



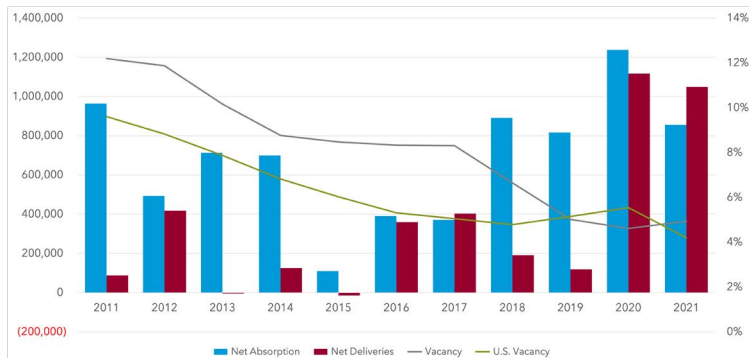
INDUSTRIAL MARKET OVERVIEW

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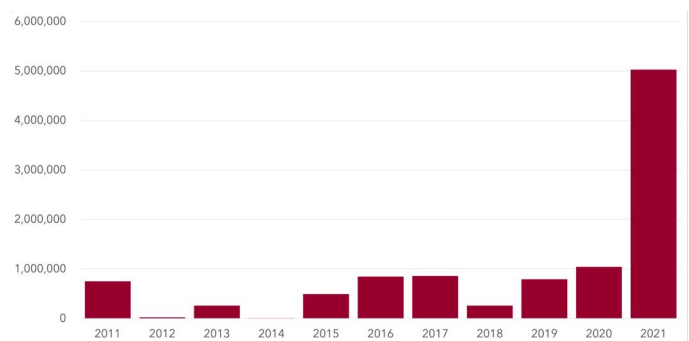
The Research Triangle Region is known for its life science and pharmaceutical companies including Pfizer, Merck, Eli Lilly, Grail and Zoetis. The region's pharmaceutical industry continues to be one of the market's greatest drivers, with a large and highly educated workforce and top-tier universities. Vacancies remain below the historical average due to strong demand despite the economic impact of the pandemic. Logistics/warehouse leasing has been active. The e-commerce sector continues to expand, meeting the increasing demand for home-delivered products. Investors show strong interest in Durham. The average transaction price now sits at \$166/SF, surpassing the national average of \$127/SF.

MARKET INDICATORS	Q4 2021	Q3 2021	Q2 2021	Q1 2021	Q4 2020
▼ 12 Mo. Net Absorption SF	855,616	1,272,258	1,518,982	777,293	1,238,189
▲ Vacancy Rate	4.9%	4.6%	4.2%	5.5%	4.6%
▲ Avg NNN Asking Rate PSF	\$9.40	\$9.14	\$8.91	\$8.73	\$8.60
▲ SF Under Construction	5,025,717	2,023,700	2,144,690	2,387,090	1,043,240
▲ Inventory SF	45,445,051	45,212,951	44,965,961	44,407,961	44,395,939

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1275 Person Street Durham, NC	410,000 SF	\$51,000,000 \$124.39 PSF	Person Street Owner LP Scannell Properties 350 LLC	Class A
3506 Tricenter Boulevard Durham, NC	272,282 SF	\$19,700,000 \$76.16 PSF	DG Industrial Portfolio I Prop Owner Dalfen Industrial	Class B
805 S Briggs Avenue Durham, NC	260,000 SF	\$43,144,000 \$165.94 PSF	Bcore I-85 Corridor Greensboro Scannell Properties	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
110 Roche Drive Durham, NC	41,300 SF	New Hope Partners	Undisclosed	Undisclosed
722 E Markham Avenue Durham, NC	10,000 SF	Undisclosed	Undisclosed	Undisclosed
104 W Dolphin Street Siler City, NC	10,000 SF	Undisclosed	Undisclosed	Undisclosed

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