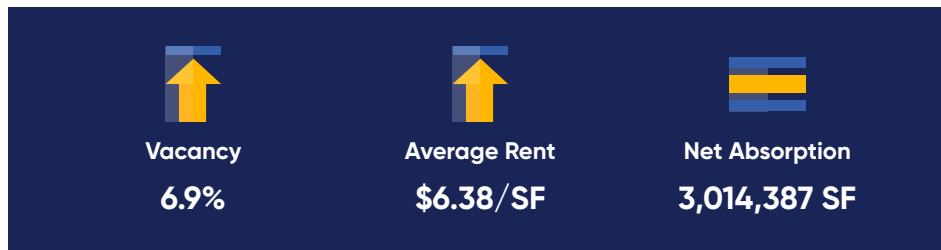


# Market Report

Charlotte's industrial market continues to show favorable trends coming out of 2020. As of the end of the 4th Qtr, key market metrics remain positive: Vacancy is below its 10-year average, rent grew 4.4% year over year and net absorption was a positive 3,014,387 SF even with 1.9mm SF of new deliveries coming online. Investment sales continue to show strength with a recent portfolio sale netting \$107.90 per SF. \*\*All data provided by CoStar Research\*\*

## Absorption, Vacancy and Rental Rates



Vacancy Rates			Rental Rates	
	Q3 2020	Q4 2020		Q4 2020
Industrial	7.3%	6.9%	Industrial	\$6.38

Source: CoStar

## Recent Transactions

Occupier	Size	Submarket	Type	Sector
1 Schaefer Systems	120,256	Stateline	Bulk Warehouse	Ind
2 Beacon	114,826	Stateline	Bulk Warehouse	Ind
3 Lumax	102,850	Stateline	Bulk Warehouse	Ind
4 Undisclosed	52,748	Stateline	Bulk Warehouse	Ind
5 Undisclosed	49,771	Airport/West	Bulk Warehouse	Ind
6 Undisclosed	48,959	Airport/West	Bulk Warehouse	Ind
7 Trick Tank	33,782	1-277/ Remount Rd	Bulk Warehouse	Ind
8 Undisclosed	33,000	Stateline	Bulk Warehouse	Ind

## Occupier's Perspective



The five largest submarkets by total inventory are Stateline, York County, Iredell County, Gaston County and North.



We recommend that occupiers begin to formulate their strategy for renewal or relocation a minimum of 12 months from lease expiration.

## Market Trends



**Speculative construction** had driven the vacancy rate up over the past few quarters before dropping in Q4 '20.

**Beacon Partners sold Metrolina Park** in a 1.86mm SF portfolio at \$107.90 per SF.

Construction of larger bulk warehouse facilities, 250k SF and larger, are being built in the region in response to **greater e-commerce market demands**.