2025 QUARTER 3 REPORT: CHARLESTON INDUSTRIAL MARKET

Q3 HIGHLIGHTS

- Sublease space account for roughly 13.79% of available inventory on the market.
- Manufacturing requirements see an uptick in activity as companies look to avoid tariffs and take advantage of OBBBA tax incentives.
- South Carolina Ports records higher (+20,000) TEU moves for July and August; over the same period in 2024.
- 2M SF of Year to Date deliveries
- Current highest demand of space is in the <30,000 SF blocks of space.

Q3 MARKET REVIEW

INVENTORY: 96.7M SF ▲

VACANCY: 18.10% ▼

ASKING RENT: $10.06/SF ▼

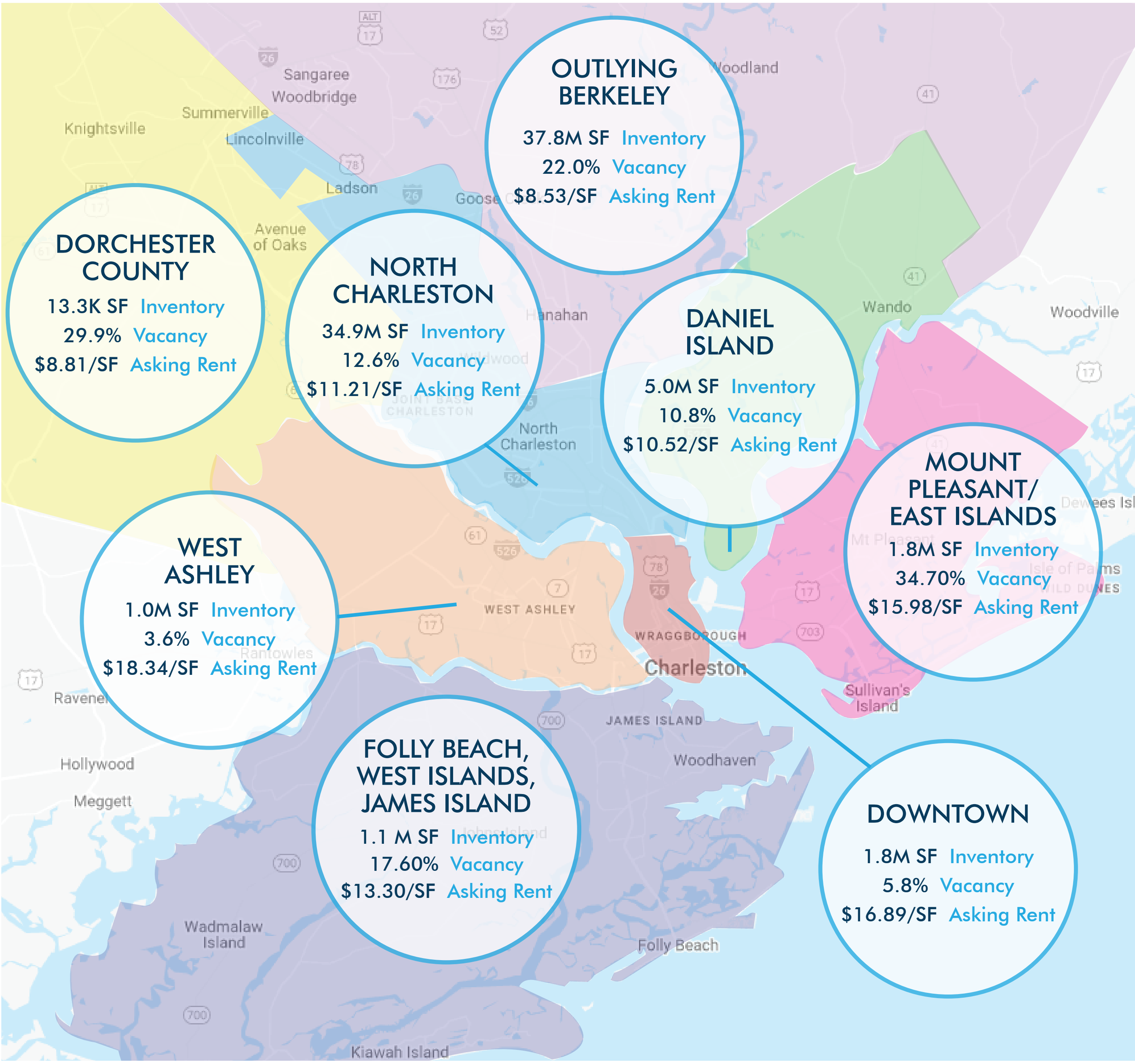
UNDER CONSTRUCTION: 2.1M SF ▲

CAP RATE: 7.8 % ▼

SUBMARKET SUMMARY

SOURCED FROM COSTAR

Q3 | 2025



INDUSTRIAL BROKERS:

Todd Garrett, CCIM, SIOR
Partner
843.408.8846
todd.garrett@harborcommercialpartners.com

Tradd Varner, SIOR
Partner
843.532.1684
tradd.varner@harborcommercialpartners.com

Crawford Riddle
Associate
864.423.4973
crawford.riddle@harborcommercialpartners.com

Harbor COMMERCIAL PARTNERS