



SUBMARKET	TOTAL BLDGS	INVENTORY (SF)	YTD LEASING ACTIVITY(SF)	OVERALL VACANCY RATE	YTD NET OVERALL ABSORPTION (SF)	UNDER CNSTR (SF)	OVERALL WEIGHTED AVG. NET RENT (MF)	OVERALL WEIGHTED AVG. NET RENT (OS)	OVERALL WEIGHTED AVG. NET RENT (W/D)
Anderson	277	18,933,470	0	4.7%	68,322	1,450,000	\$2.84	N/A	\$2.53
Northern Spartanburg	483	41,422,999	85,795	10.8%	(332,889)	1,402,800	\$3.09	N/A	\$3.15
Southern Spartanburg	164	10,256,094	0	10.0%	103,417	N/A	\$2.11	N/A	\$1.80
Greer	238	15,779,708	79,100	4.8%	(10,200)	987,000	\$3.88	N/A	\$3.88
Hwy. 290 Corridor	75	7,616,389	0	5.1%	237,380	1,167,000	\$4.07	N/A	\$4.06
Northern Greenville	350	21,466,154	0	8.5%	309,125	N/A	\$2.91	N/A	\$2.65
I-85 East Greenville	158	7,616,504	84,600	3.3%	98,060	132,000	\$4.79	\$4.90	\$4.80
West Greenville	83	2,786,360	0	3.7%	4,400	290,000	\$4.18	N/A	\$4.03
Southern Greenville	449	33,819,895	216,914	5.7%	198,004	N/A	\$3.57	N/A	\$3.95
Outlying Cherokee Laurens Pickens	205	28,972,865	40,541	17.4%	154,488	1,650,000	\$3.66	N/A	\$4.50
GREENVILLE TOTALS	2,482	188,670,438	506,950	7.4%	830,107	7,078,800	\$3.51	\$4.90	\$3.54

*Rental rates reflect asking \$psf/year

HT = High Tech/Flex MF = Manufacturing OS = Office Service/Flex W/D = Warehouse/Distribution

Key Lease Transactions Q1 2016

PROPERTY	SF	TENANT	PROPERTY TYPE	SUBMARKET
160 Lincoln School Road	85,795 SF	Universal Packaging and Sewing Supplies, Inc.	Warehouse/Distribution	West Side Industrial
6998 Pelham Road	71,800 SF	Ushers Machine & Tool	Manufacturing	I-385/Woodruff Road
Old Grove Road	54,000 SF	Proper Polymers	Warehouse/Distribution	Western Greenville County
130 Caliber Ridge Drive	51,600 SF	Otto Bock Polyurethane	Warehouse/Distribution	Rt. 101 Corridor
910 Fork Shoals Road	41,000 SF	Unknown	Warehouse/Distribution	I-85 South/Donaldson

Key Projects Under Construction Q1 2016

PROPERTY	SF	TENANT/SPEC	DEVELOPER	EXPECTED DELIVERY DATE
Mount Olive Road	1,500,000	Dollar Tree	Cherokee County Development Board	Q4 2016
Orange Way	1,300,000	TTI	Redrock	Q2 2016
Hwy. 290 – Toray Phase 1	750,000	Toray	Toray	Q1 2016
Highway 101	675,000	BMW	BMW	Unknown
Flatwood Road	362,800	Flatwood Spec	Johnson Development Association	Q2 2016
545 Brookshire Road	242,000	Spec	Beacon Partners	Q2 2016
2721 White Horse Road – Bldg 2	234,000	Spec	Exeter	Q3 2016
1751 E. Main Street	184,000	Draexlmaier	Draexlmaier	Q4 2016
1786 Hwy. 290	173,000	Kobelco	Kobelco	Q1 2016
Old Grove Road	161,000	Magna Decostar	Becknell	Q4 2016
Old Laurens Road	150,000	ZF Transmissions	Agracel	Q2 2016
Old Grove Road	54,000	Proper Polymers	Becknell	Q4 2016

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