



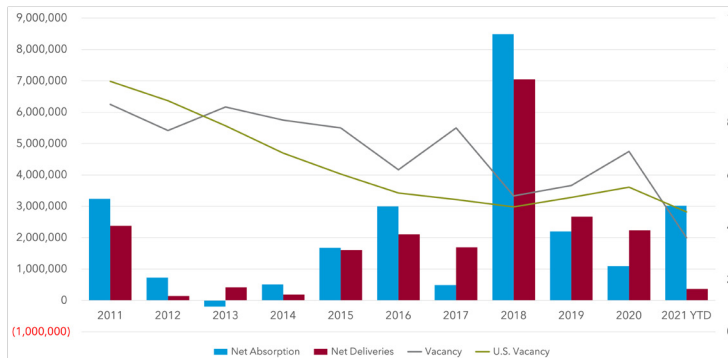
### INDUSTRIAL MARKET OVERVIEW

THOMAS FAWCETT, *Associate*

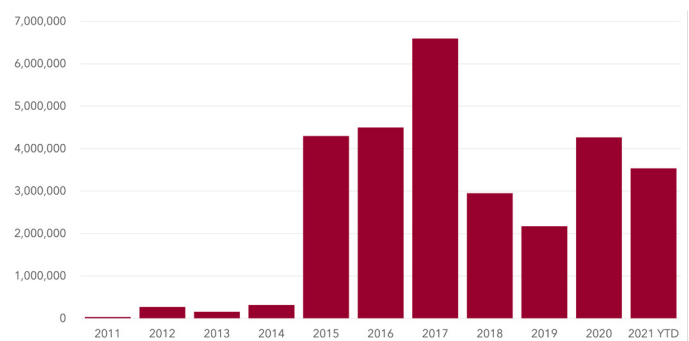
The Charleston Industrial market continued to exceed historical norms during the third quarter of 2021. Likely spurred on by prior announcements of sizeable investments in Charleston by Walmart, Mercedes, and Volvo; many national and global investors have started to target Charleston, along with large primary markets, as a place to trade assets and park cash. Market research indicates that nearly \$399 million dollars has traded hands in the area over the past year alone. This level of investment is not likely to slow down, as indicated by the continued rise in sale price per square foot, rental rates, and reduction in cap rates by motivated buyers who have recently outpaced Charleston's local investors.

MARKET INDICATORS	Q3 2021	Q2 2021	Q1 2021	Q4 2020	Q3 2020
▲ 12 Mo. Net Absorption SF	3,014,358	2,265,347	881,068	(227,669)	414,229
▼ Vacancy Rate	3.50%	4.65%	5.02%	6.44%	9.77%
▲ Avg NNN Asking Rate PSF	\$6.31	\$5.54	\$5.36	\$5.11	\$5.12
▲ SF Under Construction	3,536,162	2,634,052	1,969,210	1,005,962	329,353
▲ Inventory SF	74,925,912	74,352,662	74,183,561	73,430,485	72,344,118

### NET ABSORPTION, NET DELIVERIES, & VACANCY



### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3290 Benchmark Drive Ladson, SC	100,000 SF	\$13,750,000 \$137.50 PSF	L. Gregory & Owen Valerie Trust Ladson Associates LLC	Class C
310 Industrial Road Summerville, SC	60,000 SF	\$1,100,000 \$18.33 PSF	Lollicup Usa Inc American Outdoor Living Inc.	Class C
7704 Southrail Road North Charleston, SC	47,529 SF	\$3,675,000 \$77.32 PSF	Shepherd Realty Capital Maxon Holding Corp	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
300 Trade Zone Boulevard Summerville, SC	339,040 SF	The Silverman Group	Undisclosed	Undisclosed
4269 Crosspoint Drive Ladson, SC	117,000 SF	Childress Klein	Argents	Freight Forward Services
5801 N Rhett Avenue Hanahan, SC	109,857 SF	CenterPoint Properties	Sunland Logistics/Perfect Hy-Test	Third-Party Logistics

