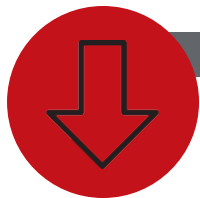


Key Market Takeaways

“Charleston’s industrial market closed 2025 with tightening fundamentals, as vacancy declined to 14.9% and asking rents increased to \$10.72/SF. Robust net absorption of nearly 3 million square feet over the past 12 months highlights the continued tenant demand, particularly from manufacturing, logistics, and build-to-suit users. At the same time, the development pipeline has moderated, with just over 1.65 million square feet under construction—helping rebalance supply and demand. Together, these trends point to a healthier, more disciplined industrial market entering 2026.” - Sarah Shelley



VACANCY

14.9%

Industrial vacancy decreased slightly over the past quarter



TOTAL EXISTING INVENTORY

±119.677 MSF



MARKET RATE

\$10.72 PSF

Slight increase over the past quarter



12 MO. NET ABSORPTION

±2.985 MSF

Increased over the past quarter



UNDER CONSTRUCTION

±1.653 MSF

of industrial space under construction at the end of 4Q25

Submarket Statistics

