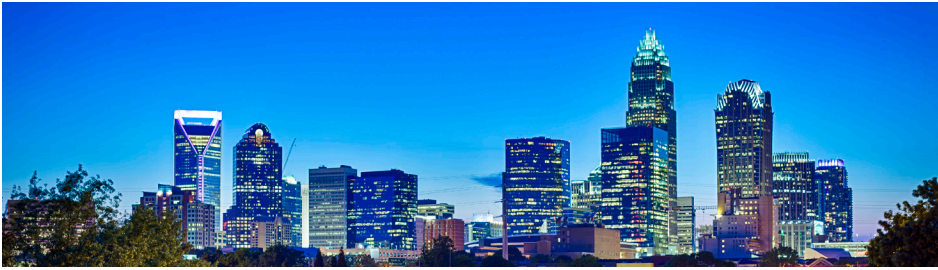


Industrial Market Report



Charlotte's industrial market showed immediate slowdown with the effects of Covid-19 but the fundamentals indicate that the market should be bouncing back. Vacancy remains below historical averages at 7.31% while rent growth continues to outpace historic norms. The future remains cloudy but onshoring of manufacturing and supply chains should bolster industrial demand nationally and in Charlotte.



Vacancy
7.2%



Average Rent
\$6.29/SF



Net Absorption
125,443 SF

Rental and Vacancy Rates

Direct Asking Rent (\$/SF)

\$6.29

Total Vacancy Rate

Industrial

7.2%

Q1 Change

▲ 0.50%

Recent Transactions

Tenant	Size	Submarket	Type	Sector
1 Undisclosed	109,012	State Line Ind	Bulk Warehouse	Industrial
2 SEKO Logistics	103,100	Airport/West	Bulk Warehouse	Industrial
3 Yandle-Witherspoon	99,052	Airport/West	Bulk Warehouse	Industrial
4 Undisclosed	91,840	Meck Line Ind	Bulk Warehouse	Industrial
5 Pipeline Packaging	68,048	York County	Bulk Warehouse	Industrial
6 Undisclosed	46,648	Airport/West	Bulk Warehouse	Industrial
7 Yandle-Witherspoon	45,780	Meck Line Ind	Bulk Warehouse	Industrial
8 Printful	45,237	State Line	Bulk Warehouse	Industrial

Occupier's Perspective



5 largest submarkets by total inventory: 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



Sales of investment properties reached their lowest level since early in 2018.

1mm SF Amazon facility trades for \$84 per square foot.

Nearly 4.8 million square feet of industrial facilities are currently under construction in the Charlotte market.