



INDUSTRIAL MARKET OVERVIEW

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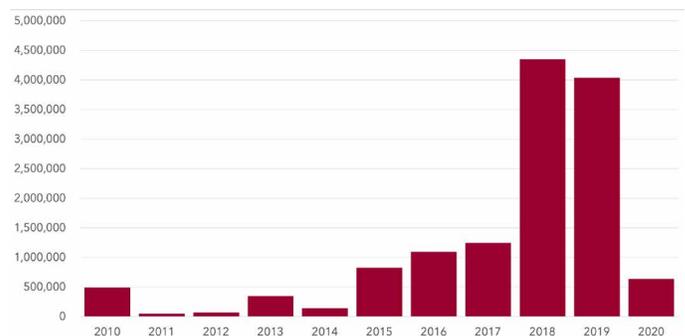
Raleigh's industrial market continues to benefit from the e-commerce, home building and third-party logistics industries servicing the region as well as expansions from life science and pharmaceutical companies. Logistics rents are growing at the highest rate as the demand for e-commerce increases. Low vacancies in the market prevail despite recent deliveries of new industrial space. The demand for life science space continues as seen by the recent acquisitions of several large buildings and flex parks slated for redevelopment for biotechnology, pharmaceutical and medical distribution uses. The low vacancy rate is predicted to be stable even with the addition of new construction and the conversion of other existing property types.

MARKET INDICATORS	Q4 2020	Q3 2020	Q2 2020	Q1 2020	Q4 2019
▲ Net Absorption	2,914,119 SF	2,553,765 SF	342,263 SF	1,258,122 SF	1,911,019 SF
▼ Vacancy Rate	3.2%	3.9%	3.4%	3.1%	2.1%
▲ Avg NNN Asking Rate	\$9.63 PSF	\$9.47 PSF	\$9.37 PSF	\$9.28 PSF	\$9.19 PSF
▼ Under Construction	637,739 SF	883,104 SF	3,593,381 SF	3,711,381 SF	4,053,734 SF
▲ Inventory	92,645,476 SF	92,103,476 SF	89,253,499 SF	89,103,499 SF	88,660,396 SF

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2301-2337 US Hwy 70 Garner, NC	150,000 SF	\$16,500,000 \$110.00 PSF	STAG Industrial, Inc. Al Neyer	Class A
1400 N. Greenfield Parkway Garner, NC	133,000 SF	\$40,925,000 \$307.71 PSF	Realty Income Corporation Oak Street Real Estate Capital	Class B
9257 Hwy 70 W Clayton, NC	125,200 SF	\$9,400,000 \$75.08 PSF	LM Real Estate Partners Prime Time Leasing, LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1201 N. Greenfield Parkway Garner, NC	165,921 SF	Duke Realty Corporation	Undisclosed	Undisclosed
370 Spectrum Drive Knightdale, NC	159,600 SF	Undisclosed	Undisclosed	Undisclosed
1300 N. Greenfield Parkway Garner, NC	136,454 SF	Undisclosed	Undisclosed	Undisclosed

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