



INDUSTRIAL MARKET OVERVIEW

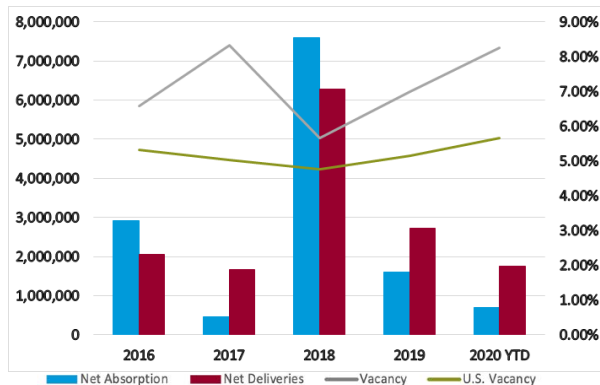
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Charleston's industrial market has remained strong thanks to its foundation in the South Carolina State Ports Authority. Confidence in the Port is unwavering, boosted by worldwide interest in the new Hugh Leatherman Terminal. Activity at the port remains strong and has only suffered a slight downturn in volume due to the pandemic. New industrial development remains active with nearly 1.3 MSF underway in Q2. Development is being driven by continued absorption and the positive impact of tariffs on international trade. As supply chains shift, the east coast ports, like Charleston, will gain volume from the west coast ports. Overall, Charleston's metro region has felt the pressures of COVID-19 but continues to move forward.

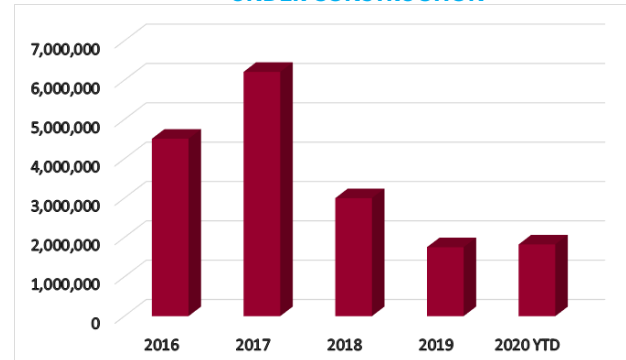
MARKET INDICATORS	Q2 2020	Q1 2020	Q4 2019	Q3 2019	Q2 2019
▼ Net Absorption	334,012 SF	1,480,418 SF	2,047,505 SF	2,875,306 SF	4,270,106 SF
▲ Vacancy Rate	8.6%	6.7%	6.5%	6.2%	5.9%
▼ Avg NNN Asking Rate	\$7.21 PSF	\$7.35 PSF	\$7.27 PSF	\$7.24 PSF	\$7.14 PSF
▼ Under Construction	1,274,923 SF	1,824,923 SF	4,043,672 SF	3,331,489 SF	3,923,429 SF
▼ Inventory	71,879,136 SF	86,113,374 SF	85,654,786 SF	85,146,753 SF	84,501,303 SF

Q2 2020 DATA IS FOR BUILDINGS 10,000 SF & UP; ALL PREVIOUS QUARTERS INCLUDE THE ENTIRE MARKET

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2550 W. 5th N. St Summerville, SC	527,400 SF	\$14,500,000 \$27.49 PSF	GFI Thrace Linq	Class B
1020 Aragon Ave North Charleston, SC	51,484 SF	\$3,600,000 \$69.92 PSF	HopLight Capital Strategies OTT Enterprises Partners, LLC	Class C
7450 Industry Dr North Charleston, SC	58,860 SF	\$3,415,000 \$58.02 PSF	7450 Industry LLC ATS Building LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
537 Omni Industrial Blvd Summerville, SC	150,000 SF	Wanxiang America	Sams Club	Wholesale
2465 AirPark Rd North Charleston, SC	100,000 SF	Grove Capital	Propack	3PL
830 Drop Off Dr Summerville, SC	81,000 SF	Ridge Development	Kontaine	Logistics