


SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
4020 Stirrup Creek Dr	Research Triangle Pk	44,917	Unavailable
6231 Westgate Rd	Raleigh	23,997	Unavailable
419 Davis Dr	Research Triangle Pk	20,411	Unavailable

SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
City	Type of Sale	Cap Rate	Class	Seller
20 TW Alexander Dr	\$47,231,461	\$317.00	148,989	Longfellow R.E. Partners
Research Triangle Park	Investment	-	Class A	Bain Capital R.E. LP
977 Shotwell Rd	\$44,518,859	\$63.00	706,405	Stolts Real Estate Ptnrs
Clayton	Investment	-	Class A	Petrus Partners, Ltd
4001 E. Chapel Hill-Nelson	\$37,000,000	\$51.00	731,071	Trinity Capital Advisors
Research Triangle Park	Investment	-	Class A	State Street Bank, N.A.

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
4915 Hillsborough Rd	Durham	39,239	Jacobs Glass
110 Harvest Mill Ln	Clayton	35,000	H&S Bakery, Inc.
305 Capcom Ave	Wake Forest	22,268	Goodberrys Comm


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
1275 Person St	Durham	410,000	Oct 2020
805 S. Briggs Ave	Durham	260,000	Oct 2020
2320 Presidential Dr	Durham	55,590	Feb 2020


TOTAL INDUSTRIAL MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q3 2019	3.90%	\$7.42	314,989	128,408,117	2,704,665
Q2 2019	4.10%	\$7.36	1,159,361	128,362,655	2,258,384
Q1 2019	4.80%	\$7.27	(88,385)	128,154,494	2,369,545
Q4 2018	4.50%	\$7.38	737,007	127,744,514	2,496,275
Q3 2018	5.90%	\$7.15	(746,119)	128,912,268	2,530,124

 **314,989** NET ABSORPTION SF

 **3.90%** VACANCY
4,985,381 SF

 **\$7.42** AVG. ASKING RATE PSF GROSS

 **103,707** DELIVERIES
4 Buildings

 **2,704,665** UNDER CONSTRUCTION
23 Buildings

SCOTT HADLEY, Senior Director

The Triangle Industrial Market continued to see a reduction of available space and increased rents across Raleigh and Durham. The vacancy rate dropped from 4.1% to 3.9% in Q3 and average rents increased by \$0.04. There are 3,370,225 SF under construction with 62.7% preleased. Third-quarter absorption of 314,989 SF was down compared to 1.2 million SF in Q2. Investment-grade buildings are in high demand from investors in and outside the market. Absorption and rent growth has slowed. Amazon's 700,281-SF facility and the 900,000-SF Novo Nordisk plant are set for delivery in Q4.