



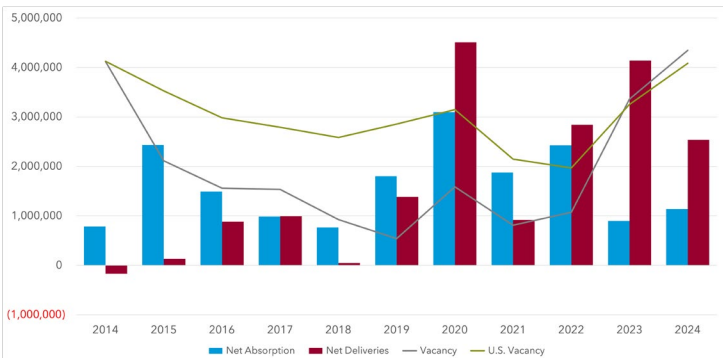
INDUSTRIAL MARKET OVERVIEW

SCOTT HADLEY, Vice President, Principal

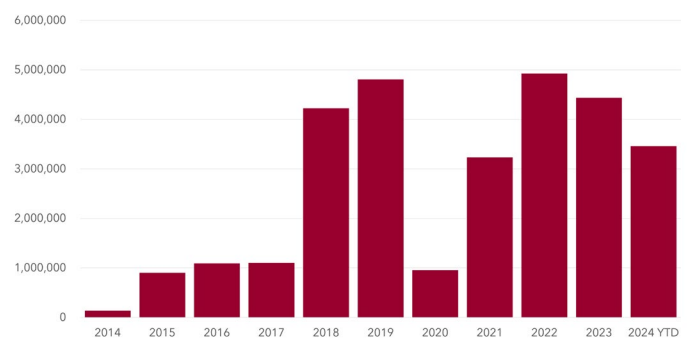
The Raleigh industrial market remained strong in Q4 2024, with net absorption at 1,137,777 SF, consistent with Q3 levels of 1,148,858 SF. The vacancy rate increased slightly to 7.13%, up from 6.98%, as new supply entered the market. Average NNN asking rents continued to rise, reaching \$12.27 per SF compared to \$12.20 in Q3. Construction activity surged, with 3,458,569 SF underway, reflecting robust developer confidence. Notable transactions included a 204,496 SF lease at Holly Springs New Hill Rd and the \$23.4 million sale of 1251 Burma St. Market fundamentals point to continued growth amid steady demand.

MARKET INDICATORS	Q4 2024	Q3 2024	Q2 2024	Q1 2024	Q4 2023
▼ 12 Mo. Net Absorption SF	1,137,777	1,148,858	979,307	1,091,675	898,187
▲ Vacancy Rate	7.13%	6.98%	6.30%	6.30%	5.80%
▲ Avg NNN Asking Rate PSF	\$12.27	\$12.20	\$12.13	\$11.97	\$11.82
▼ Sale Price PSF	\$132	\$137	\$161	\$129	\$161
▲ Cap Rate	8.27%	8.04%	8.07%	8.06%	7.99%
▲ Under Construction SF	3,458,569	2,672,898	2,961,786	3,608,941	4,434,440
▲ Inventory SF	105,621,642	105,124,889	104,711,812	103,188,121	102,362,622

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1251 Burma Street Apex, NC	234,000 SF	\$43,600,000 \$186.32 PSF	LaSalle Investment Management Rockpoint	Class A
1517 S. Brightleaf Boulevard Smithfield, NC	78,805 SF	\$3,500,000 \$44.41 PSF	KeKe's Properties, Inc. Stout Ventures	Class C
1107 Trinity Road Raleigh, NC	21,236 SF	\$3,375,000 \$158.93 PSF	Beacon Development Company Compatriot Capital	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
Holly Springs New Hill Road Holly Springs, NC	204,496 SF	FujiFilm	Fujifilm Diosynth Biotechnologies	Science and Technology
Holly Springs New Hill Road Holly Springs, NC	204,496 SF	FujiFilm	Amgen	Biotechnology
101 E. Providence Boulevard Selma, NC	135,000 SF	AdVenture Development LLC	VeeTee Foods	Food Service

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