


SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
50 Tyger River Dr	Rt 290 Corr/Duncan	221,833	Plastic Omnium
1700 Old Grove Rd	I-85 S/Donaldson	142,405	ORBIS
130 Monroe Dr	I-85 South/Wenwood	100,464	ALO Tennessee

SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
City	Type of Sale	Cap Rate	Class	Seller
130 Monroe Dr Simpsonville	\$13,830,232 Investment	\$89.17 6.16%	155,101 Class A	EGP 385 BP 1031 LLC 385 Business Park LLC
1621 Southport Rd Spartanburg	\$1,120,000 Individual	\$22.14 -	50,583 Class C	William & Heather Hulsey Upstate Development Pt
2006 Perimeter Rd Greenville	\$1,010,000 Individual	\$21.05 -	47,975 Class B	Duro Properties LLC Harbour Tr & Inv Mgmt

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
GSP Logistics Pkwy	Greer	567,630	BMW
400 E. Stone Ave	Greenville	310,000	Central Realty
Carolina Point Pkwy	Greenville	25,000	Tru by Hilton


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
Genoble Rd, Bldg A	Greer	1,318,680	Q2 2020
Robinson Rd, Bldg C	Greer	1,314,060	Q2 2020
6135 Anderson Mill Rd	Moore	708,067	Q4 2019


TOTAL INDUSTRIAL MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q3 2019	5.00%	\$4.08	(320,222)	227,074,119	10,952,966
Q2 2019	4.80%	\$4.04	(572,316)	226,192,198	7,239,508
Q1 2019	4.20%	\$3.81	2,807,342	225,377,090	7,239,508
Q4 2018	4.60%	\$3.75	3,442,116	223,282,279	8,186,182
Q3 2018	4.50%	\$3.68	2,056,990	219,444,421	9,309,925

 **(320,222)** NET ABSORPTION SF

 **5.0%** VACANCY
11,276,292 SF

 **\$4.08** AVG. ASKING RATE PSF GROSS

 **1,331,494** DELIVERIES
4 Buildings

 **10,952,966** UNDER CONSTRUCTION
35 Buildings

RANDALL BENTLEY, President

Greenville/Spartanburg continued in Q3 with a slightly negative net absorption. Vacancy inched upwards as well from 4.8% to 5.0%, still indicative of a very low inventory rate that has continued for the last 9 quarters. Despite the uptick in vacancy, record-setting construction levels have been met with strong absorption as over 8.7 million SF has been absorbed in the last 4 quarters. Rents have increased steadily 4% to 5% annually. The recent growth is a testament to the market's positive attributes, including access to ports, proximity to major metros in the southeast and availability of development-ready land. Greenville/Spartanburg also offers easy access to Atlanta, Charlotte, and Port of Charleston.