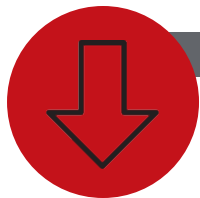


## Key Market Takeaways

“Charleston’s industrial market continues to experience unprecedented demand from capital markets, developers, and other various sources throughout the second quarter as the region’s population growth is 3X faster than the U.S. average. The record-high demand has pushed vacancy lower, ending the quarter at 5.2%, down from 5.8% at the close of last quarter. With the lack of new and existing inventory in the market, lease rates and price per square foot rates will continue to rise. It has also stimulated a new round of development, with several developers kicking off projects that will come online towards the end of year and throughout 2022.” – Sarah Shelley



### VACANCY

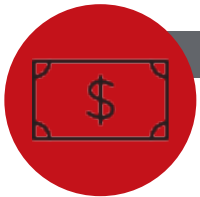
5.2%

Industrial vacancy decreased over the past year



### TOTAL EXISTING INVENTORY

±88.81 MSF



### MARKET RATE

\$7.69 PSF

Slight increase over the past year



### 12 MO. NET ABSORPTION

±2.31M PSF

Increased over the past year



### UNDER CONSTRUCTION

±6.63 MSF

of industrial space under construction at the end of 2Q21

## Submarket Statistics

