

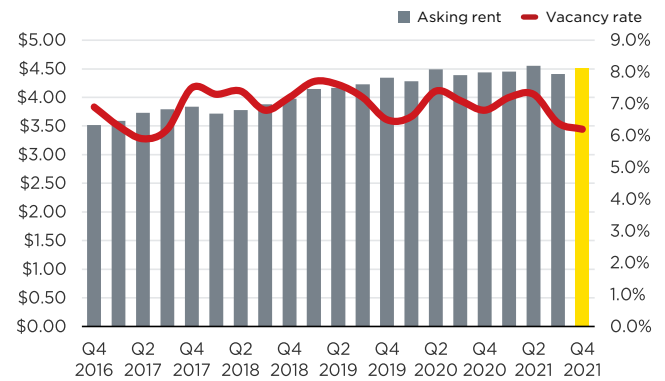
KEY STATISTICS

Inventory	y-o-y Change	Vacancy Rate	y-o-y Change	Quarterly Net Absorption	y-o-y Change	Under Construction	y-o-y Change	Deliveries	y-o-y Change	Asking Rental Rate	y-o-y Change
304.4 MSF	▲	6.2 %	▼	1.3 MSF	▼	11.6 MSF	▲	0.8 MSF	▼	\$4.51 PSF	▲
Q4 2020: 301.5 MSF		Q4 2020: 6.8%		Q4 2020: 2.6 MSF		Q4 2020: 4.1 MSF		Q4 2020: 1.8 MSF		Q4 2020: \$4.44	

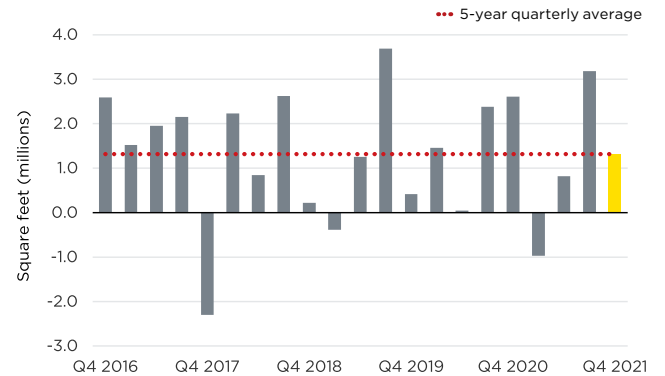
Market Trends

- Medical equipment company Eli Lilly & Co. plans to invest \$1 billion in the Charlotte suburb of Concord and Cabarrus County including building an 800,000 SF manufacturing plant, which will bring 600 jobs to the area.
- Construction activity in Charlotte continues to trend upward concurrent with comparable markets across the southeast.
- Industrial vacancy declined from last year as new tenants enter the market and existing occupiers continue to expand and this trend is expected to continue in 2022.

ASKING RENT AND VACANCY



NET ABSORPTION



TOP LEASING TRANSACTIONS

Tenant	Square Feet	Address	Transaction Type
Amazon	1,006,462	11901 Nations Ford Road	New
Home Depot	403,000	13333 Sam Neely Road	New
Prime Beverage	331,385	12800 Jamesburg Road	New
Lowe's	197,510	7800 Tuckaseegee Road	New
Victory Packaging	100,000	1962 West Highway 160	New

Source: Savills Research

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Unless otherwise noted, all rents quoted throughout this report are average asking net (NNN) rents per square foot. Statistics are calculated using both direct and sublease information. Current and historical vacancy and rent data are subject to change due to changes in inventory.

The information in this report is obtained from sources deemed reliable, but no representation is made as to the accuracy thereof. Unless otherwise noted, source for data is Savills Research.

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