



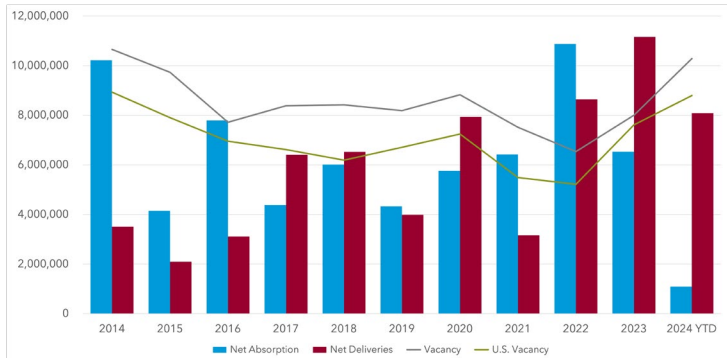
INDUSTRIAL MARKET OVERVIEW

GREG PIERATT, *President/Principal*; MATT FRAZEE, *Principal*

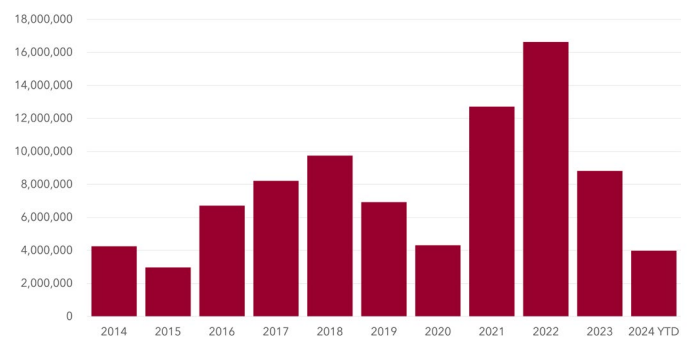
The Charlotte industrial market saw a rise in vacancy rates to 7.8% due to continued construction and high-profile move-outs. Approximately 13.5 million SF is under construction, with large-box buildings facing the most significant vacancy challenges. Annual rent growth remains strong at 6.1%, although it has decelerated recently. Leasing activity has cooled from pandemic peaks, with net absorption falling below pre-pandemic levels. Sales volume dropped by 31% year-over-year, reflecting cautious investor sentiment amid rising interest rates. Long-term prospects remain positive, bolstered by strong population growth and federal investments in manufacturing sectors.

MARKET INDICATORS	Q2 2024	Q1 2024	Q4 2023	Q3 2023	Q2 2023
▼ 12 Mo. Net Absorption SF	2,367,279	3,429,964	6,530,133	9,888,871	10,397,485
▲ Vacancy Rate	7.68%	7.23%	6.00%	5.31%	4.95%
▲ Avg NNN Asking Rate PSF	\$9.30	\$9.22	\$9.07	\$8.94	\$8.72
▼ SF Under Construction	13,534,234	16,694,072	17,610,393	17,851,986	18,848,857
▲ Inventory SF	380,093,126	376,006,495	372,083,369	369,502,763	366,699,819

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1900 Continental Boulevard Charlotte, NC	1,361,756 SF	\$97,000,000 \$71.23 PSF	LM Real Estate Partners Somerset Prop/Waterfall Asst Mgt	Class B
1345 Hall Spencer Road Rock Hill, SC	160,624 SF	\$3,535,000 \$22.01 PSF	Integrated Electrical Service Schuff Steel	Class B
209 Long Meadow Drive Salisbury, NC	111,977 SF	\$5,950,000 \$53.14 PSF	Imperial Brown Ballston Spa National Bank	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5910 Long Creek Park Drive Charlotte, NC	222,500 SF	Blackstone	BIC Corporation	Manufacturing
2022 The Oaks Parkway Belmont, NC	143,020 SF	LBA Realty	Priority Tire	Retailer
546 L&C Distribution Center Richburg, SC	110,000 SF	Weston, Inc	Atlantic Home Textiles	Manufacturing

