


SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
280 Parkway East	Rt 290 Corr/Duncan	161,967	Kenco Management Svc
175 Spartangreen Blvd.	Rt 290 Corr/Duncan	111,173	R&E Automated
625 S Old Piedmont Hwy	I-85 South/Greenville	56,780	ChemPak

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
300 Hammett St Greenville, SC	\$9,000,000 Leasehold	\$24.63 N/A	365,385 Class C	Countour Development Robert Lubin & Assoc.
129-135 Kiowa Ln Piedmont, SC	\$4,175,000 Investment	\$71.86 8.5%	58,100 Class B	Szxena Properties Sexton Griffith Raisor Bld
1840 S. Highway 14 Rt 14 Corridor	\$4,106,000 Leasehold	\$41.06 N/A	100,000 Class B	Muran Property Group Dan F. Williamson

LARGEST DELIVERIES


Address	Submarket/City	SF	Developer
3493 Hwy 101	Woodruff, SC	1,987,200	Panattoni Dev Co
230 Apple Valley Rd	Duncan, SC	275,400	Panattoni Dev Co
1021 Tyger Lake Rd	Spartanburg, SC	213,200	SunCap Prop Grp


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
Genoble Rd	Greer, SC	1,300,000	Q4 2019
J Verne Smith Pkwy & Lister Rd	Greer, SC	551,670	Q1 2020
1345 Victor Hill Rd	Duncan, SC	545,127	Q3 2019

TOTAL INDUSTRIAL MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q2 2019	4.80%	\$4.04	(572,316)	226,192,198	7,239,508
Q1 2019	4.20%	\$3.81	28,097,341	225,377,090	6,769,743
Q4 2018	4.60%	\$3.75	3,442,116	223,282,279	8,186,182
Q3 2018	4.50%	\$3.68	2,056,990	219,444,421	9,309,925
Q2 2018	4.70%	\$3.54	1,011,314	217,940,783	3,228,728

 **(572,316)** NET ABSORPTION SF

 **4.8%** VACANCY
10,584,157 SF

 **\$4.04** AVG. ASKING RATE PSF GROSS

 **835,330** DELIVERIES
8 Buildings

 **7,239,508** UNDER CONSTRUCTION
26 Buildings

RANDALL BENTLEY, President

The Greenville/Spartanburg industrial market posted its first negative absorption number in over 2 years. Vacancy inched upwards as well for the first time in the last 8 quarters. Despite the uptick in vacancy, record-setting construction levels have been met with strong absorption as over 7.5 million SF has been absorbed in the last 3 quarters. Rents have increased 4% to 5% annually. The recent growth is a testament to the market's positive attributes, including access to ports, proximity to major metros in the southeast and availability of development-ready land. Greenville/Spartanburg also offers easy access to Atlanta, Charlotte, and Port of Charleston.