



2026 QUARTER 3 REPORT: CHARLESTON INDUSTRIAL MARKET

Q3 HIGHLIGHTS

- Port volumes are down, with SC Ports handling 4.6% fewer containers in FY2026 and pausing the \$1.2B Leatherman Terminal, keeping big-box import demand soft.
- Norfolk Southern launched daily Charleston-Huntsville rail service and SC Ports began a channel deepening study, both supporting future port growth.
- Q2 leasing was the strongest start to a year since 2023, and with little space under construction, small and mid-size buildings are tightening while big-box tenants retain leverage.
- Manufacturing demand is up. Boeing won orders for 30 more North Charleston-built 787s, Red Metals is building a 42,000 SF copper plant at 4500 Leeds, and Stöbich is adding 33 jobs in Dorchester County.

Q3 MARKET REVIEW



INVENTORY:
97 M SF —



VACANCY:
16.6% ▼



ASKING RENT:
\$10.52/SF ▲



UNDER
CONSTRUCTION:
458K SF ▼

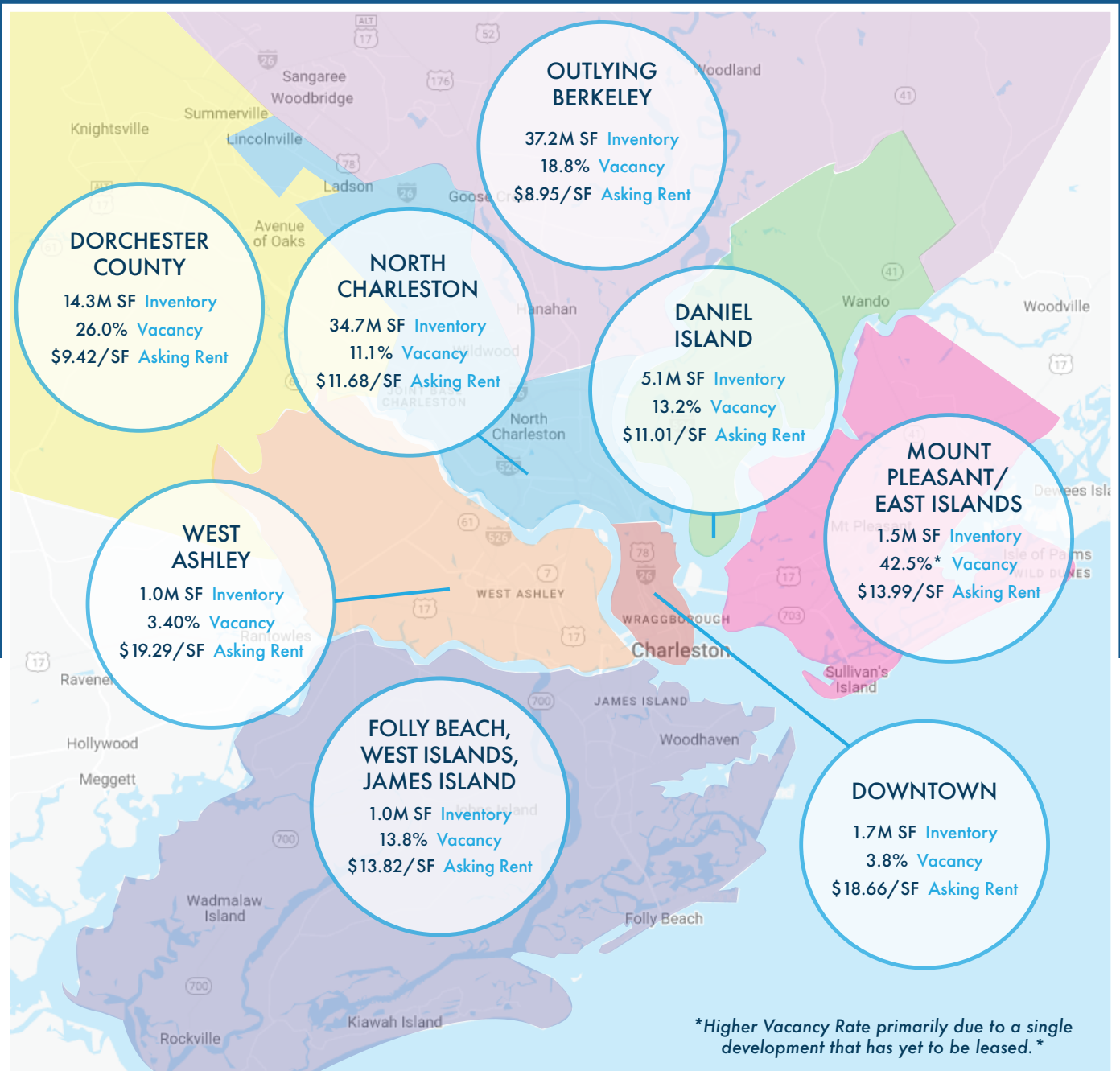


CAP RATE:
7.7 % ▲

SUBMARKET SUMMARY

Q3 | 2026

SOURCED FROM COSTAR



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