



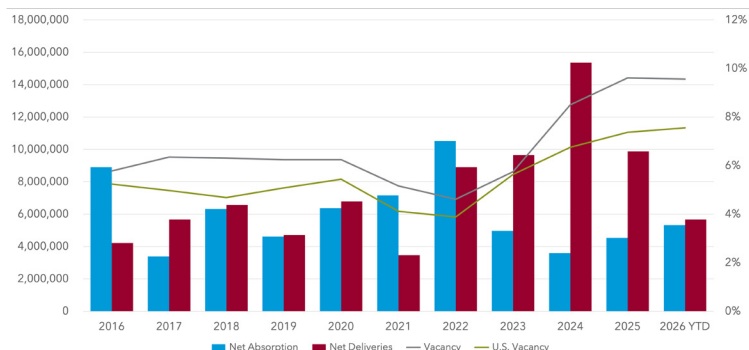
INDUSTRIAL MARKET OVERVIEW

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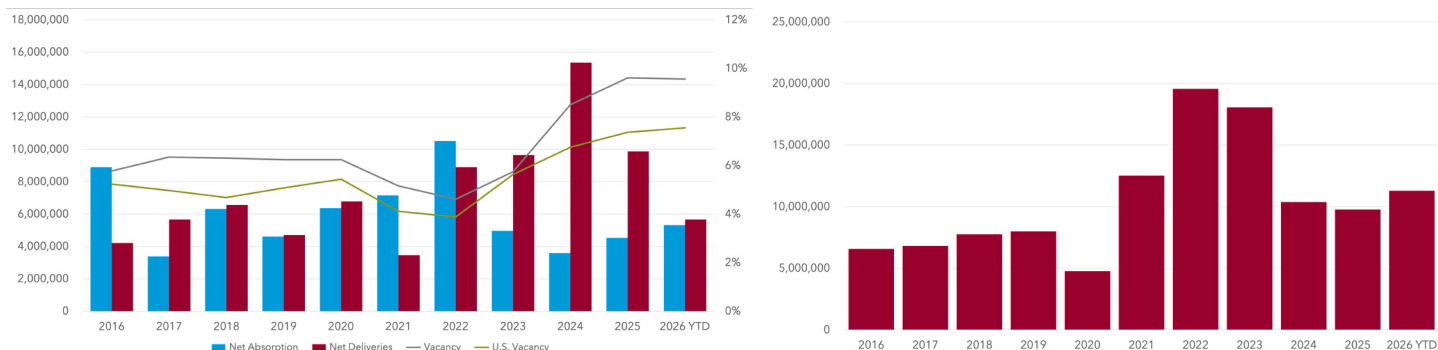
Charlotte's industrial market continued to strengthen through the third quarter as improving tenant demand helped absorb excess inventory and support a gradual recovery in market fundamentals. Vacancy declined to 9.21% while trailing 12-month net absorption surpassed 9.6 million square feet. Leasing activity remained strong among large distribution users, with demand increasingly extending into smaller and mid-sized facilities. Modern industrial properties continue to attract the greatest interest, while older buildings face increased competition and greater pressure to offer concessions. Although the overall construction pipeline remains active, speculative warehouse development has slowed considerably. Overall, improving demand and more disciplined development activity position the market for continued stabilization heading into 2027.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	9,650,221	5,759,797	3,555,189	4,532,822	4,246,348
▼ Vacancy Rate	9.21%	9.51%	9.62%	9.61%	9.40%
▲ Avg NNN Asking Rate PSF	\$10.35	\$10.30	\$10.24	\$10.13	\$10.09
▲ Sale Price PSF	\$120.11	\$119.50	\$117.60	\$113.80	\$110.39
▼ Cap Rate	7.21%	7.22%	7.24%	7.31%	7.36%
▲ Under Construction SF	11,383,929	9,706,155	9,671,531	9,763,298	11,782,772
▲ Inventory SF	410,618,046	407,386,858	406,535,074	405,036,994	400,839,504

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1500 Delta Dr Gastonia, NC	878,104 SF	\$81,700,000 \$93.04 PSF	Link Logistics Real Estate Trinity Capital Advisors	Class A
141 Serviceberry Way Mooresville, NC	723,599 SF	\$94,529,073 \$130.64 PSF	CBRE Investment Management Link Logistics Real Estate	Class A
12801 Jamesburg Dr Huntersville, NC	559,750 SF	\$55,250,000 \$98.70 PSF	Link Logistics Real Estate Prologis, Inc	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1415 Peeler Rd Salisbury, NC	472,890 SF	Crow Holdings	American Eagle Outfitters	Retailer
O Woodlake Pky Kings Mountain, NC	378,000 SF	Panattoni	City Electric Supply	Wholesaler
351-355 Crestmont Dr Fort Mill, SC	328,257 SF	Stoltz Real Estate Partners	Legrand North America	Manufacturing

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