


SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
1053 Shotwell Rd	Clayton	343,141	Dollar General
540 Hinton Oaks	Knightdale	120,000	-
2930 Yonkers Rd	Raleigh	35,154	-

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
325 Spectrum Dr, Bldg 1 Northeast Wake County	\$10,581,976 Investment	\$71.00 -	150,000 4-Star Whrs	Trinity Capital Scannell Properties
2114 Atlantic Ave Raleigh	\$9,750,000 Investment	\$65.00 -	150,045 3-Star Whrs	DFILP Atlantic Ave LLC NMS Atlantic, LLC
850-880 Lufkin Rd Southwest Wake Cnty	\$9,000,000 Investment	\$60.00 8.3%	150,907 3-Star Whrs	LM Lufkin Road LLC Beechmoor LLC

LARGEST DELIVERIES


Address	Submarket/City	SF	Developer
4902 Wade Nash Blvd	Holly Springs	124,200	PS NC III LP
8185 Hwy 70 Business	Clayton	30,000	Franklin Realty Grp
5435 Raynor Rd	Garner	14,250	Briarhaven Props


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
3612 Powhatan Rd	Clayton	900,000	Jan. 2020
4851 Jones Sausage Rd	Garner	700,281	Nov. 2019
8368 W. Hwy 70	Clayton	142,406	Oct. 2021

TOTAL INDUSTRIAL MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q2 2019	4.10%	\$7.38	1,230,267	127,967,129	2,504,395
Q1 2019	4.90%	\$7.27	(87,485)	127,787,179	2,417,345
Q4 2018	4.60%	\$7.38	672,073	127,377,199	2,519,075
Q3 2018	6.00%	\$7.15	(781,519)	128,572,887	2,494,990
Q2 2018	5.10%	\$7.09	145,580	128,192,246	2,096,699


1,230,267 NET ABSORPTION
SF


4.10% VACANCY
5,241,830 SF


\$7.38 AVG. ASKING RATE
PSF GROSS


179,950 DELIVERIES
8 Buildings


2,504,395 UNDER
CONSTRUCTION
25 Buildings

SCOTT HADLEY, Senior Director

The Triangle continues to experience high demand, driving vacancies down and rates up. The vacancy rate in the Triangle dropped from 4.9% to 4.1%, while rates increased up \$0.11/SF. Absorption for the market was 1,230,267 SF in the 2nd Quarter with product under construction pushing 2.5 million SF. Overall, the market is very healthy. The largest Industrial products under construction are Novo Nordisk in Johnston County with 900,000 SF, the Amazon Distribution Center in Wake County at 700,281 SF, and the Grifols expansion in Johnston County with 142,406 SF.