



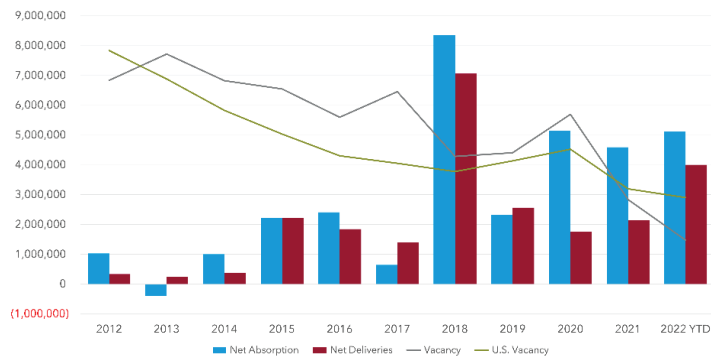
INDUSTRIAL MARKET OVERVIEW

THOMAS BUIST, *Vice President*

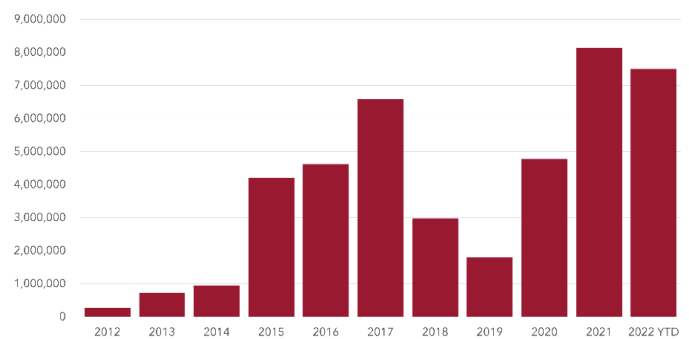
The continuing rise of e-commerce and the growing population across the market are testing the need for more space in all sectors. The recently completed 3 million SF Walmart Distribution Center in Dorchester County has skyrocketed the net absorption. Additionally, Volvo has leased 501,504 SF in Camp Hall in Ridgeville, SC which is still under construction. With over 7 million SF currently under construction, more companies are anticipated to enter the market at a fast rate. The competition for the remaining available space continues to intensify as shown in the current market vacancy rate of 2.1% and the asking rent at \$6.75/SF, almost a one dollar increase from a year ago.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	7,509,155	4,759,044	4,597,793	3,070,038	2,250,448
▼ Vacancy Rate	2.4%	2.9%	3.8%	3.7%	5.3%
▼ Avg NNN Asking Rate PSF	\$5.93	\$6.00	\$6.16	\$6.33	\$6.68
▼ SF Under Construction	7,493,478	8,496,507	8,139,901	7,785,926	7,497,667
▲ Inventory SF	94,027,110	90,932,989	90,122,984	88,903,784	88,918,600

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
252 Deming Way Summerville, SC	78,593 SF	\$7,544,928 \$96.00 PSF	GFI Partners, LLC Richard Webb Rentals, LLC	Class C
1159 Cainhoj Road Charleston, SC	40,200 SF	\$3,650,000 \$87.32 PSF	Deseta Group Kohler Moving & Storage	Class B
10170 Bellwright Road Summerville, SC	35,000 SF	\$4,000,000 \$114.29 PSF	TKMS II, LLC LJT Realty, LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2260 Volvo Car Drive Ridgeville, SC	501,504 SF	Portman Industrial, LLC	Volvo Car USA	Automotive
6900 Weber Boulevard Ladson, SC	174,720 SF	Weber Boulevard Industrial Land, LLC	Undisclosed	Undisclosed
5801 N Rhett Avenue Hanahan, SC	101,823 SF	Centerpoint Properties Trust	Undisclosed	Undisclosed