

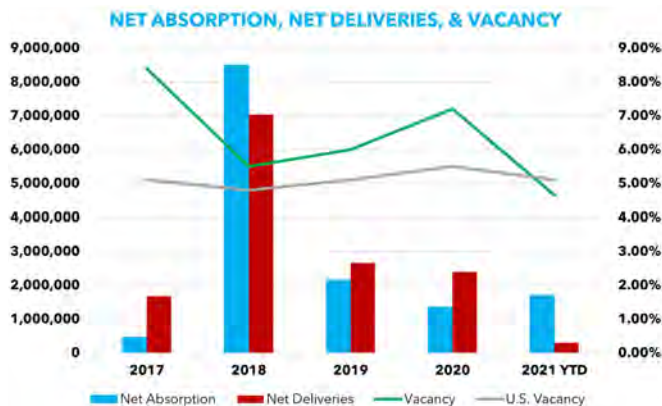


INDUSTRIAL MARKET OVERVIEW

CLARKE ATTAWAY, Associate

Charleston's Industrial sector only gets stronger as our harbor gets deeper. We continue to see larger container ships like the CMA CGM MARCO POLO servicing our terminals as Charleston will soon to be the deepest harbor on the East Coast. This relates to record setting months in TEUs handled. Once fully operational, the Hugh K. Leatherman Terminal will double the current port capacity. Q2 was a strong quarter for automotive manufactures as Volvo, Mercedes, and Cummins Turbo all recently announced large capital investments to expand their facilities in the Lowcountry. Such commitment to the Tri-County area is one reason why developers have taken a bullish attitude with an increase in speculative projects coming online.

MARKET INDICATORS	Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020
▲ 12 Mo. Net Absorption SF	2,265,347	881,068	(227,669)	414,229	273,203
▼ Vacancy Rate	4.65%	5.02%	6.44%	9.77%	8.60%
▲ Avg NNN Asking Rate PSF	\$7.43	\$7.19	\$7.02	\$7.20	\$7.21
▲ SF Under Construction	2,634,052	1,969,210	1,005,962	329,353	1,274,923
▲ Inventory SF	74,352,662	74,183,561	73,430,485	72,344,118	71,879,136



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3 Corporate Parkway Goose Creek, SC	35,460 SF	\$3,800,000 \$107.16 PSF	Jonathan Schwartz Matthew Pruitt	Class A
5809 N Rhett Avenue Hanahan, SC	33,594 SF	\$2,700,000 \$80.37 PSF	MSS Solutions Dalin, LLC	Class B
1930 US-52 Hwy Moncks Corner, SC	31,920 SF	\$2,775,000 \$86.94 PSF	Airport Business Park LLC Indian Field Investments, LLC	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
410 Tradeport Drive Summerville, SC	247,830 SF	NorthPoint Development	Universal	Logistics
1301 Charleston Regional Parkway Daniel Island, SC	200,000 SF	ARKA Properties Group	Unis Transportation	Freight Forwarding Services
300 Trade Zone Blvd Summerville, SC	198,640 SF	The Silverman Group	Undisclosed	Undisclosed