

Industrial Lease Comps
RALEIGH-DURHAM (2021-2022)



| Tenant | Building Building Address | Submarket | Lease Type | Square Feet | Rental Rate (NNN) | Esc. | Term (Months) | Free Rent (Months) | TI (PSF) | Commencement Date |
|---|---|-------------------|------------|-------------|----------------------|-------|------------------|-----------------------|-------------|----------------------|
| Hilldrup | 2301 US 70 Hwy Garner, North Carolina | East Wake | New | 120,114 | \$6.65 | 3.00% | 87 Mos | 3 Mos | Turn-Key | Q2 2022 |
| Dal-Tile | 525 Hinton Oaks Blvd Knightdale, North Carolina | East Wake | New | 55,614 | \$7.00 | 3.00% | 84 Mos | 0 Mos | \$7.00 | Q1 2022 |
| Fishman Flooring | Beacon Commerce Park Garner, North Carolina | East Wake | New | 33,639 | \$8.10 | 3.00% | 61 Mos | 1 Mos | Turn-Key | Q2 2022 |
| Lansing Building Products | Greenfield South Garner, North Carolina | East Wake | New | 96,000 | \$6.75 | 2.75% | 126 Mos | 6 Mos | Turn-Key | Q1 2022 |
| Taysa Gene Therapies, Inc. (NASDAQ: TSHA) | Patriot Park 3 5 National Way Durham, North Carolina | Research Triangle | New | 187,500 | \$6.70 | 2.75% | 186 Mos | 6 Mos | \$13.00 | Q2 2021 |
| PCX | Eastgate 540 - Bldg 6 370 Spectrum Dr Knightdale, North Carolina | East Wake | New | 159,600 | \$6.35 | 2.50% | 88 Mos | 4 Mos | \$11.00 | Q4 2021 |
| Candle Science, Inc. | Regional Commerce Center 2 1247 Person St Durham, North Carolina | Durham | New | 144,000 | \$6.48 | 2.75% | 90 Mos | 6 Mos | \$10.00 | Q2 2021 |
| LSL Logistics | Regional Commerce Center 1211 Person St Durham, North Carolina | Durham | New | 132,000 | \$7.17 | 3.00% | 126 Mos | 6 Mos | \$9.00 | Q3 2021 |
| Upper Deck | Alexander Commerce Park TW Alexander Dr Durham, North Carolina | RTP/I-40 | New | 126,000 | \$6.95 | 2.75% | 148 Mos | 4 Mos | TBD | Q2 2021 |
| Millenium Print Group | Globe Center 9300 Globe Center Dr Morrisville, North Carolina | RTP/I-40 | Expansion | 119,640 | \$7.20 | 3.00% | 79 Mos | 1 Mos | As-Is | Q4 2021 |
| Millenium Print Group | World Trade Park 10900 World Trade Blvd Raleigh, North Carolina | RTP/I-40 | New | 116,882 | \$7.95 | 3.00% | 61 Mos | 1 Mos | \$1.00 | Q3 2021 |
| J&K Cabinetry | Walnut Creek 3071 Business Park Dr Raleigh, North Carolina | East Wake | New | 100,000 | \$6.50 | 2.75% | 123 Mos | 3 Mos | As-Is | Q3 2021 |
| Circle Graphics | World Trade Park 10700 World Trade Blvd Raleigh, North Carolina | RTP/I-40 | Renewal | 80,277 | \$7.40 | 2.50% | 85 Mos | 1 Mos | \$2.50 | Q2 2021 |
| LaserShip | Research Tri-Center North 3500 Tri-Center Blvd Durham, North Carolina | RTP/I-40 | Expansion | 78,936 | \$6.70 | 3.00% | 61 Mos | 1 Mos | \$2.00 | Q3 2021 |
| MSI | Eastgate 540 - Bldg 4 385 Spectrum Dr Knightdale, North Carolina | East Wake | New | 70,050 | \$6.60 | 2.75% | 99 Mos | 3 Mos | \$9.00 | Q3 2021 |
| Home Depot | Eastgate 540 - Bldg 3 375 Spectrum Dr Knightdale, North Carolina | East Wake | New | 59,776 | \$7.75 | 2.50% | 122 Mos | 2 Mos | \$24.14 | Q3 2021 |
| WakeMed | Eastgate 540 - Bldg 1 325 Spectrum Dr Knightdale, North Carolina | East Wake | New | 57,840 | \$7.12 | 2.75% | 61 Mos | 1 Mos | \$4.00 | Q3 2021 |

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| TENANT | BUILDING BUILDING ADDRESS | SUBMARKET | LEASE TYPE | SQUARE FEET | RENTAL RATE (NNN) | ESC. | TERM (Months) | FREE RENT (Months) | TI (PSF) | COMMENCEMENT DATE |
|--|--|-------------------|------------|-------------|----------------------|-------|------------------|-----------------------|-------------|----------------------|
| Southern Industrial Constructors | 5201 Departure Drive 5201 Departure Dr Raleigh, North Carolina | North Raleigh | New | 55,000 | \$6.25 | 2.50% | 87 Mos | 3 Mos | \$3.00 | Q2 2021 |
| Central National Gottesman Inc. dba Lindenmeyr Munroe | Regional Commerce Center 2 805 S Briggs Ave Durham, North Carolina | Durham | New | 52,000 | \$6.80 | 2.50% | 61 Mos | 1 Mos | Turn Key | 1Q 2021 |
| PODS | Eastgate 540 - Bldg 4 385 Spectrum Dr Knightdale, North Carolina | East Wake | New | 50,107 | \$6.75 | 2.75% | 89 Mos | 5 Mos | \$7.12 | Q4 2021 |
| Amazon.com Services, LLC | Regional Commerce Center 1 1275 Person St Durham, North Carolina | Durham | New | 410,000 | \$5.91 | 2.50% | 86 Mos | 2 Mos | TBD | 2Q 2020 |
| KBI Biopharma, Inc. | Patriot Park 4 47 National Way Durham, North Carolina | Research Triangle | New | 187,312 | \$6.25 | 2.50% | 182 Mos | 8 Mos | \$12.00 | 4Q 2020 |