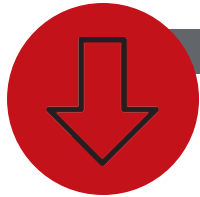


## Key Market Takeaways

“Although vacancies have continued to decrease to record lows and lease rates have increased to record highs in the Charleston industrial market over the third quarter, the overall uncertainty in the capital markets has undoubtedly affected new investment across all product types. Demand for industrial is still high in Charleston with increased absorption quarter over quarter, however elevated interest rates have affected lending capabilities as they assess the macroeconomic impacts of Federal Reserve policy. Despite these factors, Charleston is still one of the more attractive markets for developers and investors, with over 8.6M SF under construction.” – Sarah Shelley



### VACANCY

# 1.5%

Industrial vacancy decreased over the past year  
*\*excludes West Islands*



### TOTAL EXISTING INVENTORY

# ±95.972 MSF



### MARKET RATE

# \$9.08 PSF

Slight increase over the past quarter



### 12 MO. NET ABSORPTION

# ±7.53 MSF

Increased over the past year



### UNDER CONSTRUCTION

# ±8.62 MSF

of industrial space under construction at the end of 3Q22

## Submarket Statistics

