

## CHARLESTON OFFICE

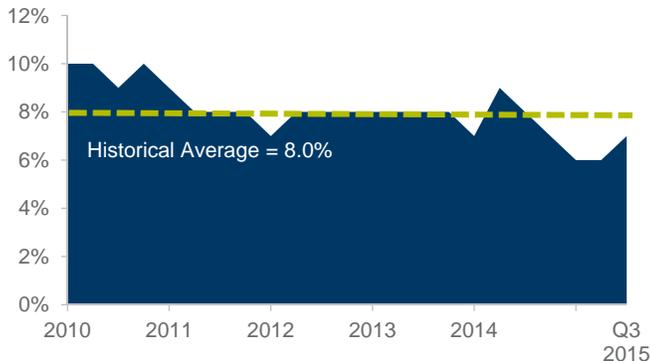
## Economic Indicators

	Q3 14	Q3 15	12-Month Forecast
Charleston Employment	323k	332k	▲
Charleston Unemployment	5.4%	5.7%	▲
U.S. Unemployment	6.1%	5.1%	▼

## Market Indicators

	Q3 14	Q3 15	12-Month Forecast
Overall Vacancy	7.5%	6.7%	▼
Net Absorption	768k	593k	▲
Under Construction	283k	5.2M	▲
Overall Average Asking Rent	\$4.45	\$4.69	▼

## Overall Vacancy



## Economy &amp; Market Overview

North Charleston and Charleston have reported some of the fastest economic growth in the nation, says a WalletHub study comparing 515 U.S. cities across ten key metrics including income, population and job growth. Those two cities also face some of the biggest challenges — stress on infrastructure and home prices — that high-growth areas nationwide are grappling with. The Charleston metropolitan statistical area, with a population of nearly 728,000, ranked No. 3, at 18.7% growth, in

gross regional product per capita between 2005 and 2013. Employment grew 17.4%, which equated to about 50,500 new jobs, and 39% of all the jobs created in the state were in the tri-county area. Foreign container volume at the Port of Charleston is up 14% year-to-date. SCSPA is poised to become much busier when Volvo Cars begins exporting cars and importing parts in 2018. Volvo estimates it will initially produce 100,000 vehicles per year at its Berkeley County plant. The Charleston industrial market reported an overall vacancy rate of 6.7%. Asking rental rates continue to increase and now hover at \$4.69 per square foot (psf). Quarterly overall net absorption totaled 590,087 square feet (sf) bringing the year-to-date total to nearly 2.5 million square feet.

## Key Lease Transactions Q3 2015

PROPERTY	SF	TENANT	PROPERTY TYPE
430 Industrial Road	42,000	Lollicup USA, Inc.	Manufacturing
4567 Piggly Wiggly Drive	25,864	McCorquodole Transfer	Warehouse/Distribution
6424 Dorchester Road	14,400	N/A	Warehouse/Distribution

## Key Sales Transactions Q3 2015

PROPERTY	SF	SELLER/BUYER	PRICE
North Pointe Industrial Park	305,423	E. and H. Ross/Charleston Industrial LLC	\$21,379,610
916 Commerce Circle	80,000	Natcharleston, LLC	\$3,325,000

## Outlook

The shortage of rail served properties will hamper industries from seeking to enter or expand locally. Expect continued growth of the Port of Charleston to enhance new construction and hopefully increase speed to market. Boeing's latest Lowcountry investment promises to advance the aerospace giant's products across the spectrum from airplanes to satellites by luring top science and engineering talent to the region. The aerospace giant recently unveiled its new research and technology center. Work began on the 104,000-sf research center, which focuses on composite fuselage and propulsion systems, in early 2014. It's part of Boeing's plan to invest \$1 billion in the Lowcountry and create 2,000 additional jobs by 2021.

## About Cushman &amp; Wakefield

Cushman & Wakefield is a global leader in commercial real estate services, helping clients transform the way people work, shop, and live. The firm's 43,000 employees in more than 60 countries provide deep local and global insights that create significant value for occupiers and investors around the world. Cushman & Wakefield is among the largest commercial real estate services firms in the world with revenues of \$5 billion across core services of agency leasing, asset services, capital markets, facilities services (branded C&W Services), global occupier services, investment management (branded DTZ Investors), tenant representation and valuations & advisory. To learn more, visit [www.cushmanwakefield.com](http://www.cushmanwakefield.com) or follow @Cushwake on Twitter.

## Brad McGetrick

Director, Brokerage Services  
11100 W. Broad Street  
Glen Allen, VA 23060  
Tel: +1 804 697 3558  
Fax: +1 804 697 3479  
[brad.mcgetrick@thalhimer.com](mailto:brad.mcgetrick@thalhimer.com)