



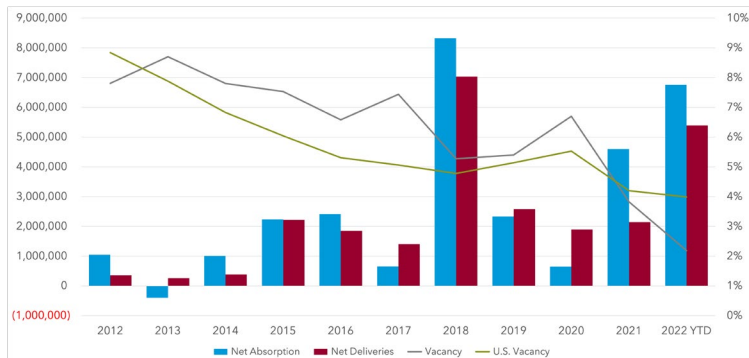
### INDUSTRIAL MARKET OVERVIEW

THOMAS BUIST, *Vice President*

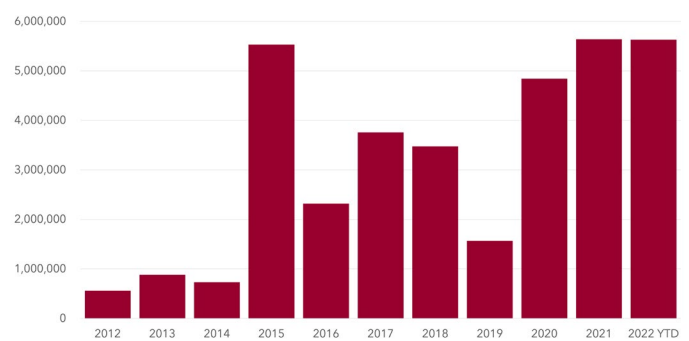
The demand for industrial space is still showing no signs of slowing down as construction is at its highest volume ever. Currently the market has over 12 million SF under construction - majority of the projects being speculative buildings. The infrastructure continues to play a key role, from Charleston Port to Interstate 95. The multi-property site at Trade Park East is near completion (837,200 SF in total). Clusters of industrial property construction can be seen at some sites. Camp Hall, located across the Volvo plant in Ridgeville, SC, will have over 2 million SF of speculative, build-to-suit, and cold storage facilities. Looking ahead, about 2.6 million SF is expected to be delivered in Q4.

MARKET INDICATORS	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021
▼ 12 Mo. Net Absorption SF	7,524,047	7,594,484	4,704,469	4,601,193	3,072,138
▼ Vacancy Rate	2.20%	2.40%	2.90%	3.80%	3.70%
▲ Avg NNN Asking Rate PSF	\$9.15	\$8.89	\$8.64	\$8.35	\$8.10
▲ SF Under Construction	12,699,082	8,643,728	9,581,716	8,170,401	7,805,926
▲ Inventory SF	95,646,299	94,458,839	91,238,643	90,487,950	89,268,750

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



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
631 Omni Industrial Boulevard Summerville, SC	200,000 SF	\$28,900,000 \$144.50 PSF	LBA NCC Company XXVIII LLC Sonics, LLC	Class A
334 Port City Centre Drive Summerville, SC	117,000 SF	\$6,600,000 \$56.41 PSF	Pcc Charleston LLC Port City Centre Developmet LLC	Class A
1888 Clements Ferry Road Charleston, SC	26,250 SF	\$4,120,000 \$156.95 PSF	1888 CF LLC Princess Street Partners, LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
410 Tradeport Drive - Building 5 Summerville, SC	466,307 SF	NorthPoint Development	Undisclosed	Undisclosed
0 Weber Boulevard Ladson, SC	342,160 SF	Weber USA Corporation	Undisclosed	Undisclosed
410 Tradeport Drive - Building 4 Summerville, SC	279,733 SF	NorthPoint Development	Undisclosed	Undisclosed

