



SIGNIFICANT LEASE DEALS

Address	Submarket/City	SF	Tenant
6555 Fain St	North Charleston	120,000	-
2819 Industrial Ave	North Charleston	112,000	-
9004 Sightline Dr	Ladson	65,000	CBX

SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
Submarket	Type of Sale	Cap Rate	Class	Seller
6 Corporate Pkwy	\$32,000,000	\$60.80	526,316	Sycamore Partners
Goose Creek	Owner/User	-	Class A	Quoizel
Benchmark Industrial Pk	\$2,150,000	\$74.65	28,800	-
Ladson	Investment	-	Class B	-
6695 Jet Park Rd	\$1,775,000	\$79.60	22,300	Brad Whitley
North Charleston	Owner/User	-	Class C	Sinclair Driggers

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
1334 Drop Off Dr	Summerville	561,600	WestRock Company
00 Patriot Blvd.	Ladson	262,080	Xebec
7035 Cross County Rd	North Charleston	20,250	-


LARGEST UNDER CONSTRUCTION


Address	Submarket/City	SF	Delivery Date
Highway 78 - Phase I	Ladson	841,776	Q4 2019
Volvo Car Dr & Fish Rd	Ridgeville	504,010	Q4 2019
4289 Crosspoint Dr	Ladson	364,000	Q3 2019

TOTAL INDUSTRIAL MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates	Net SF Absorption	SF Inventory	SF Under Construction
Q1 2019	6.1%	\$7.02	736,855	82,521,983	3,713,454
Q4 2018	6.8%	\$6.15	983,563	81,338,259	2,378,848
Q3 2018	7.2%	\$6.01	1,319,326	80,563,291	2,535,576
Q2 2018	7.1%	\$5.98	3,404,771	79,087,541	3,111,950
Q1 2018	7.6%	\$6.00	1,047,753	75,815,907	5,799,884

 **736,855** NET ABSORPTION SF

 **6.1%** VACANCY 4,979,351 SF

 **\$7.02** AVG. ASKING RATE PSF

 **832,719** DELIVERIES 3 Buildings

 **3,713,454** UNDER CONSTRUCTION 21 Buildings

THOMAS BUIST, JR, SIOR
Broker

The Port of Charleston continues to grow at a record pace driving more interest and deals into existing and speculative buildings. The East Coast's population growth and Panama Canal expansions are directly contributing to this development. Business is good for the foreseeable future as we see current import and export numbers hitting all-time record highs and steady growth is expected.