

MARKET REPORT

INDUSTRIAL
Raleigh Metro Area

IPA
INSTITUTIONAL
PROPERTY
ADVISORS

2Q/21

Industrial 2021 Outlook

EMPLOYMENT:

+3.9%
37,000
JOBS
will be created

CONSTRUCTION:

2.8%
of stock
2,900,000
SQ. FT.
will be completed

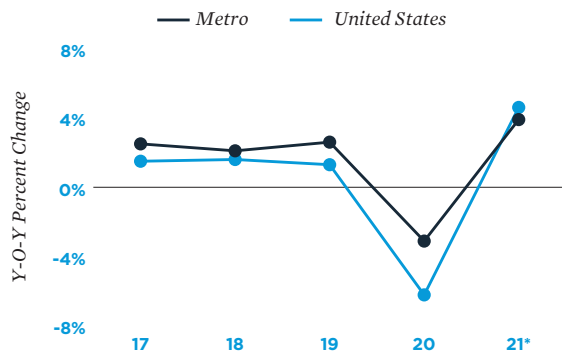
VACANCY:

4.1%
30 BASIS
POINT
increase in vacancy

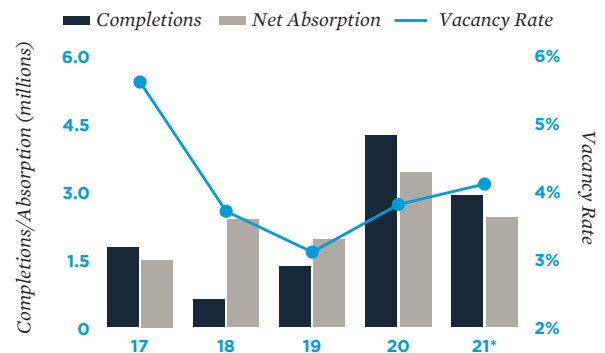
RENT:

\$7.90
per sq. ft.
4.9%
INCREASE
in asking rent

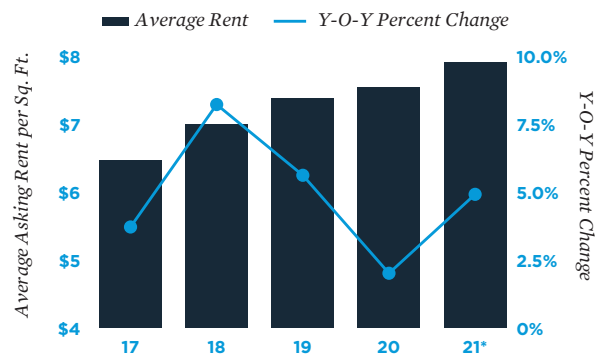
Employment Trends



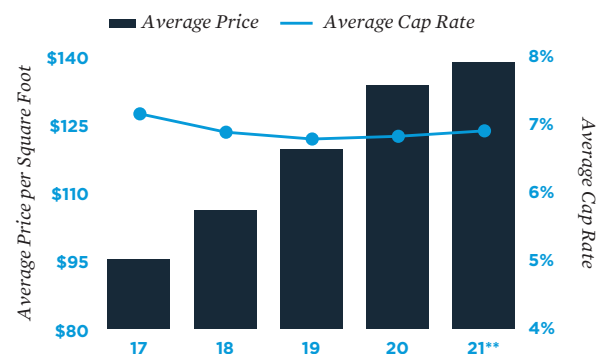
Supply and Demand



Rent Trends



Sales Trends



IPA Industrial

Alan L. Pontius

Senior Vice President, National Director

Tel: (415) 963-3000 | apontius@ipausa.com

For information on national industrial trends, contact:

John Chang

Senior Vice President, National Director | Research Services

Tel: (602) 707-9700 | jchang@ipausa.com

* Forecast ** Through 1Q

Sources: BLS; CoStar Group, Inc.; Real Capital Analytics

The information contained in this report was obtained from sources deemed to be reliable. Every effort was made to obtain accurate and complete information; however, no representation, warranty or guarantee, express or implied, may be made as to the accuracy or reliability of the information contained herein. Note: Metro-level employment growth is calculated based on the last month of the quarter/year. Sales data includes transactions sold for \$1 million or greater unless otherwise noted. This is not intended to be a forecast of future events and this is not a guaranty regarding a future event. This is not intended to provide specific investment advice and should not be considered as investment advice. Sources: IPA Research Services; Bureau of Labor Statistics; CoStar Group, Inc.; Real Capital Analytics