




INDUSTRIAL MARKET REPORT

Q4 MARKET SNAPSHOT

	TOTAL MARKET	BULK (100,000 SF+)
	OVERALL INVENTORY* 50.9 MILLION SF	OVERALL INVENTORY* 29.5 MILLION SF
	VACANCY 5.11%	VACANCY 7.86%
	ASKING RENTS \$5.53 PSF	ASKING RENTS \$5.43 PSF

Q4 CONSTRUCTION & DELIVERIES



CONSTRUCTION
0.7 MILLION SF



YTD DELIVERIES
2.8 MILLION SF

* 50.9 Million SF does not include 21.5 Million SF of specialized buildings.

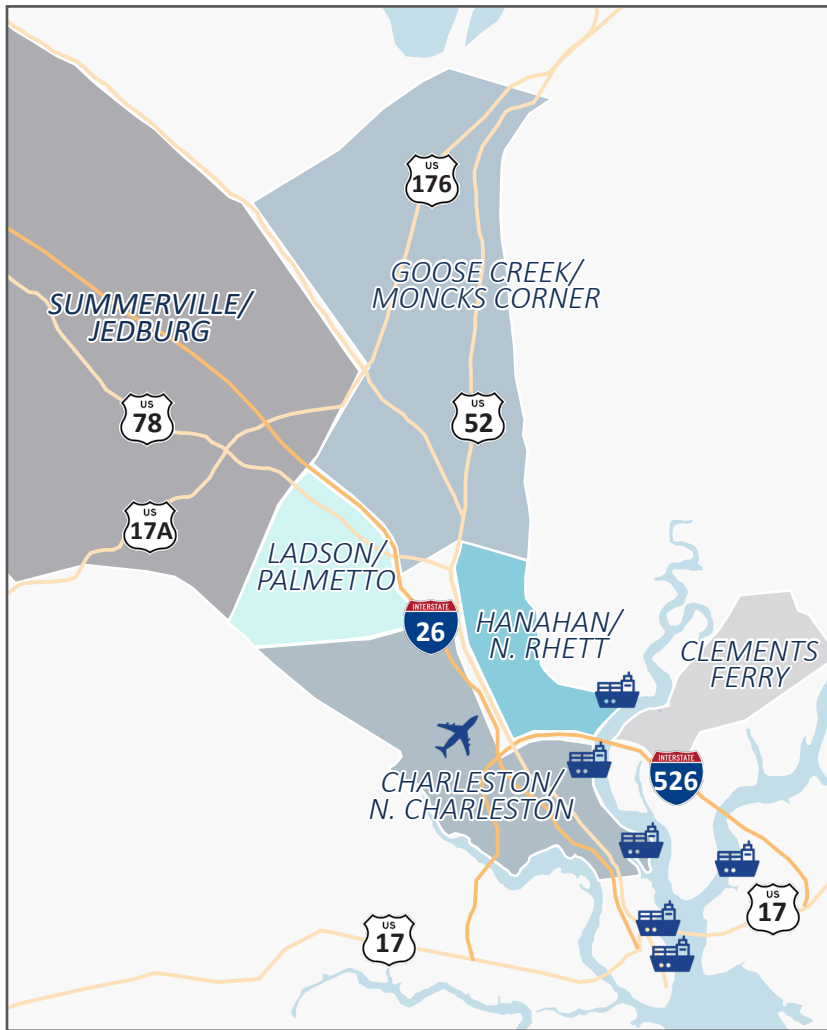
2019 TRENDS

- PORT-RELATED DISTRIBUTION AND MANUFACTURING SECTORS CONTINUE TO GROW.
- INFILL RENTS CONTINUE TO RISE WITH INCREASED DEMAND AND LIMITED AVAILABILITY.
- STRONG DEMAND FOR CHARLESTON FROM INVESTMENT BUYERS BUT LIMITED OPTIONS TO PURCHASE.

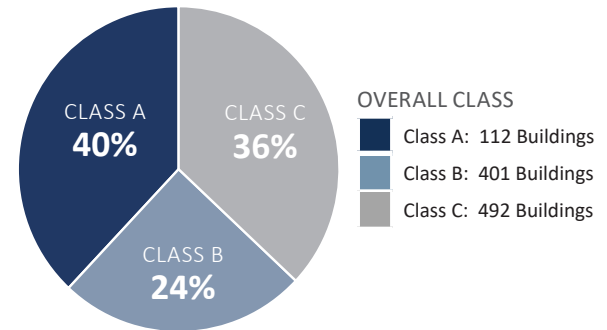
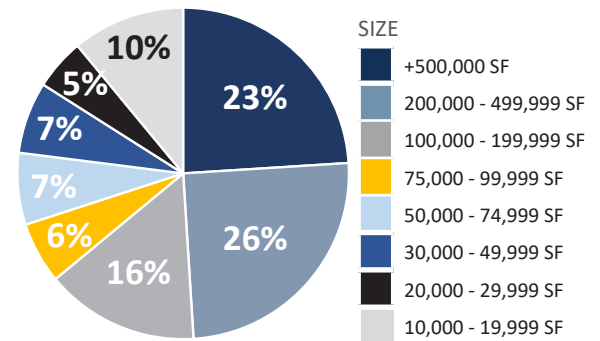
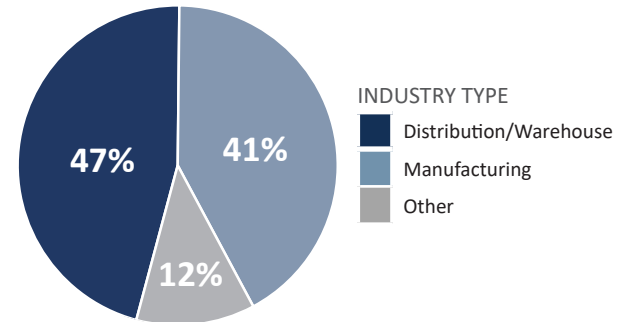
2020 OUTLOOK

- CONTINUED DEMAND FROM THE PORT, MERCEDES, AND VOLVO WILL DRIVE INCREASED ACTIVITY IN SUMMERVILLE / JEDBURG IN BOTH BERKELEY AND DORCHESTER COUNTIES.
- FIRMS WILL WORK THROUGH REDEVELOPMENTS TO POSITION FOR PROXIMITY TO THE LEATHERMAN TERMINAL IN PREPARATION FOR 2021 DELIVERY.
- INVESTMENT TRANSACTION VELOCITY WILL INCREASE AS SPECULATIVE CONSTRUCTION CONTINUES TO LEASE.

Q4 SUBMARKET SUMMARY



PERCENTAGE BREAKDOWN BASED ON OVERALL SQUARE FOOTAGE BY TYPE, SIZE & CLASS



Airport Port Terminal

ALL NON-SPECIALIZED BUILDINGS (+10,000 SF)

SUBMARKET	RBA SF	# OF BLDGS	TOTAL VACANT SF	VACANCY RATE	WEIGHTED AVG. ASKING BASE RENT	UNDER CONSTRUCTION SF	YTD DELIVERIES SF
Charleston/N. Charleston	16,056,029	478	360,114	2.24%	\$7.43	-	78,000
Hanahan/North Rhett	4,987,565	47	104,000	2.09%	\$5.75	-	340,000
Ladson/Palmetto	6,649,003	92	537,300	8.08%	\$6.29	420,888	718,460
Clements Ferry	5,641,491	105	220,283	3.90%	\$5.97	-	-
Summerville/Jedburg	13,127,873	165	1,094,536	8.34%	\$5.28	292,000	1,485,000
Goose Creek/Moncks Corner	2,680,087	44	240,000	8.95%	\$1.50	-	160,000
Other*	1,753,59	80	46,500	2.65%	\$6.25	-	-
TOTAL MARKET**	50,895,107	1,011	2,602,733	5.11%	\$5.53	712,888	2,781,460

Bridge tracks buildings 10,000 SF and greater.

Bridge uses only internal research within its Charleston office for its market research.

*Other includes outlying rural areas.

**Total market statistics do not include specialty or specialty manufacturing buildings (21.5 Million SF).

Source: Bridge Commercial

2019 MARKET RECAP

- The market absorbed roughly 3.2 million square feet, which outpaced deliveries of 2.8 million square feet by approximately 425,000 square feet. Absorption was driven by demand caused by a balance of port-related import and export, Mercedes Benz, Boeing, and Volvo.
- Much of the supply added was in the Summerville / Jedburb and the Ladson / Palmetto submarkets due to relative land availability as compared to the other submarkets, although that land is quickly being utilized for new development. Excluding Goose Creek, all other submarkets ranged from 2.1% to 3.9% vacancy with very little room for new development in those submarkets.
- With only 713,000 square feet currently under construction, we expect vacancy rates to continue to stabilize around 5%. New supply and availabilities will continue up I-26, particularly based on below market average rents thanks to affordable land pricing, affordable residential growth for the labor force, and supplier growth for Volvo.
- A significant amount of the currently vacant land in the Summerville/Jedburb submarket is being planned for industrial or residential, meaning that will likely be occupied by either use in the near future and will drive land prices up.

LEASE TRANSACTIONS

TENANT	ADDRESS	SUBMARKET	SF
A&R Logistics	739 Gaillard Rd	Goose Creek/Moncks Corner	615,000
Amercare	1334 Drop Off Drive	Summerville/Jedburb	420,000
MBV	9735 Patriot Blvd	Ladson/Palmetto	264,312
JAS Forwarding	Crosspoint 7	Ladson/Palmetto	156,000
Spyder Auto	Omni Pad 3	Summerville/Jedburb	200,000
Expeditors	1017 Northpointe	Hanahan/N. Rhett	143,000
Universal Logistics	1334 Drop Off Drive	Summerville/Jedburb	140,000
Frontier Logistics	7054 Weber Drive	Ladson/Palmetto	173,000
SAIC	7413 Magi Road	Hanahan/N. Rhett	313,650
WW Williams	5801 N. Rhett Ave	Hanahan/N. Rhett	211,000

SALE TRANSACTIONS

BUYER	ADDRESS	SF	SUBMARKET	PRICE	PRICE PSF
LBA Realty	400 Trade Zone Boulevard	1,100,235	Summerville/Jedburb	\$73,000,000	\$66.35
STAG Industrial	6 Corporate Parkway	505,000	Goose Creek/Moncks Corner	\$40,400,000	\$80.00
Stockbridge	7413 Magi Road	313,650	Hanahan/N. Rhett	\$35,500,000	\$113.18
MUSC	7771 Palmetto Commerce Parkway	106,500	Ladson/Palmetto	\$28,000,000	\$262.91
Rubicon Industries	2011 Broadbank Court	59,532	Summerville/Jedburb	\$14,400,000	\$241.89
STAG Industrial	105 East Port Lane	87,900	Summerville/Jedburb	\$7,100,000	\$80.77
GFI Partners	7240 Crosspark Drive	106,353	Charleston/N. Charleston	\$5,950,000	\$55.95
CP Sea Trail, LLC	5914 Howard Drive	42,637	Hanahan/N. Rhett	\$5,150,000	\$120.79

NOTABLE TRANSACTIONS



739 GAILLARD ROAD
A&R Logistics leased 615,000 SF.

**Photo courtesy of Loopnet.*



9735 PATRIOT BOULEVARD
MBV leased 264,312 SF.

**Photo courtesy of Remax.*



NORTH POINTE COMMERCE PARK
Expeditors leased 145,000 SF.



400 TRADE ZONE BOULEVARD
LBA Realty purchased 400 Trade Zone Boulevard as part of a portfolio sale for \$73,000,000.

INDUSTRIAL OPPORTUNITIES



CLARIUS BUILDING I
Summerville/Jedburg
150,000 - 587,720 SF Available



SUMMERVILLE DISTRIBUTION COMPLEX
Summerville/Jedburg
24,000 - 180,000 SF Available



NORTHPOINTE COMMERCE PARK
Hanahan/N. Rhett
39,000 - 104,000 SF Available



2550 W. 5TH NORTH STREET
Summerville/Jedburg
50,000 - 600,000 SF Available



CHARLESTON LOGISTICS CENTER
Summerville/Jedburg
48,000 - 343,150 SF Available



1020 NORTHPOINTE INDUSTRIAL BLVD
Hanahan/N. Rhett
305,423 SF Available

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