

### Key Market Takeaways



#### VACANCY

15.9%

Industrial vacancy increased over the past quarter



#### TOTAL EXISTING INVENTORY

±115.995 MSF



#### MARKET RATE

\$10.55 PSF

Slight increase over the past quarter



#### 12 MO. NET ABSORPTION

±-1.529 MSF

Decreased over the past year



#### UNDER CONSTRUCTION

±2.393 MSF

of industrial space under construction at the end of 1Q25

“Charleston’s industrial market faced headwinds in Q1 2025, with vacancy rising to 15.9% and net absorption over the past 12 months declining by approximately 1.53 million square feet. Despite the softness, average asking rates held steady at \$10.55 per square foot, reflecting underlying market confidence. With nearly 2.4 million square feet under construction and a total inventory nearly 116 million square feet, the market remains active, though current availability (approximately 20.5 million square feet) suggests a continued tenant-favorable environment in the near term.”

– Dexter Rumsey

### Submarket Statistics

