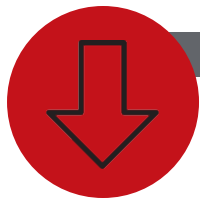


### Key Market Takeaways

“Charleston’s industrial market ended Q2 2025 with average rents steady at \$10.60/SF and 1.9 million SF under construction, mostly in growth areas like Dorchester and outlying Berkeley Counties. The majority of our supply includes larger-format Class A buildings (>200,000 SF) that were delivered in the last 12-18 months, and this is driving our higher vacancy rate. More absorption is needed in this sector and much attention is on our port activity and tariff hikes; however, leasing activity remains highly active in the smaller flex industrial market (5,000–15,000 SF) for service businesses affected by Charleston’s overwhelming population growth. Prime locations are sustaining strong demand, and new supply in emerging submarkets is creating opportunities for both tenants and landlords to position for future growth.” – Dexter Rumsey

### Submarket Statistics



#### VACANCY

15.8%

Industrial vacancy decreased slightly over the past quarter



#### TOTAL EXISTING INVENTORY

±116.815 MSF



#### MARKET RATE

\$10.60 PSF

Slight increase over the past quarter



#### 12 MO. NET ABSORPTION

±-1.545M SF

Increased over the past quarter



#### UNDER CONSTRUCTION

±1.879 MSF

of industrial space under construction at the end of 2Q25

**DORCHESTER COUNTY**  
Total Inventory: ±17,366,667 SF  
RBA: ±4,304,443 SF  
Vacancy: 25.3 %  
Under Construction: ±810,864 SF

**WEST ASHLEY**  
Total Inventory: ±1,652,191 SF  
RBA: ±60,917 SF  
Vacancy: 2.6%  
Under Construction: 0 SF

**W. CHS CO.**  
Total Inventory: ±422,011 SF  
RBA: ±12,933 SF  
Vacancy: 1.1%  
Under Construction: 0 SF

**WEST ISLANDS**  
Total Inventory: ±816,502 SF  
RBA: ±207,588 SF  
Vacancy: 25.4%  
Under Construction: 0 SF

**JAMES ISLAND/FOLLY BEACH**  
Total Inventory: ±610,005 SF  
RBA: ±5,709 SF  
Vacancy: 3.4%  
Under Construction: 0 SF

#### OUTLYING BERKELEY COUNTY

Total Inventory: ±45,167,541 SF  
RBA: ±8,328,712 SF  
Vacancy: 16.9%  
Under Construction: ±808,155 SF

#### NORTH CHARLESTON

Total Inventory: ±40,717,717 SF  
RBA: ±4,636,008 SF  
Vacancy: 11.2%  
Under Construction: ±260,405 SF

#### N. MT PLEASANT

Total Inventory: ±90,510 SF  
RBA: 0 SF  
Vacancy: 0%  
Under Construction: 0 SF

#### DANIEL ISLAND

Total Inventory: ±5,590,361 SF  
RBA: ±945,040 SF  
Vacancy: 16.5%  
Under Construction: 0 SF

#### EAST ISLANDS/MT. PLEASANT

Total Inventory: ±1,833,053 SF  
RBA: ±677,386 SF  
Vacancy: 27.6%  
Under Construction: 0 SF

#### DOWNTOWN CHARLESTON

Total Inventory: ±2,550,423 SF  
RBA: ±136,402 SF  
Vacancy: 5%  
Under Construction: 0 SF