



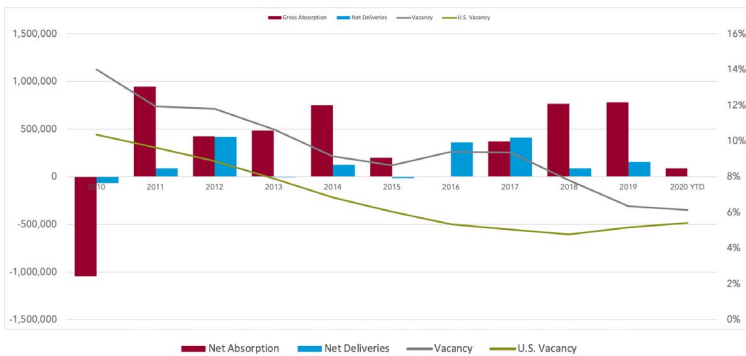
### INDUSTRIAL MARKET OVERVIEW

SCOTT HADLEY, *Senior Director*

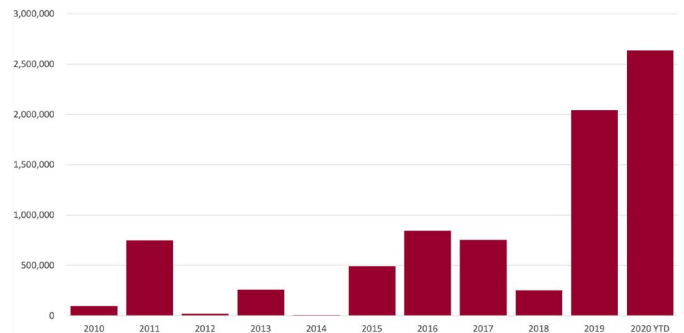
The Raleigh Industrial Market has seen vacancy tick up almost a full percentage point without really knowing the effects from the Covid-19 impacts. The market had already showed some signs of slowing in its absorption of space and new space to the market not being leased as quickly as previous quarters. While interest and demand remain strong, the market will certainly show strain from the Covid-19 virus in the future quarters and it will be crucial to see if that negatively impacts current tenant leases, new leases and investor purchase interest in the market.

MARKET INDICATORS	Q1 2020	Q4 2019	Q3 2019	Q2 2019	Q1 2019
▼ Net Absorption	1,205,517 SF	1,846,979 SF	1,106,081 SF	1,375,701 SF	635,008 SF
▲ Vacancy Rate	3.10%	2.10%	1.90%	2.00%	2.70%
▲ Avg NNN Asking Rate	\$8.29/SF	\$8.25/SF	\$8.20/SF	\$8.06/SF	\$7.97/SF
▼ Under Construction	1,879,665 SF	2,232,768 SF	3,095,947 SF	2,735,558 SF	2,543,908 SF
▲ Inventory	89,014,781 SF	88,571,678 SF	87,541,058 SF	87,564,835 SF	87,383,985 SF

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3006 Industrial Dr Raleigh, NC	153,745 SF	\$12,587,641 \$81.87/SF	Northside Investment Partners Northside Midtown	3-Star Whse
8605 Ebenezer Church Rd Raleigh, NC	142,730 SF	\$11,950,000 \$83.72/SF	Long Beverage Qapla, LLC	4-Star Dist
1208-1228 Fron St Raleigh, NC	125,905 SF	\$10,732,715 \$85.24/SF	Northside Investment Partners Northside Midtown	3-Star Whse

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
360 Spectrum Dr Knightdale, NC	56,909 SF	Trinity Partners	Undisclosed	-
203 Computer Dr Smithfield, NC	41,500 SF	Market St 1500 LLC	Airflow	Manufacturing
8005 Knightdale Rd Knightdale, NC	25,200 SF	Amour Enterprises	Noda Brewing Co	Business Services