



2025 QUARTER 2 REPORT: CHARLESTON INDUSTRIAL MARKET

Q2 HIGHLIGHTS

- Boeing announces \$1 billion investment to increase 787 Dreamliner production at North Charleston facility, with the aim to increase output to 10 planes per month by 2026. Investment expected to create 500 new jobs.
- Interest in the Charleston area and the region remains high from industrial manufacturers, uncertainty surrounding tariffs has caused many projects to stall.
- TEU moves at Charleston Ports were elevated through Q1 as shippers aimed to get ahead of tariffs but based on lagging Q2 numbers have leveled off to remain flat over 2024 numbers, which were marginally above 2019 numbers.
- Leasing has slowed with negative absorption of 593k SF. Average lease transaction size in Q2 decreased to 11,615 SF.

Q2 MARKET REVIEW



INVENTORY:
96.7M SF ▲



VACANCY:
18.60% ▲



ASKING RENT:
\$10.11/SF ▼



UNDER
CONSTRUCTION:
5.2M SF ▲

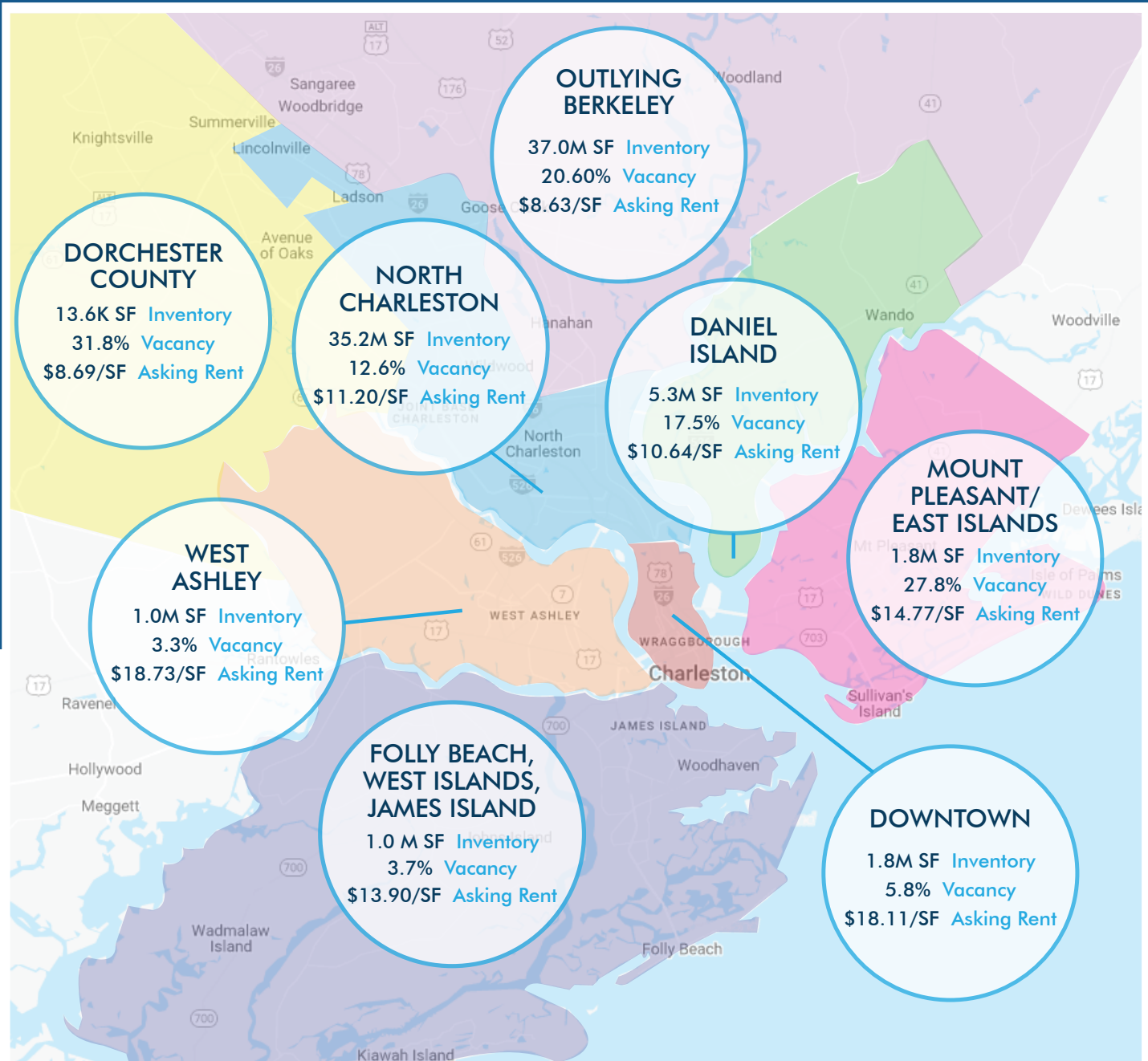


CAP RATE:
7.83 % ▲

SUBMARKET SUMMARY

Q2 | 2025

SOURCED FROM COSTAR



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