2026 QUARTER 2 REPORT:
CHARLESTON INDUSTRIAL MARKET

Q2 HIGHLIGHTS

- Vacancy rates remain relatively unchanged since the start of Q1 2026.
- New construction and development appetite leans heavy on Shallow Bay product, with a focus on smaller tenant footprints.
- Highest tenant activity in the 15,000-40,000 SF size range, average lease transaction size for the quarter is down to 16,000 SF.
- Major manufacturing announcement out of neighboring Orangeburg County with Ferrara Candy planning a 750,000 SF manufacturing operation.

Q2 MARKET REVIEW

INVENTORY:
97 M SF –

VACANCY:
17.50% ▲

ASKING RENT:
$10.22/SF ▲

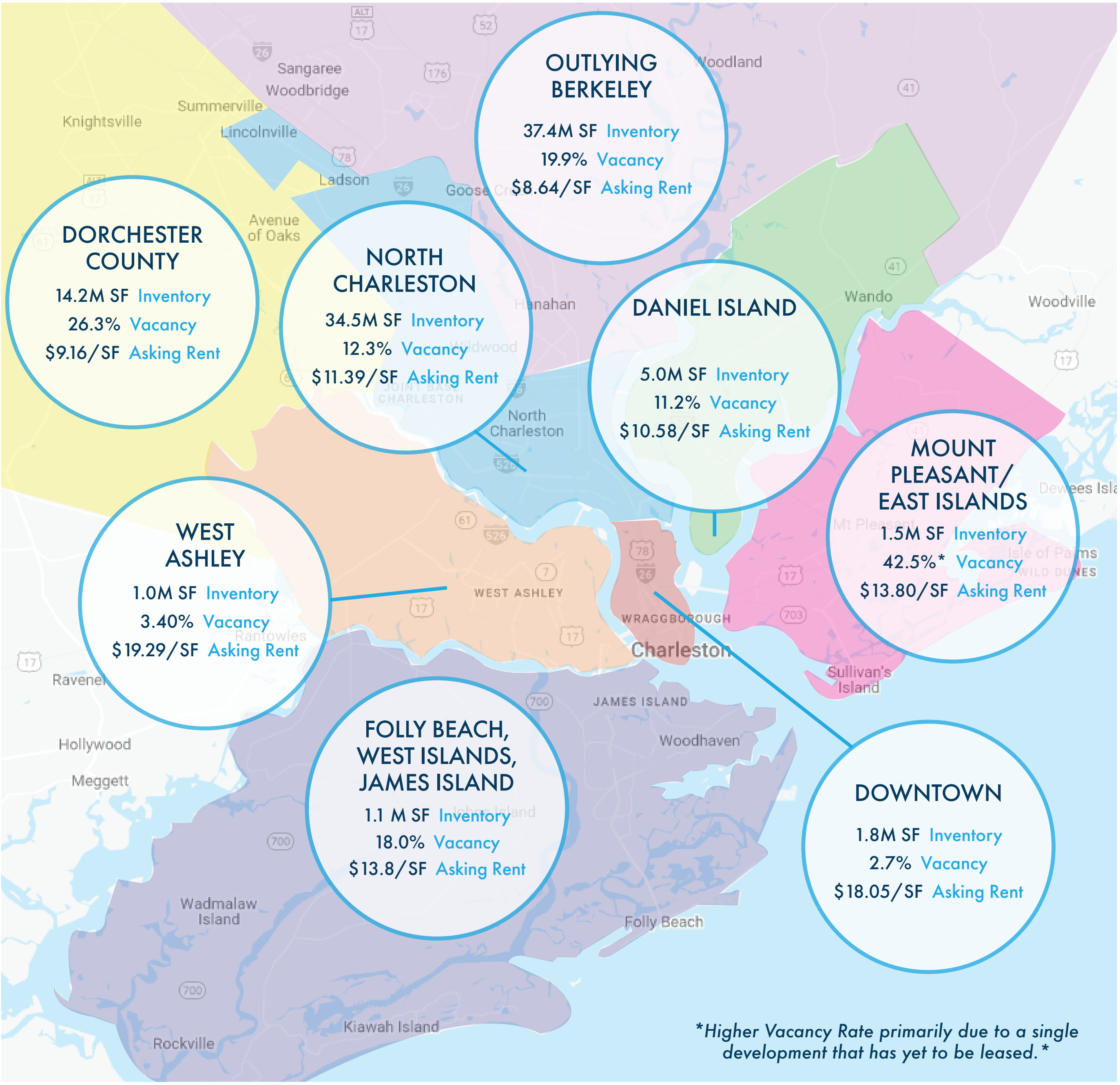
UNDER CONSTRUCTION:
558K SF ▲

CAP RATE:
7.6 % –

SUBMARKET SUMMARY

SOURCED FROM COSTAR

Q2 | 2026



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