



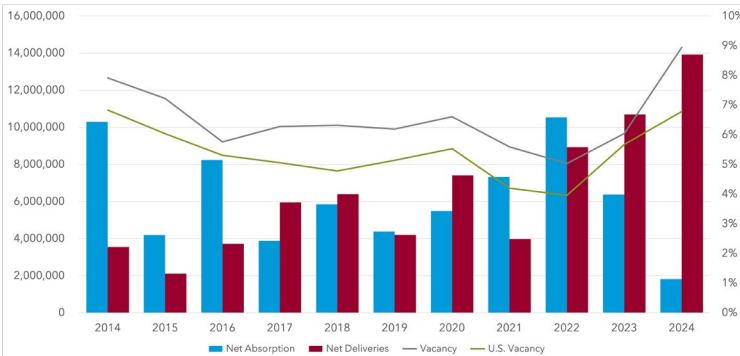
INDUSTRIAL MARKET OVERVIEW

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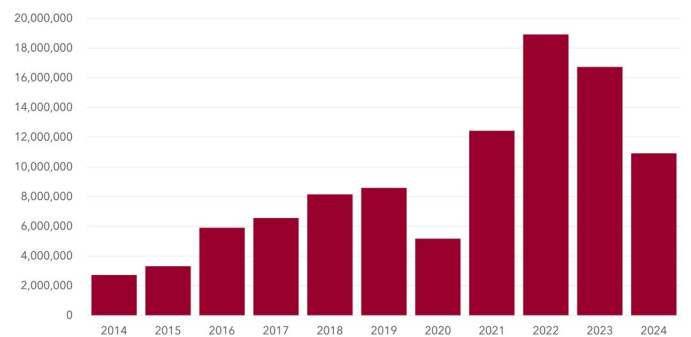
In Q4 2024, Charlotte's industrial market experienced stabilized demand, with net absorption reaching 841,000 SF, a significant improvement from mid-year declines. Vacancy increased to 9.2% as 13.7M SF of new deliveries weighed on absorption. Asking rents grew 4.3% year-over-year, reaching \$9.40/SF, while concessions tempered growth. Demand for smaller urban spaces remains robust, with availability under 4%, contrasting larger warehouses, which face 15% vacancy. Development has slowed sharply, with groundbreakings down over 55% from 2022 peaks, suggesting supply pressures may ease by 2026.

| MARKET INDICATORS | Q4 2024 | Q3 2024 | Q2 2024 | Q1 2024 | Q4 2023 |
|----------------------------|-------------|-------------|-------------|-------------|-------------|
| ▲ 12 Mo. Net Absorption SF | 1,813,898 | (1,036,891) | 2,203,860 | 3,208,857 | 6,375,308 |
| ▲ Vacancy Rate | 8.94% | 8.66% | 7.73% | 7.28% | 6.04% |
| ▲ Avg NNN Asking Rate PSF | \$9.41 | \$9.31 | \$9.29 | \$9.17 | \$9.00 |
| ▲ Sale Price PSF | \$100.36 | \$99.47 | \$98.76 | \$98.13 | \$97.42 |
| ◀▶ Cap Rate | 7.51% | 7.51% | 7.48% | 7.40% | 7.32% |
| ▼ Under Construction SF | 10,918,607 | 13,693,339 | 13,571,604 | 15,926,293 | 16,731,728 |
| ▲ Inventory SF | 388,730,037 | 384,550,825 | 382,882,448 | 378,730,815 | 374,809,657 |

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



| TOP SALE TRANSACTIONS BY SF | SIZE | SALE PRICE | BUYER / SELLER | BUILDING CLASS |
|--|------------|------------------------------|---------------------------------------|----------------|
| 793 Fort Mill Highway Fort Mill, SC | 507,800 SF | \$45,000,000 \$88.62 PSF | Tishman Pacer Partners | Class B |
| 2121 Heilig Road Salisbury, NC | 422,315 SF | \$25,000,000 \$59.20 PSF | Prime Rock Real Estate Gildan | Class A |
| 10240 Old Dowd Road Charlotte, NC | 503,550 SF | \$66,003,742 \$131.08 PSF | INDUS Realty Trust Childress Klein | Class A |

| TOP LEASE TRANSACTIONS BY SF | SIZE | LANDLORD | TENANT | TENANT INDUSTRY |
|---|------------|-------------------------------|-------------------------|--------------------------------------|
| 1551 Mt Olive Church Road Gastonia, NC | 539,988 SF | Edgewater Ventures | Mann + Hummel | Filtration Technology |
| 845 Paragon Way Rock Hill, SC | 507,512 SF | Clarion Partners | NFI Industries, Inc | Footwear and Apparel Distribution |
| 142 Serviceberry Way Mooresville, NC | 387,177 SF | Link Logistics Real Estate | Carolina Beverage Group | Beverage Distributor |

