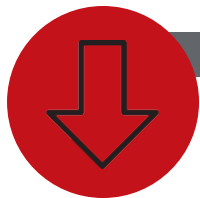


Key Market Takeaways

“Charleston’s industrial market continues to normalize in early 2026, with nearly 4.8 million square feet of annual absorption helping to offset recent deliveries and stabilize vacancy at 13.4%. While new supply remains active, steady tenant demand is keeping pace, particularly in tighter infill submarkets. This positions the market for a more balanced and sustainable year ahead.” – Sarah Shelley



VACANCY

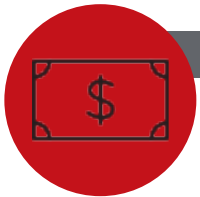
13.4%

Industrial vacancy decreased slightly over the past quarter



TOTAL EXISTING INVENTORY

±120.473 MSF



MARKET RATE

\$10.83 PSF

Slight increase over the past quarter



12 MO. NET ABSORPTION

±4.8 MSF

Increased over the past quarter



UNDER CONSTRUCTION

±1.138 MSF

of industrial space under construction at the end of 1Q26

Submarket Statistics

