2Q26: Charleston MSA Industrial Snapshot

Key Market Takeaways

"New supply continues to reshape Charleston's industrial market, pushing vacancy to 14.2% while creating more leasing opportunities across the region. Despite increased availability, asking rents climbed to $11.00 PSF, and with more than 2.2 million square feet under construction, developers continue to demonstrate confidence in the market's long-term fundamentals." – Sarah Shelley

VACANCY

14.2%

Industrial vacancy increased slightly over the past quarter

TOTAL EXISTING INVENTORY

±120.135 MSF

MARKET RATE

$11 PSF

Slight increase over the past quarter

12 MO. NET ABSORPTION

±3.39 MSF

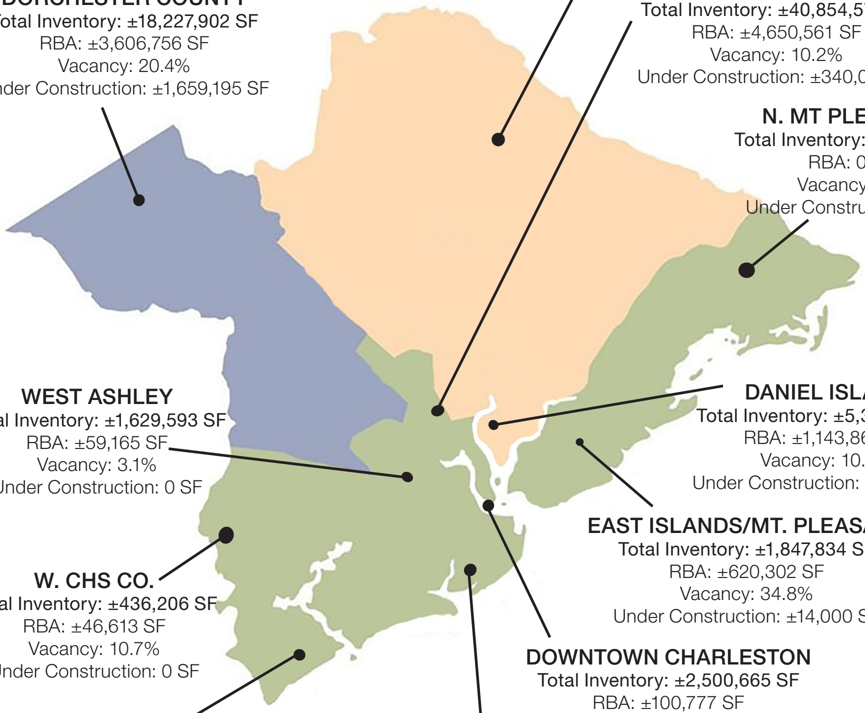
Decreased over the past quarter

UNDER CONSTRUCTION

±2.24 MSF

of industrial space under construction at the end of 2Q26

Submarket Statistics



OUTLYING BERKELEY COUNTY
Total Inventory: ±47,660,303 SF
RBA: ±7,926,246 SF
Vacancy: 15.8%
Under Construction: ±203,250 SF

DORCHESTER COUNTY
Total Inventory: ±18,227,902 SF
RBA: ±3,606,756 SF
Vacancy: 20.4%
Under Construction: ±1,659,195 SF

NORTH CHARLESTON
Total Inventory: ±40,854,571 SF
RBA: ±4,650,561 SF
Vacancy: 10.2%
Under Construction: ±340,024 SF

N. MT PLEASANT
Total Inventory: ±95,510 SF
RBA: 0 SF
Vacancy: 0%
Under Construction: 0 SF

WEST ASHLEY
Total Inventory: ±1,629,593 SF
RBA: ±59,165 SF
Vacancy: 3.1%
Under Construction: 0 SF

DANIEL ISLAND
Total Inventory: ±5,341,866 SF
RBA: ±1,143,868 SF
Vacancy: 10.5%
Under Construction: ±23,700 SF

EAST ISLANDS/MT. PLEASANT
Total Inventory: ±1,847,834 SF
RBA: ±620,302 SF
Vacancy: 34.8%
Under Construction: ±14,000 SF

W. CHS CO.
Total Inventory: ±436,206 SF
RBA: ±46,613 SF
Vacancy: 10.7%
Under Construction: 0 SF

DOWNTOWN CHARLESTON
Total Inventory: ±2,500,665 SF
RBA: ±100,777 SF
Vacancy: 2.8%
Under Construction: 0 SF

JAMES ISLAND/FOLLY BEACH
Total Inventory: ±709,141 SF
RBA: ±34,106 SF
Vacancy: 5.2%
Under Construction: 0 SF

WEST ISLANDS
Total Inventory: ±830,624 SF
RBA: ±203,125 SF
Vacancy: 24%
Under Construction: 0 SF

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