

3Q25:

Charleston MSA Industrial Snapshot



VACANCY

15.1%

Industrial vacancy decreased slightly over the past quarter



TOTAL EXISTING INVENTORY

±19.774 MSF

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



MARKET RATE

\$10.62 PSF

Slight increase over the past quarter

Submarket Statistics

OUTLYING BERKELEY COUNTY Total Inventory: ±46,436,093 SF

RBA: ±9,419,887 SF Vacancy: 17.4% Under Construction: ±818,155 SF





Total Inventory: ±40,382,326 SF RBA: ±4,628,424 SF Vacancy: 11% Under Construction: ±290,405 SF

NORTH CHARLESTON

N. MT PLEASANT

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



12 MO. NET ABSORPTION

 $\pm 270,071 \text{ SF}$

Increased over the past quarter Total Inventory: ±1,652,591 SF

WEST ASHLEY

Vacancy: 3.2% Under Construction: 0 SF



Total Inventory: ±1,808,803 SF RBA: ±680,162 SF

Vacancy: 28.5%



UNDER CONSTRUCTION

 $\pm 2.019 \, \text{MS}$

of industrial space under construction at the end of 3Q25

W. CHS CO.

Total Inventory: ±422,954 SF RBA: ±14.933 SF

Vacancy: 4.7% Under Construction: 0 SF

Under Construction: 0 SF DOWNTOWN CHARLESTON

Total Inventory: ±2,547,257 SF RBA: ±123,215 SF Vacancy: 4.9% Under Construction: 0 SF

JAMES ISLAND/FOLLY BEACH

Total Inventory: ±710,835 SF RBA: ±2,939 SF Vacancy: 0.4% Under Construction: 0 SF

WEST ISLANDS

Total Inventory: ±826,102 SF RBA: ±200,203 SF Vacancy: 24.2% Under Construction: 0 SF

