



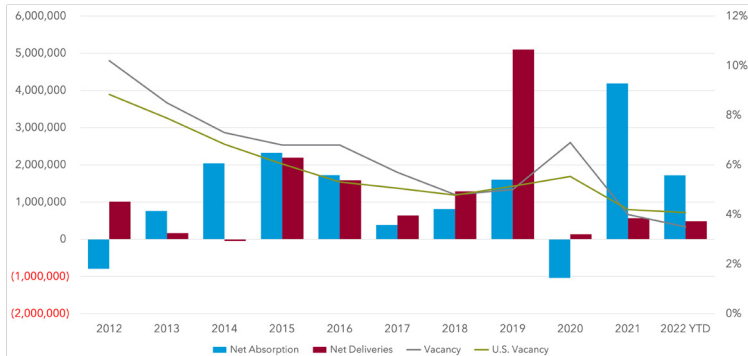
### INDUSTRIAL MARKET OVERVIEW

RANDALL BENTLEY, CCIM, SIOR, *President*

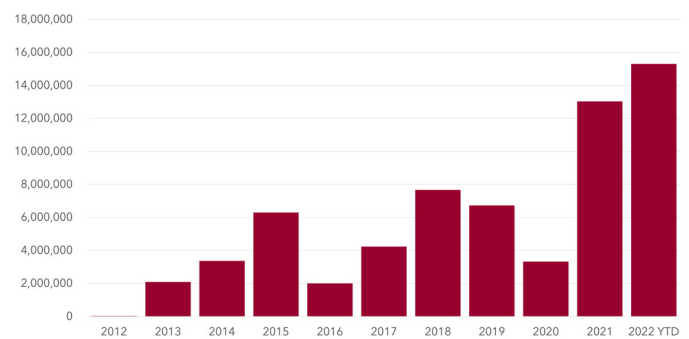
Greenville/Spartanburg industrial market activity has sky-rocketed over the past year and continues to grow through Q1 2022. Slated as one of the fastest growing areas of the US, the Carolinas have attained National attention in significant growth patterns across all sectors. Industrial space is in high demand and inventory is low; however, over 15M SF of industrial space is under construction. The GSP market's ideal location continues to attract new industry with its interstate interface and short drive to Charlotte, Atlanta and Port of Charleston. The nearby Inland Port of Greer extends the Port of Charleston's reach 212 miles inland to the GSP market which provides convenient connection via interstate and railway to the rest of the Nation.

MARKET INDICATORS	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
▼ 12 Mo. Net Absorption SF	1,722,649	4,327,579	2,926,652	986,376	1,345,839
▼ Vacancy Rate	3.5%	4.1%	5.6%	6.7%	7.0%
▲ Avg NNN Asking Rate PSF	\$4.66	\$4.41	\$4.15	\$4.09	\$4.12
▲ SF Under Construction	15,306,474	10,316,835	6,205,970	2,952,660	1,987,473
▲ Inventory SF	242,392,949	241,504,506	241,341,998	238,124,870	237,624,487

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



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
100 Exchange Logistics Park Drive Piedmont, SC	289,173 SF	\$28,500,000 \$98.56 PSF	STAG Industrial Holdings LLC Coi Anderson Industrial LLC	Class A
285 Parkway East Duncan, SC	197,200 SF	\$19,702,480 \$99.91 PSF	Equus Capital Partners, Ltd Prologis LP	Class A
265 Parkway East Duncan, SC	124,800 S	\$12,276,625 \$98.37 PSF	Equus Capital Partners, Ltd Prologis LP	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
Highway 290 & Highway 221 Roebuck, SC	618,002 SF	Charles E Howard	Ingram Micro	Supply Chain
1500 Perimeter Road Greenville, SC	589,680 SF	Collett & Associates	Thermo King	Temperature Control Systems
859 Victor Hill Road Greer, SC	228,900 SF	Dalfen Industrial	Port City Logistics	Logistics Provider

