



VACANCY

7.2%

Industrial vacancy decreased from 7.7% at the end of 2Q18



TOTAL EXISTING INVENTORY

±80.39 MSF



WAREHOUSE RENTAL RATE

\$5.51 PSF

Increase from the previous rental rate, which was \$5.46 PSF at the end of 2Q18



FLEX RENTAL RATE

\$14.62 PSF

Increase from the rental rate at the end of 2Q18, which was \$14.01 PSF



CONSTRUCTION

±1.893 MSF

of industrial space under construction at the end of 3Q18

Key Market Takeaways

- Six buildings totaling ±1,443,250 SF were completed 3Q18; most notably, 8501 Palmetto Commerce Parkway, the ±1,000,000 SF manufacturing plant home to Mercedes-Benz
- The largest lease of 3Q18 was by the VA for the entire ±117,000 SF building at 4136 Carolina Commerce Parkway in Ladson
- Total Industrial inventory in the greater Charleston area amounted to ±80,387,335 square feet in 2,885 buildings
- Phase 1 construction of the 4-building speculative Ladson Industrial Park on Highway 78 commenced during the third quarter; Building 1, which will total ±420,888 SF, broke ground

Submarket Statistics

