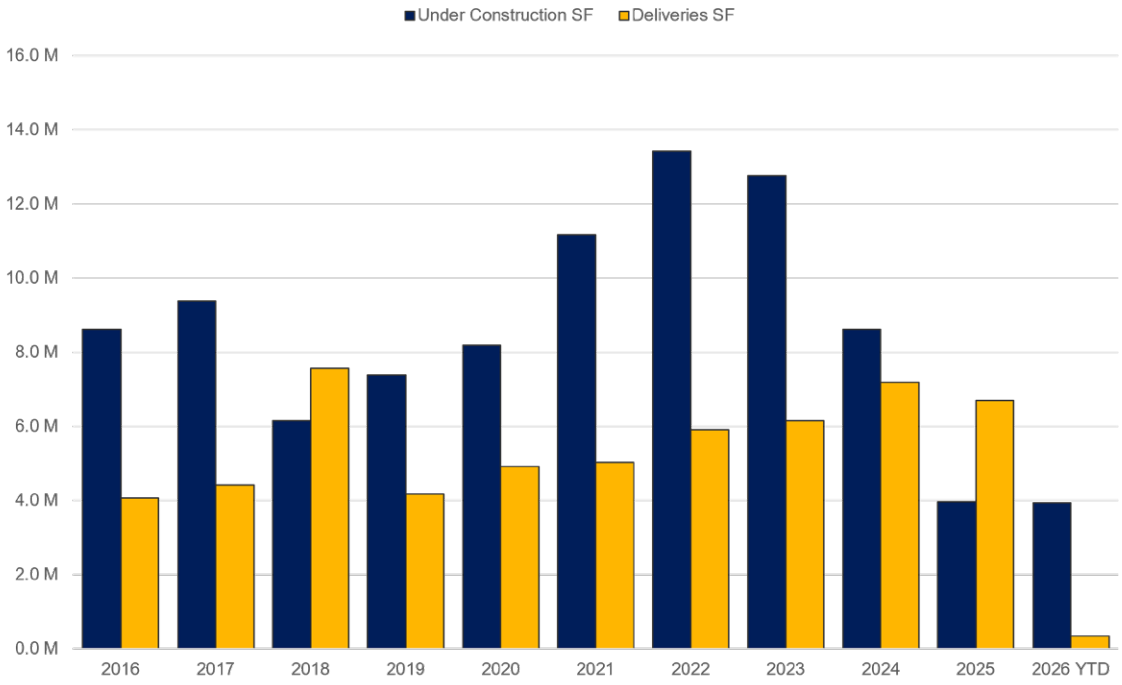
For advanced manufacturing, this slowdown does not eliminate the need for R&D and lab space, but it changes the type of space likely to perform. Demand is increasingly concentrated in facilities that support the transition from innovation to production, including pilot production, testing, validation, advanced materials, medtech, biomanufacturing, and robotics.

Occupier Insight

Current availability may create tenant leverage, but occupiers should distinguish between generic lab supply and specialized space capable of supporting pilot production or regulated manufacturing.



R&D (Lab)
Under Construction SF & Deliveries SF



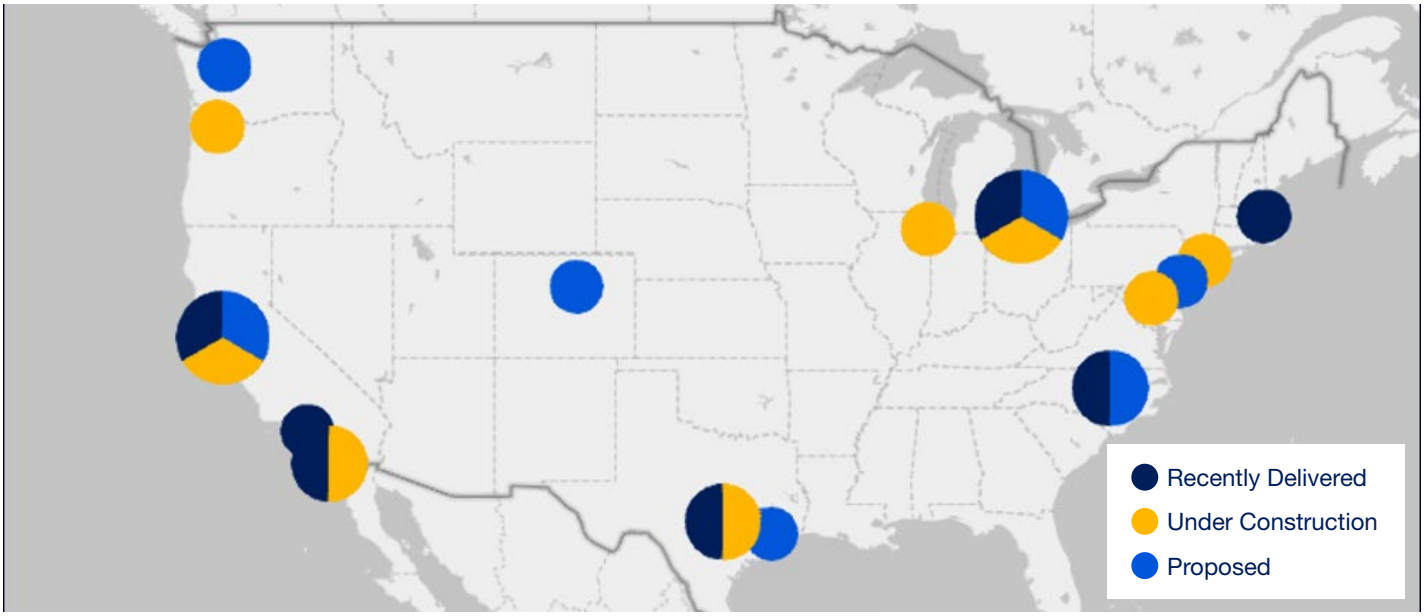
Source: CoStar, Cresa

Visit cresa.com for more information.

Research & Development (Lab)

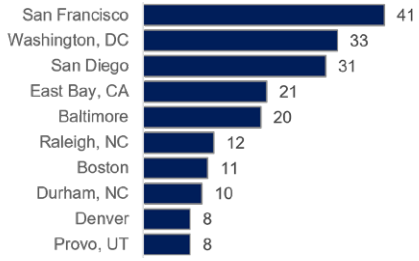
Top 10 Markets for R&D Facilities Built (Since 2020), Under Construction, or Proposed

Top 10 Markets by R&D Square Footage SF

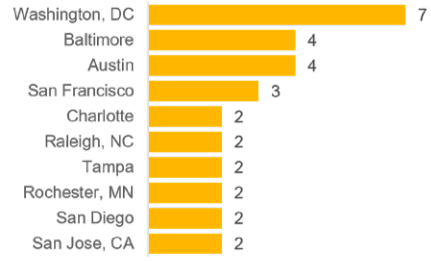


Total Number of Buildings

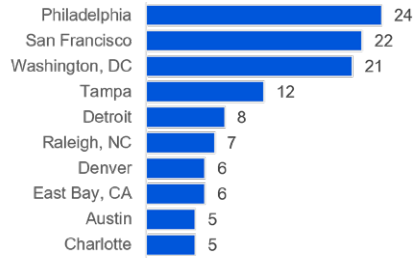
Existing Buildings Built Since 2020



Under Construction/Renovation

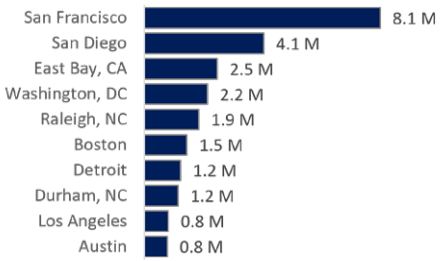


Proposed

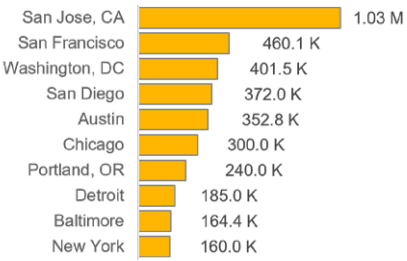


Total Square Footage SF

Existing Buildings Built Since 2020



Under Construction/Renovation



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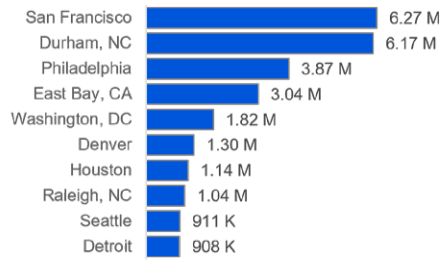

Source: CoStar and Cresa. Data includes R&D buildings delivered since 2020, identified, under construction, or proposed. The buildings include Class A & B flex buildings identified as being used for research and development over 20,000 SF.

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Conclusions

The continued evolution of advanced manufacturing is changing the way companies evaluate markets, facilities, and long-term real estate commitments. While specialty manufacturing, flex, and R&D building construction expanded over the past decade, the recent slowdown in new development has made the market more selective. Demand remains, but it is increasingly focused on facilities that can support specialized production, technical labor, scalable power, infrastructure readiness, and future flexibility.

For developers and occupiers, the opportunity is no longer simply to deliver more industrial space; it is to deliver the right space in the right markets. Regions with educated and technically skilled labor pools, strong supplier networks, access to customers, reliable utilities, and resilient supply-chain infrastructure are best positioned to capture advanced manufacturing growth. As companies balance cost, speed, risk, and operational control, real estate strategy will play a central role in determining where advanced manufacturing can scale successfully.

Tenant Perspective

- **Validate infrastructure early.**
  Confirm power capacity, water, wastewater, permitting, utility upgrade timelines, and offsite improvement costs before committing to a site.
- **Match the facility to the operating strategy.**
  Decide whether the need is full-scale manufacturing, pilot production, R&D/lab space, or flex industrial, and avoid overcommitting to space that limits future flexibility.
- **Follow labor and supply-chain depth.**
  Prioritize markets with the right technical workforce, supplier access, logistics connectivity, and long-term scalability. These factors are often more relevant than the lowest real estate costs.
- **Evaluate incentives carefully.**
  Federal programs, state incentives, tax credits, and local economic-development support can improve project economics, but tenants should understand eligibility, timing, compliance requirements, clawbacks, and whether incentives are durable enough to support the long-term business

About the Author

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cvanpelt@cresa.com

Craig serves as the Head of Research for Cresa, the leading commercial real estate tenant advisory in the world. The research role provides insight, thought leadership, and trends impacting occupiers of real estate, and supports existing client relationships and business development.

With 1,350 employees and 55+ offices across North America, and supported by its global alliance with Knight Frank, Cresa is the world's leading commercial real estate advisory firm that exclusively represents occupiers and specializes in the delivery of fully integrated real estate solutions. We think beyond space to find and foster the best environment for every business. Delivered across every industry and supported by world-class technology, Cresa's services include Transaction Management, Project & Development Services, Workplace Solutions, Location Advisory, Portfolio Solutions, Lease Administration, Capital Strategies and Strategic Consulting.

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APPENDIX

Location Quotient Methodology

Overview of Approach for Advanced Manufacturing OEWS & QCEW Databases

Advanced manufacturing decisions are increasingly influenced by factors beyond just the availability of land or buildings. Companies evaluating new facilities, build-to-suit campuses, R&D labs, or flexible industrial spaces need to understand whether a market has the right combination of workforce, industry presence, supplier depth, and operational infrastructure to support long-term performance. To provide this insight, the analysis utilizes two federal datasets: the Occupational Employment and Wage Statistics (OEWS) database and the Quarterly Census of Employment and Wages database (QCEW).

The OEWS data helps identify where the relevant workforce is located. For advanced manufacturing, this includes positions such as production workers, engineers, maintenance technicians, software and automation specialists, science and materials-related professionals, and logistics workers. These labor categories are critical because a market may seem attractive from a real estate or incentive standpoint. Still, it may face execution risks if the local workforce cannot support manufacturing operations.

The QCEW data helps identify where associated industries and business ecosystems are already concentrated. This encompasses core advanced manufacturing sectors, R&D and technical service industries, as well as supply chain and logistics-related industries. This perspective is essential because companies do not operate in isolation; they benefit from nearby suppliers, technical service providers, logistics networks, contractors, and activity from peer industries.

Using both datasets provides a more comprehensive view of market readiness. One dataset focuses on the occupational workforce, while the other examines the industry ecosystem. Together, they help identify markets that may be better positioned to support manufacturing operations, R&D, pilot production, advanced flexible space, supplier activity, or large build-to-suit developments.

The analysis aims to offer insights rather than definitive site recommendations. Location quotients, employment counts, establishment counts, and weighted indices are used to compare markets consistently. However, these metrics should be interpreted alongside other real estate and operational considerations, such as power availability, water and wastewater capacity, site readiness, incentives, transportation access, permitting, construction costs, and labor availability. This approach provides decision-makers with a practical starting point to understand where advanced manufacturing activity is concentrated and where future real estate opportunities or risks may exist.

The following pages identify the markets with a high concentration of workers and strength of industries that support advanced manufacturing. The detailed explanation and methodology of this approach can be found at the end of this report.

Location Quotient (LQ)

For this study, a location quotient is used to measure the concentration of an industry or occupation in a metropolitan area relative to the national average.

A location quotient of 1.0 means the market has the same concentration as the United States overall. A location quotient above 1.0 means the industry or occupation is more concentrated in that market than it is nationally. A location quotient below 1.0 means it is less concentrated than the national average.

In this analysis, location quotients are used to help identify markets with stronger concentrations of advanced manufacturing-related industries and workforce capabilities. However, they are reviewed alongside total employment, establishment counts, and data availability, because a high location quotient in a small market may not always indicate enough scale to support a major real estate or operational decision.

Source: BLS and Cresa

APPENDIX

OEWS

Workforce Capabilities for Advanced Manufacturing

The Occupational Employment and Wage Statistics (OEWS) database was used to evaluate the workforce characteristics of major U.S. metropolitan areas. For advanced manufacturing, labor availability is a critical site-selection factor because these operations require more than a general production workforce. They often depend on a mix of production workers, engineers, maintenance technicians, software and automation talent, science and materials specialists, and logistics workers.

Because advanced manufacturing is not represented by one single occupation, the analysis groups relevant OEWS occupations into five workforce baskets. These baskets are designed to reflect the different labor capabilities needed to support modern manufacturing operations, from large-scale production to R&D, automation, pilot production, and supply-chain execution.

The five OEWS workforce baskets are:

Manufacturing Execution
Measures the production, maintenance, construction, and operations workforce needed to support scaled manufacturing facilities.

Engineering and Technical Innovation
measures the engineering, scientific, and technical talent needed for product development, process improvement, R&D, and advanced production systems.

Digital Manufacturing and Automation
Measures the software, data, cybersecurity, electronics, and automation talent needed to support smart factories, robotics, industrial technology, and connected production environments.

Science, Materials and Life Sciences
Measures the chemistry, biology, materials science, and lab-related workforce needed for industries such as biopharma, batteries, medical devices, advanced materials, and specialty manufacturing.

Supply Chain and Logistics
Measures the transportation, material moving, freight, inventory, and logistics management workforce needed to support supplier networks, distribution, and the movement of goods through the manufacturing ecosystem.

Together, these baskets provide a practical view of whether a market has the workforce depth and specialization to support advanced manufacturing activity. The analysis uses location quotients to compare each MSA's occupational concentration against the national average, while also considering employment counts to avoid overstating small-market specialization. A weighted OEWS index was also created to provide a broader view of overall workforce alignment with advanced manufacturing needs.

The Occupational Employment and Wage Statistics (OEWS) Advanced Manufacturing Baskets by SOC Code

SOC Occupation Codes	Advanced Manufacturing Basket	Weighted
SOC Code	**Manufacturing Execution**	**30%**
51-0000	Production Occupations	
49-0000	Installation, Maintenance, and Repair Occupations	
53-0000	Transportation and Material Moving Occupations	
47-0000	Construction and Extraction Occupations	
Nov-51	Industrial Production Managers	
SOC Code	**Engineering & Technical Innovation**	**25%**
17-0000	Architecture and Engineering Occupations	
19-0000	Life, Physical, and Social Science Occupations	
15-0000	Computer and Mathematical Occupations	
17-2051	Civil Engineers	
17-2071	Electrical Engineers	
17-2141	Mechanical Engineers	
17-2112	Industrial Engineers	
17-3011	Architectural and Civil Drafters	
SOC Code	**Digital Manufacturing and Automation**	**15%**
15-0000	Computer and Mathematical Occupations	
15-1212	Information Security Analysts	
15-1241	Computer Network Architects	
15-1244	Network and Computer Systems Administrators	
15-1252	Software Developers	
15-2051	Data Scientists	
17-2071	Electrical Engineers	
17-2072	Electronics Engineers, Except Computer	
17-3023	Electrical and Electronic Engineering Technologists	
SOC Code	**Science, Materials and Life Sciences**	**15%**
17-2041	**Chemical Engineers**	
19-0000	Life, Physical Science, and Social Science Occupations	
19-1021	Biochemists and Biophysicists	
19-1042	Medical Scientists, Except Epidemiologists	
19-2031	Chemists	
19-2032	Materials Scientists	
19-4021	Biological Technicians	
19-4031	Chemical Technicians	
SOC Code	**Supply Chain and Logistics**	**15%**
Nov-71	Transportation, Storage, and Distribution Management	
13-1081	Logisticians	
43-5011	Cargo & Freight Agents	
43-5061	Production, Planning, and Expediting Clerks	
43-5071	Shipping, Receiving, and Inventory Clerks	
53-0000	Transportation and Material Moving Occupations	
53-3032	Heavy and tractor-Trailer Truck Drivers	
53-7051	Industrial Truck and Tractor Operators	
53-7062	Laborers and Freight, Stock, and Material Movers	

Source: BLS and Cresa

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APPENDIX

QCEW

Industry Ecosystems for Advanced Manufacturing

The Quarterly Census of Employment and Wages (QCEW) database was used to evaluate the industry characteristics of major U.S. metropolitan areas. While the OEWS analysis focuses on workforce capabilities, QCEW helps identify where advanced manufacturing-related industries, suppliers, technical service providers, and logistics operations are already concentrated.

This is important because advanced manufacturing companies do not make real estate decisions based on labor alone. They also consider whether a market has an existing business ecosystem that can support operations, including manufacturers, R&D firms, engineering and testing providers, suppliers, freight networks, contractors, and distribution infrastructure. A strong industry ecosystem can reduce execution risk, improve access to vendors and partners, and support long-term expansion.

Because advanced manufacturing is not captured by one single NAICS code, the analysis groups relevant QCEW industries into three baskets:

Core Advanced Manufacturing
Measures the concentration of industries directly involved in advanced production, including sectors such as semiconductors, electronics, aerospace, medical devices, pharmaceuticals, machinery, electrical equipment, automotive, and advanced materials.

Innovation and R&D Ecosystem
Measures the concentration of industries that support research, development, design, testing, software, engineering, data infrastructure, and technical services. This basket helps identify markets that can support R&D labs, pilot production, technical operations, and innovation-driven manufacturing.

Supply Chain and Execution
Measures the concentration of industries that support the movement, staging, coordination, and delivery of goods. This includes logistics, transportation, warehousing, freight support, durable-goods wholesale, and related supplier activity.

Together, these baskets provide a practical view of whether a market has the industry ecosystem needed to support advanced manufacturing activity. The analysis uses location quotients to compare each MSA's industry concentration against the national average, while also considering employment counts, establishment counts, and data availability. Because QCEW data can be suppressed in certain markets or industries, suppressed values are not treated as zero; they are flagged and reviewed alongside broader parent industries, statewide QCEW data, and OEWS workforce indicators where appropriate.

Source: BLS and Cresa

The Quarterly Census of Employment and Wages (QCEW) Advanced Manufacturing Baskets by NAICS Code

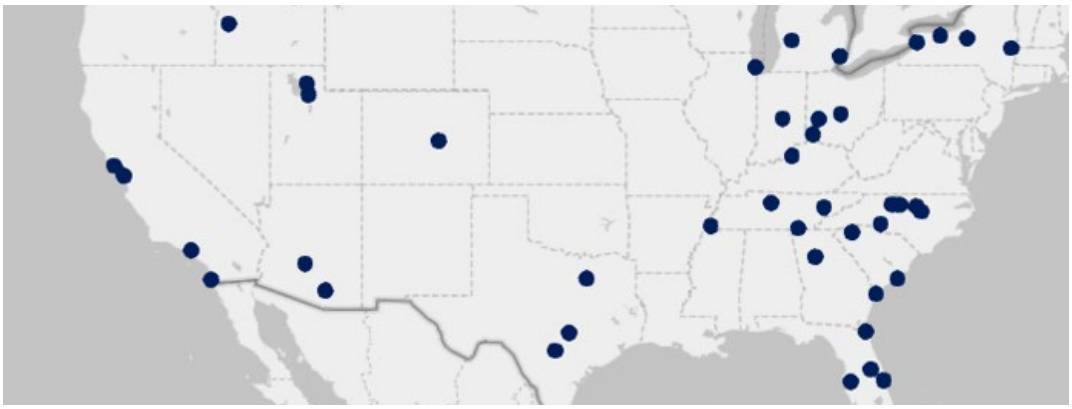
NAICS Code	Core Advanced Manufacturing
334	Computer and electronic product manufacturing
3344	Semiconductor and other electronic component manufacturing
335	Electrical equipment, appliance, and component manufacturing
3361	Motor vehicle manufacturing
3363	Motor vehicle parts manufacturing
3364	Aerospace product and parts manufacturing
3391	Medical equipment and supplies manufacturing
3254	Pharmaceutical and medicine manufacturing
333	Machinery manufacturing
332	Fabricated metal product manufacturing
NAICS Code	**Innovation and R&D Ecosystem**
5417	Scientific R&D services
54133	Engineering services
54138	Testing laboratories
5415	Computer systems design
5132	Software publishers
518	Computing infrastructure / data processing
NAICS Code	**Supply Chain and Execution**
484	Truck Transportation
482	Rail Transportation
483	Water Transportation
481	Air Transportation
488	Support Activities for Transportation
4885	Freight Transportation Arrangement
492	Couriers and Messengers
493	Warehousing and Storage
423	Merchant Wholesalers, Durable Goods

APPENDIX

Growing Markets

Markets with Advanced Manufacturing Growth Potential

The Quarterly Census of Employment and Wages (QCEW)
Advanced Manufacturing Baskets by NAICS Code



Metro	ST	Industry	Real Estate Asset Type
Phoenix	AZ	Semiconductor, Aerospace	Fabs, R&D
Tucson	AZ	Aerospace, Defense	Mfg, R&D
Los Angeles	CA	Aerospace, Defense	Mfg, R&D
San Diego	CA	Life Sciences, Defense	Mfg, R&D
San Francisco	CA	Life Sciences, Robotics	Flex, R&D
San Jose	CA	AI Hardware, Robotics	Flex, R&D
Colorado Springs	CO	Aerospace, Defense	Flex, R&D
Jacksonville	FL	Defense, Logistics	Mfg, Logistics
Orlando	FL	Aerospace, Defense	Flex, R&D
Palm Bay	FL	Aerospace, Defense	Mfg, R&D
Tampa	FL	MedTech, Life Sciences	Mfg, R&D
Atlanta	GA	Engineering, Logistics	Mfg, R&D
Savannah	GA	Automotive, EV	Mfg, Flex
Boise	ID	Semiconductor, Electronics	Mfg, R&D
Chicago	IL	Advanced Materials	Mfg, R&D
Indianapolis	IN	Life Sciences	Mfg, R&D
Louisville	KY	Automotive, Logistics	Mfg, Logistics
Detroit	MI	EV, Robotics	Mfg, R&D
Grand Rapids	MI	Automotive, MedTech	Mfg, Flex
Charlotte	NC	Automotive, Energy	Mfg, Flex
Durham	NC	Life Sciences	Mfg, R&D
Greensboro	NC	Aerospace, Automotive	Mfg, Flex
Raleigh	NC	Life Sciences, Biotech	Flex, R&D
Winston-Salem	NC	Life Science, Medtech	Flex, R&D
Albany	NY	Semiconductor	Flex, R&D
Buffalo	NY	Advanced Materials	Mfg
Rochester	NY	Optics, Advanced Materials	Mfg, R&D
Syracuse	NY	Semiconductor	Flex, Logistics
Cincinnati	OH	Advanced Materials	Mfg, R&D
Columbus	OH	Semiconductor	Fabs, Logistics
Dayton	OH	Aerospace, Defense	Mfg, R&D
Charleston	SC	Aerospace	Mfg, Flex
Greenville	SC	Automotive	Mfg, Flex
Chattanooga	TN	Automotive	Mfg, Flex
Knoxville	TN	Advanced Materials, Energy	Mfg, R&D
Memphis	TN	Manufacturing, Logistics	Mfg, Logistics
Nashville	TN	Automotive, MedTech	Mfg, Flex
Austin	TX	Semiconductor, Automotive	Fabs, R&D
Dallas	TX	Aerospace, Defense	Flex, Logistics
San Antonio	TX	Aerospace, Defense	Mfg, Flex
Ogden	UT	Aerospace/Defense	Mfg, Flex
Salt Lake City	UT	Aerospace, Life Sciences	Mfg, Flex

Source: BLS and Cresa

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APPENDIX

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