



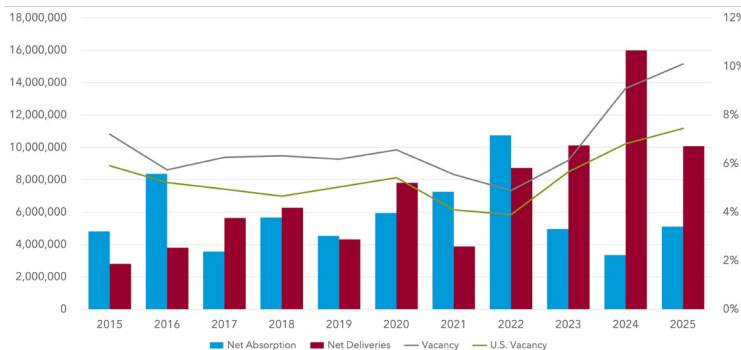
INDUSTRIAL MARKET OVERVIEW

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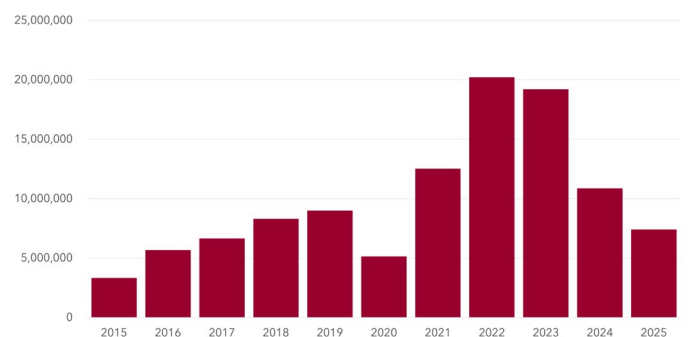
Q4 activity in the Charlotte industrial market remains resilient, supported by steady absorption and continued tenant demand. Twelve-month net absorption increased slightly, while vacancy rose modestly, reflecting new deliveries entering the market. Average NNN asking rates declined marginally quarter-over-quarter but remained elevated compared to prior years. Construction activity slowed from earlier peaks yet continues to expand overall inventory. Sales pricing softened and cap rates increased, indicating a more cautious investment climate. Overall, the market shows balanced conditions, stable leasing fundamentals, and gradual normalization across pricing and vacancy metrics.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	5,111,184	5,087,064	3,743,791	6,979,161	3,355,766
▲ Vacancy Rate	10.1%	10.0%	9.7%	9.0%	9.1%
▼ Avg NNN Asking Rate PSF	\$9.85	\$9.90	\$9.70	\$9.53	\$9.38
▲ Sale Price PSF	\$113.00	\$109.00	\$107.00	\$103.00	\$101.00
◄ ► Cap Rate	7.3%	7.3%	7.4%	7.5%	7.5%
▼ Under Construction SF	7,462,083	11,059,515	9,073,247	9,783,713	10,918,003
▲ Inventory SF	402,919,121	398,720,534	397,084,115	394,957,115	392,839,959

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
799 Sara Lee Access Road Kings Mountain, NC	1,256,278 SF	\$121,500,000 \$96.71 PSF	Walmart The Keith Corporation	Class A
500 Rhyne Road Charlotte, NC	449,069 SF	Undisclosed	Pacolet Milliken Axial Industrial	Class A
12031 Carolina Logistics Drive Pineville, NC	428,000 SF	\$64,125,000 \$149.82 PSF	BGO Beacon Development Company	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
500 Rhyne Road Charlotte, NC	449,069 SF	Axial Industrial	Amazon	Retailer
2121 Heilig Road Salisbury, NC	398,000 SF	Preferred Investments	Jabil Electronics	Manufacturing
142 Serviceberry Way Mooresville, NC	336,356 SF	Link Logistics	Carolina Beverage Group	Manufacturing

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