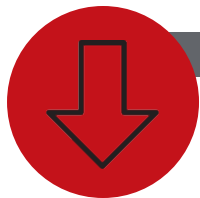


Key Market Takeaways

“Charleston’s industrial market remains resilient heading into the end of 2025. Vacancy has edged down to 15.1%, and asking rents are holding steady at \$10.62/SF. These trends underscore a market that is stabilizing despite tariff pressures, evolving port activity, and broader supply-chain uncertainty. Strong manufacturing-driven demand, ongoing build-to-suit absorption, and sustained interest in small-bay and flex product continue to anchor performance. Together, these factors position the Charleston MSA for gradual strengthening.”

- Sarah Shelley

Submarket Statistics



VACANCY

15.1%

Industrial vacancy decreased slightly over the past quarter



TOTAL EXISTING INVENTORY

±19.774 MSF



MARKET RATE

\$10.62 PSF

Slight increase over the past quarter



12 MO. NET ABSORPTION

±270,071 SF

Increased over the past quarter



UNDER CONSTRUCTION

±2.019 MSF

of industrial space under construction at the end of 3Q25

