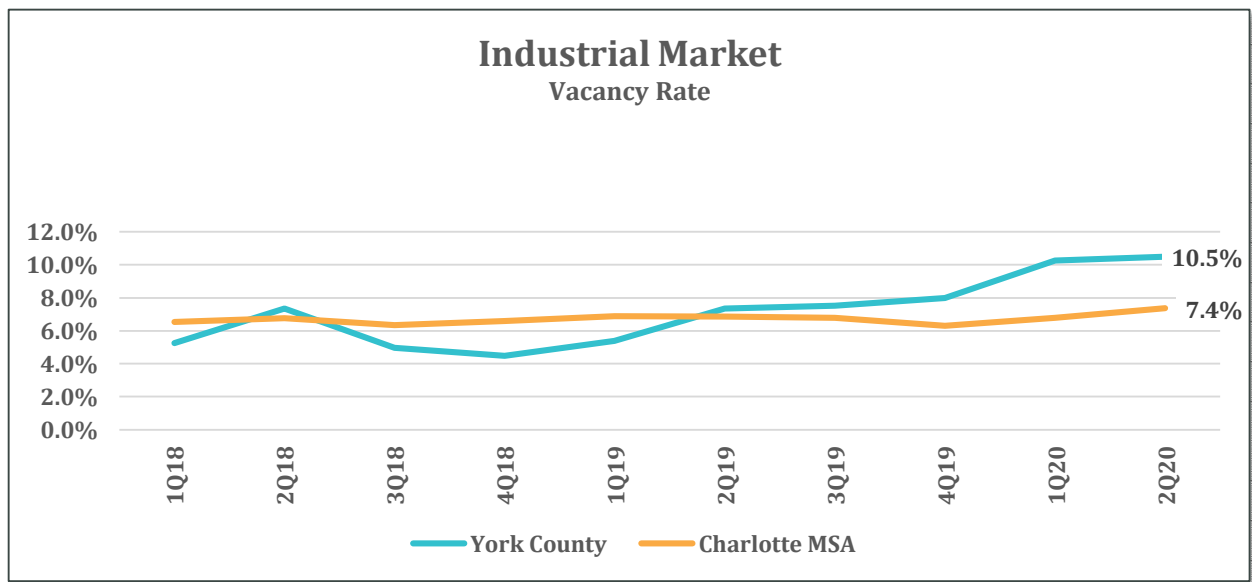
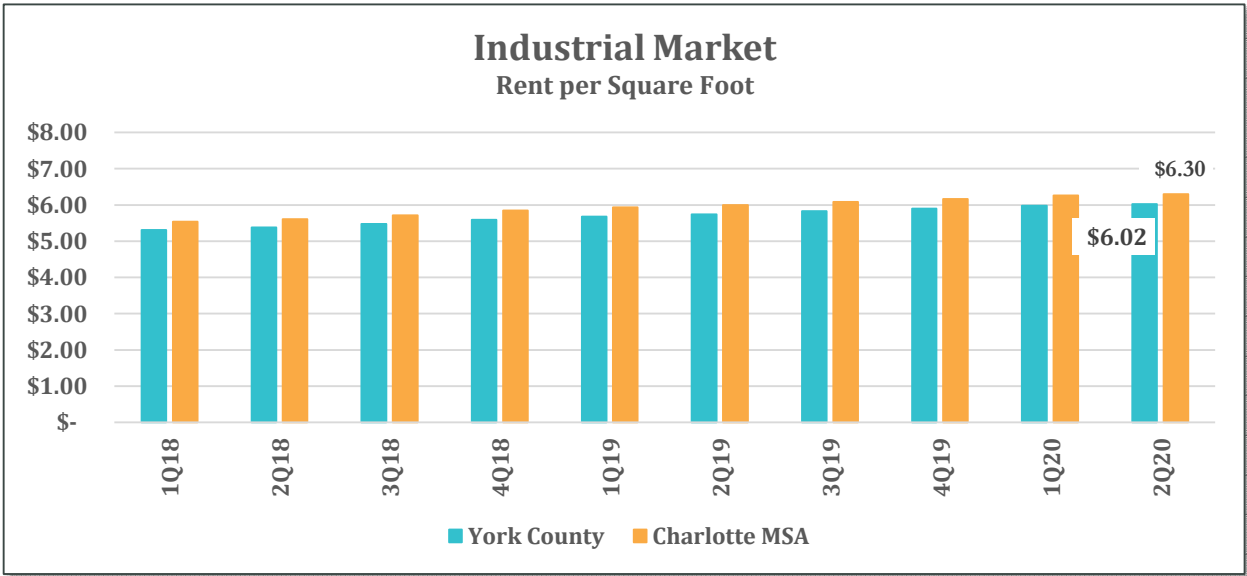


### York County Real Estate Round Up: Industrial Market

The York County industrial market has seen a flood of new construction in recent years, primarily at Legacy Park, Lakemont and Riverwalk business parks, adding more than 3 million square feet of space since 2018. The latest project, Stateline Logistics Center, added an additional 104k square feet in July. With excess inventory, the county was poised to have a big year in 2020, however, economic uncertainties surrounding the pandemic stalled business decisions and demand has lagged construction. New supply resulted in a 10.5% vacancy rate as of the end of second quarter.



Despite rising vacancies, York County continued to record rent growth at 4.7% in the past twelve months, aligning closely with the Charlotte region as a whole. The average rent is currently \$6.02 per month and a \$0.28 discount to the region as a whole.



Source: CoStar July 2020

