



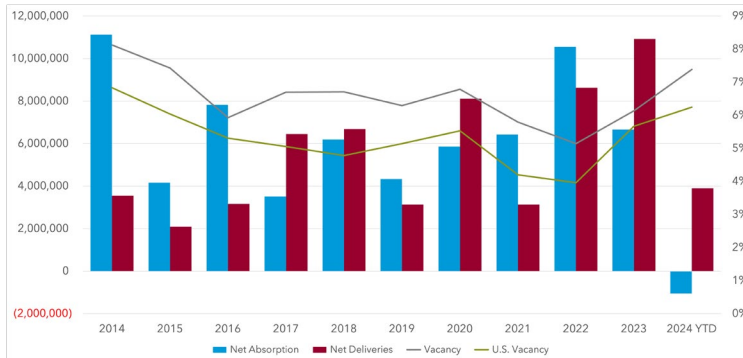
INDUSTRIAL MARKET OVERVIEW

GREG PIERATT, SIOR, CEO, *Principal*

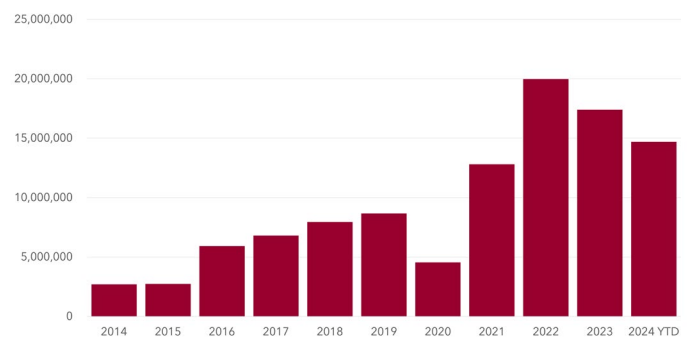
Charlotte is still a growing industrial market, despite the softer economy, slowing leasing activity, and supply expansion of 14.7 million SF currently under construction. In first quarter, new deliveries outpaced absorption, creating opportunities and incentives for suppliers, distributors, and manufacturing operations. Over the last few years approximately two hundred advanced manufacturing companies have expanded or moved to the Charlotte metro. Additionally, reshoring of US manufacturing jobs may continue to expand the manufacturing base by more than 10 percent over the next decade, per NAIOP research.

MARKET INDICATORS	Q1 2024	Q4 2023	Q3 2023	Q2 2023	Q1 2023
▼ 12 Mo. Net Absorption SF	3,939,954	6,659,516	10,037,405	9,814,166	10,518,203
▲ Vacancy Rate	7.33%	6.10%	5.40%	5.20%	5.10%
▲ Avg NNN Asking Rate PSF	\$9.24	\$9.14	\$9.07	\$8.86	\$8.52
▼ SF Under Construction	14,799,047	17,396,841	17,735,010	18,708,889	18,708,889
▲ Inventory SF	376,855,818	373,052,068	370,471,272	367,685,820	363,944,385

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3700 Display Drive Charlotte, NC	465,323 SF	\$40,500,000 \$87.04 PSF	Welcome Group Link Logistics Real Estate	Class B
10021 Westlake Dr. Schaefer Bldg 1 Charlotte, NC	177,109 SF	\$18,750,000 \$105.87 PSF	Octapharma Plasma Schaefer Systems International	Class A
Scarlet Oak 8700 Red Oak Boulevard Charlotte, NC	77,797 SF	\$11,000,000 \$141.00 PSF	JV Somerset Properties & ABR Griffin Partners	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1533 Galleria Boulevard Rock Hill, SC	175,822 SF	INDUS Realty Trust	UPS	Global Supply Chain Management
7435 IBM Drive Charlotte, NC	87,611 SF	Accesso Partners	Barrday BarrMax	Manufacturing
5033 Sirona Drive Charlotte, SC	15,885 SF	Prologis	Universal One Limited	Healthcare & Technology

