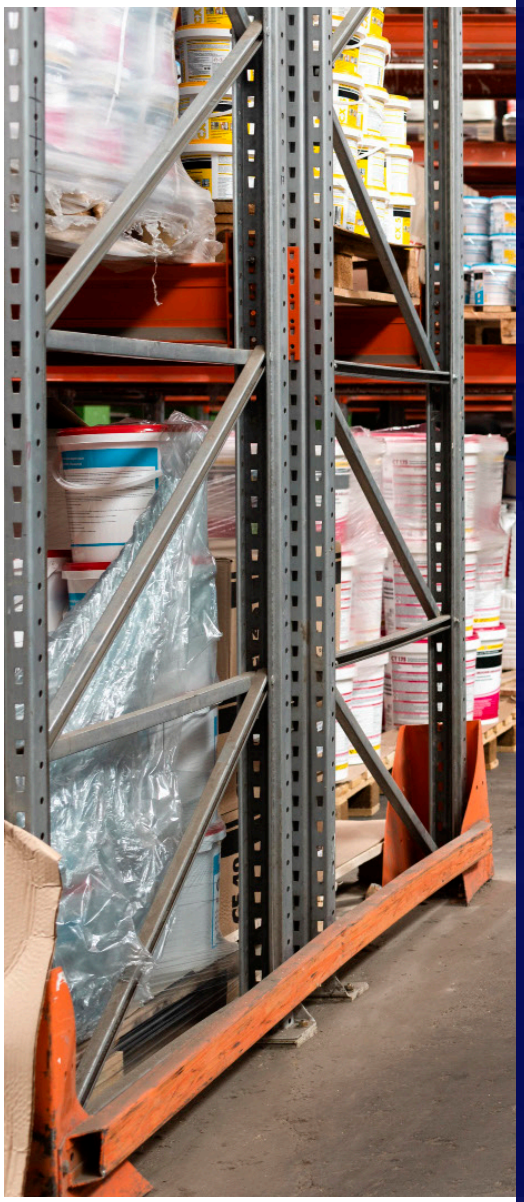


Colliers

INDUSTRIAL REPORT

Q1 2026

Charleston
South Carolina



Absorption spiked to its highest level in over two years, accelerating recovery for Charleston's industrial market and lowering vacancy by 101 basis points.

Major deals kick off turnaround for Charleston's big-box backlog.

OVERALL VACANCY RATE
19.50% ▼ YOY ▼ Forecast

NET ABSORPTION (SF)
2.4M ▲ YOY ▼ Forecast

UNDER CONSTRUCTION (SF) BUILDINGS 20,000+ SF
1.1M ▼ YOY ▲ Forecast

CLASS A WAREHOUSE AVG. NNN LEASE RATE
$7.60/SF ▼ YOY — Forecast

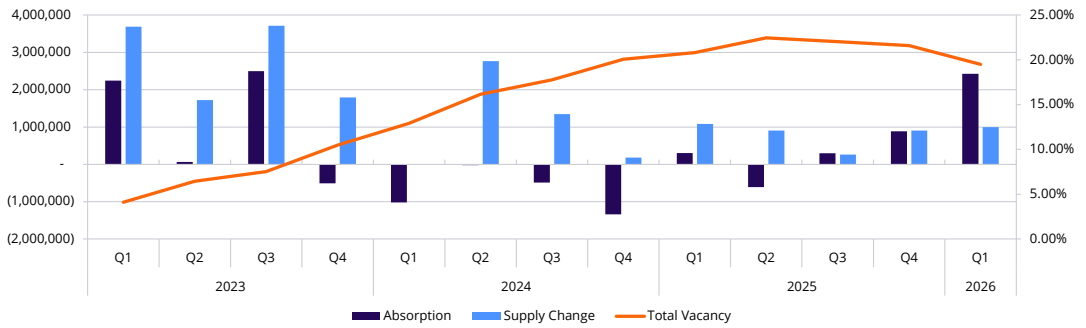
MARKET TRENDS

- Over 2.4M square feet of net absorption jumpstarted Charleston's recovery from the nation's highest industrial vacancy rate, primarily driven by high bulk space vacancy.
- Class A rent softening has brought pricing closer to par with surrounding markets, unlocking deals such as Hounen Solar's 1M SF sublease at 401 Trade Center Blvd. at relative bargains.
- Service-oriented small industrial and flex properties remain in high demand with minimal availability and rents regularly reaching $20 PSF.
- Port of Charleston TEU volume fell 13% year-over-year, consistent with a national trade slowdown.
- Anticipated construction starts for the remainder of 2026 overwhelmingly cater towards smaller users in the 20K-50K-square-foot segment.

HISTORIC COMPARISON

	Q1 2026	Q4 2025	Q1 2025
Total Inventory (in millions of SF)	81.8	80.8	78.8
New Supply (in millions of SF)	1.0	0.8	1.1
Net Absorption (in millions of SF)	2.4	0.8	0.3
Overall Vacancy Rate	19.50%	21.51%	20.94%
Under Construction (in millions of SF)	1.1	2.1	3.3
Overall Asking Lease Rates (NNN)	$8.11	$8.11	$7.87

MARKET GRAPH



Absorption in the Charleston market surged this quarter, reaching its highest level since 2024 at 2,427,792 square feet. Vacancy remains elevated, driven by an excess of big-box product, but is slowly decreasing as tenants backfill sublease space and speculative construction remains limited.

Market Summary

After languishing with the nation's highest vacancy rate through 2025, Charleston's industrial market rebounded in a major way to start 2026, posting 2,427,792 square feet of net absorption.

Much of this absorption came as bulk deals re-emerged to lower vacancy below 20%, leveraging a rent environment noticeably softer for big-box product than the 2021-2023 boom - and much closer in costs to surrounding markets, such as Columbia and Savannah. Hounen Solar's 1M-square-foot sublease at a steeply-discounted $4.95 PSF starting rate highlighted vacancy's downward pressure on Class A warehouse rates, which have remained effectively flat for over a year. With many bulk spaces facing high vacancy and long carry periods, large users have a decided upper hand in negotiations - a contributing factor for Mobix Fulfillment's lease of 343K square feet at Coastal Crossroads, vacant since its 2023 delivery.

Simultaneously, the market's traditional logistics user base saw activity on the rise despite continued global trade turmoil from tariffs and conflict as users simply can't further delay decision-making for real estate needs. Red flags remain in the trade environment, though: The Port of Charleston saw total TEU volume decline by 13.47% through February as last year's pre-tariff import rush continues to taper towards an anticipated slowdown.

Construction across the market has slowed drastically, with Google's three data center campuses comprising the bulk of the active pipeline. The next speculative wave will center around rear-load multitenant facilities subdividable to meet user demand for 20,000-50,000-square-foot spaces.



3.71%
Workforce growth year-over-year

78.0%
Data center share of construction pipeline

-1.0%
Class A warehouse rent change YoY

Significant Q1 deliveries included two buildings totaling 548,864 square feet at Summerville Logistics Center and Vine Works Trade Park's 200,198 square feet of flex space.

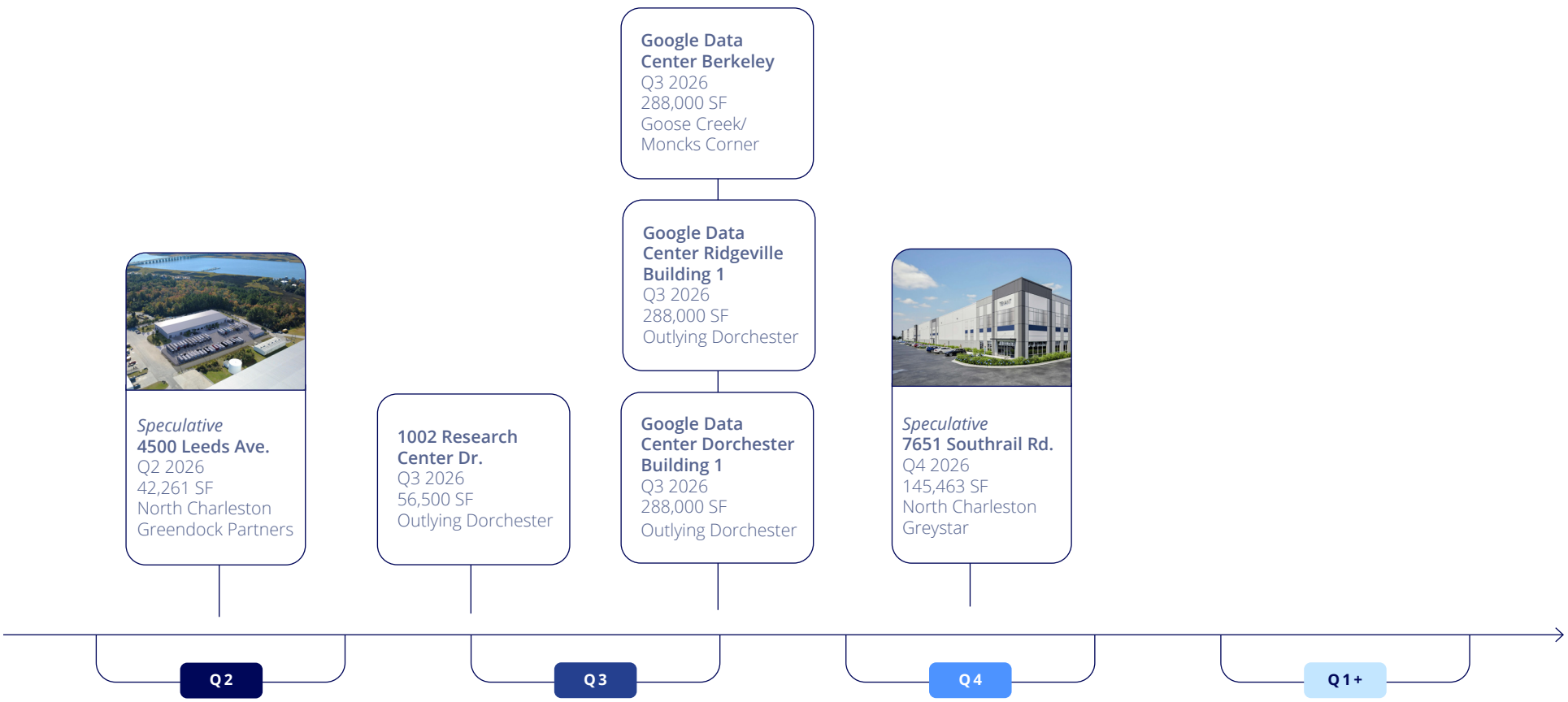
DELIVERING SOON

Q2 2026

42,261 SF

Q3 2026

920,500 SF



Significant Q1 Sales Activity

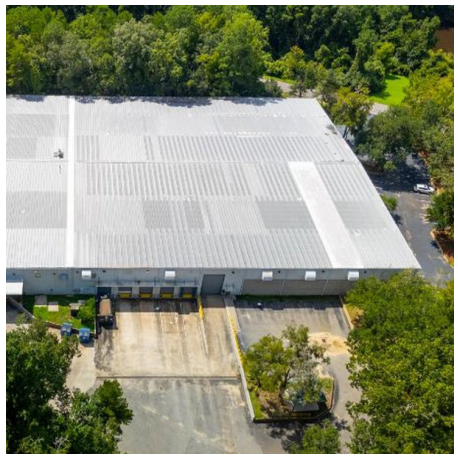
Address	Submarket	Size (SF)	Sale Price	Price/SF	Buyer
479 Trade Center Pky.	Summerville	448.8K	$63.0M	$140.39	Goldrich Kest
3241 Benchmark Dr.	Summerville	51.3K	$7.4M	$144.33	Piedmont Development
3265 Associate Dr.	North Charleston	13.0K	$5.0M	$384.62	Catalyst Investment Partners
3239 Benchmark Dr.	Summerville	11.7K	$1.5M	$125.20	Piedmont Development



479 Trade Center Pky.

Significant Q1 Lease Activity

Address	Submarket	Size (SF)	Lease type	User
401 Trade Center Pky.	Summerville	1.02M	Sublease	Hounen Solar
420 Strathmore Rd.	Summerville	341.3K	New lease	Mobix Fulfillment
157 Belgian Way	Summerville	209.6K	New lease	Hinton Lumber Products
135 Electric Ave.	Ridgeville	157.5K	Sublease	WECS Renewables
410 Tradeport Dr.	Ridgeville	110.0K	New lease	-
5101 Coosaw Creek Blvd.	North Charleston	50.3K	New lease	Smithey Ironware
130 Hodge Rd.	Summerville	40.0K	New lease	-



5101 Coosaw Creek Blvd.

Charleston Capital Investments

Q4 2024 - Q1 2026

Date	Company	Investment	Jobs	County	Industry
3/26/2026	AVM Group	$5,000,000	30	Charleston	Controlled environment provider - headquarters
12/4/2025	Modus21	$1,100,000	80	Charleston	Business technology consulting
10/21/2025	Maars North America	$3,000,000	10	Charleston	Architectural wall solutions
10/13/2025	Google	$9,000,000,000	-	Dorchester	Data centers
10/9/2025	Keel	$67,000,000	170	Charleston	Shipyard and defense contractor
9/24/2025	Tikvash Health and Wellness	-	13	Charleston	Health engagement software
9/18/2025	Alita	-	17	Charleston	Healthcare technology firm
8/20/2025	Charles River Laboratories	$13,000,000		Charleston	Microbial solutions facility
6/26/2025	Davis Defense Group	$100,000	30	Charleston	Defense contractor
5/12/2025	Alpha Sheet Metal	$3,700,000	14	Charleston	Metal fabricator
2/3/2025	HII	-	250	Berkeley	Naval systems manufacturer
12/17/2024	Mesa Land Services	$1,300,000	24	Charleston	Easement acquisitions and title searches
12/12/2024	Boeing	$1,000,000,000	500	Charleston	Aircraft manufacturer
11/14/2024	Low Tide Brewing	$22,200,000	33	Charleston	Craft beer manufacturer
11/7/2024	OhmIQ	$1,100,000	21	Charleston	Ohmic conduction technology

Property Name or Address

Port Activity Update

PORT OF CHARLESTON

Volume dropped sharply to start the year as the effects of global trade turmoil from a tumultuous 2025 continued to bite. Through February, just 369,802 TEUs moved through the Port of Charleston, the lowest level since 2018. Loaded exports were a bright spot of resilience, as volume rose slightly over the start of 2025 to 100,168 TEUs, but remain approximately 10% below the port's long-term averages.

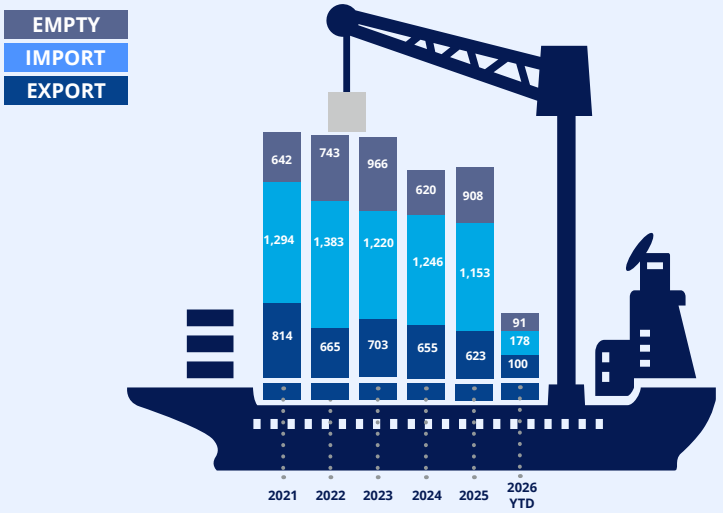
This downturn was not unexpected, though, as 2025 volumes were boosted by importers racing to onshore goods ahead of tariffs. With these goods now in warehouses and consumer appetite weakening, combined with continued global conflict and limited tariff clarity, total volume across major East Coast ports is expected to remain below 2025's levels through at least the first half.

Looking ahead, the Port of Charleston will look to bolster competitiveness with the pending completion of its rail intermodal facility, permitting easier rail moves across the Southeast.

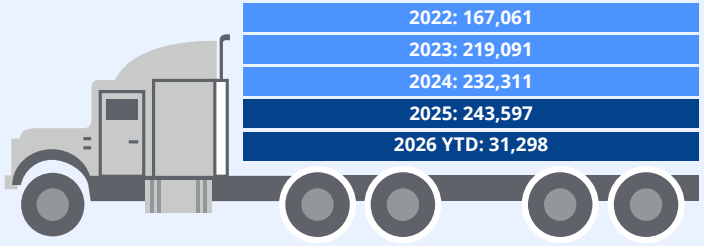
INLAND PORTS GREER AND DILLON

In a reversal which began last year, Inland Ports Greer and Dillon diverged once more, with Dillon seeing strong volume growth behind agricultural exports. Greer, which tracks more closely with overall Port of Charleston activity in serving logistics and distribution users, saw a late-2025 slump continue as volume through February fell 35% year-over-year. Continued demand for manufacturing and warehouse space in the Greenville-Spartanburg market is likely to see total volume rebound in the mid-term, leveraging a 2025 capacity expansion adding 9,000 feet of track and two cranes.

Port of Charleston
Annual Volume *(in Thousands)*



Inland Port Greer and Dillon
Annual Volume



Source: South Carolina Ports Authority

Infrastructure Project Tracker





Project	Project type	Investment	Status	Estimated completion
I-26 Exit 119 Interchange Improvement	Road	Reconstruction of Interstate 26 at US 21/US 176 interchange	Under construction	2026
Camp Hall Rail Spur	Rail	Addition of a rail spur serving Volvo and other users at Camp Hall Commerce Park	Under construction	2026
I-26/SC-27 Interchange	Interchange	Improvements to SC-27 interchange serving Camp Hall Commerce Park	Under construction	2026
Navy Base Intermodal Facility	Rail	Construction of a dual served intermodal facility near Leatherman Terminal	Under construction	2027
I-26 and I-95 Interchange	Interchange	Reconstruction of I-95 and I-26 interchange to improve traffic flow	Under construction	2027
I-26/I-20/I-126	Road	Reconstruction of Interstate 26, 20 and 126 interchanges. Widening of I-26	Under construction	2030
I-526 / Long Point Road	Interchange	Reconstruction of Long Point Rd. interchange to reduce Wando Welch traffic congestion	Planning	2030

Industrial Submarket Statistics by Property Type | Charleston | Q1 2026

Buildings 20,000+ square feet



Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q1 Vacancy Rate (%)	Q4 Vacancy Rate (%)	Q1 Net Absorption	YTD Net Absorption	Under Construction	YTD Deliveries	Avg Asking Rate (NNN)
Awendaw McClellanville											
Flex/R&D/Data	52,051	0.00%	0.00%	0.00%	0.00%	0.00%	0	0	0	0	-
Manufacturing	-	-	-	-	-	-	-	-	-	-	-
Warehouse	-	-	-	-	-	-	-	-	-	-	-
Submarket Total	**52,051**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0**	**0**	**0**	**0**	**-**
Outlying Berkeley County											
Flex/R&D/Data	200,000	0.00%	0.00%	0.00%	0.00%	0.00%	0	0	0	0	-
Manufacturing		-	-	-	-	-	-	-	-	-	-
Warehouse	234,083	0.00%	0.00%	0.00%	0.00%	0.00%	0	0	-	-	-
Submarket Total	**434,083**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0**	**0**	**0**	**0**	**-**
Charleston-Peninsula											
Flex/R&D/Data	140,611	0.00%	0.00%	0.00%	0.00%	0.00%	-	0	0	0	-
Manufacturing	240,373	0.00%	0.00%	0.00%	0.00%	0.00%	-	0	0	0	-
Warehouse	524,790	0.00%	0.00%	0.00%	0.00%	0.00%	259,200	259,200	0	259,200	-
Submarket Total	**905,774**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**259,200**	**259,200**	**0**	**259,200**	**-**

Industrial Submarket Statistics by Property Type | Charleston | Q1

Buildings 20,000+ square feet

Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q1 Vacancy Rate (%)	Q4 Vacancy Rate (%)	Q1 Net Absorption	YTD Net Absorption	Under Construction	YTD Deliveries	Avg Asking Rate (NNN)
Clements Ferry											
Flex/R&D/Data	378,385	0.00%	0.00%	0.00%	0.00%	0.00%	-	0	0	0	-
Manufacturing	461,436	33.56%	0.00%	33.56%	33.56%	38.66%	23,532	23,532	0	0	$10.00
Warehouse	4,906,009	22.79%	6.53%	29.32%	17.37%	18.30%	45,480	45,480	0	0	$7.29
Submarket Total	5,745,830	22.15%	5.58%	27.73%	17.53%	18.73%	69,012	69,012	**0**	**0**	$8.71
Outlying Dorchester County											
Flex/R&D/Data	59,600	0.00%	0.00%	0.00%	0.00%	0.00%	0	0	576,000	0	-
Manufacturing	289,826	0.00%	0.00%	0.00%	0.00%	0.00%	0	0	56,500	0	-
Warehouse	1,956,286	88.28%	0.00%	88.28%	88.28%	88.28%	0	0	0	0	-
Submarket Total	**2,305,712**	**74.91%**	**0.00%**	**74.91%**	**74.91%**	**74.91%**	**0**	**0**	**632,500**	**0**	**-**
Goose Creek/Moncks Corner											
Flex/R&D/Data	1,378,587	0.00%	0.00%	0.00%	0.00%	0.00%	0	0	288,000	0	-
Manufacturing	2,572,731	0.00%	0.00%	0.00%	0.00%	0.00%	0	0	0	0	-
Warehouse	2,353,932	0.00%	2.55%	2.55%	2.55%	2.55%	0	0	0	0	-
Submarket Total	**6,305,250**	**0.00%**	**0.95%**	**0.95%**	**0.95%**	**0.95%**	**0**	**0**	**288,000**	**0**	**-**
Hanahan/North Rhett											
Flex/R&D/Data	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	477,983	5.35%	0.00%	5.35%	0.00%	0.00%	0	0	0	0	-
Warehouse	4,490,060	9.88%	2.27%	12.15%	12.15%	12.15%	0	0	0	0	$8.75
Submarket Total	**6,305,250**	**0.00%**	**0.95%**	**0.95%**	**0.95%**	**0.95%**	**0**	**0**	**0**	**0**	**-**
North Charleston											
Flex/R&D/Data	1,169,540	3.11%	0.00%	3.11%	0.54%	0.54%	0	0	0	0	$16.00
Manufacturing	2,670,271	9.29%	7.59%	16.88%	9.00%	17.71%	232,558	232,558	0	0	$12.75
Warehouse	19,550,382	16.31%	0.81%	17.12%	16.91%	16.97%	13,557	13,557	187,524	0	$7.87
Submarket Total	**23,390,193**	**14.85%**	**1.54%**	**16.39%**	**15.18%**	**16.24%**	**246,115**	**246,115**	**187,524**	**0**	**$7.93**
Ridgeville											
Flex/R&D/Data	444,430	0.00%	0.00%	0.00%	0.00%	0.00%	0	0	0	0	-
Manufacturing	240,000	0.00%	0.00%	0.00%	0.00%	0.00%	0	0	0	0	-
Warehouse	7,905,464	28.43%	0.00%	28.43%	28.84%	30.84%	157,500	157,500	0	0	$7.26
Submarket Total	**8,145,464**	**27.59%**	**0.00%**	**27.59%**	**27.99%**	**29.93%**	**157,500**	**157,500**	**0**	**0**	**$7.26**

Industrial Submarket Statistics by Property Type | Charleston | Q1

Buildings 20,000+ square feet

Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q1 Vacancy Rate (%)	Q4 Vacancy Rate (%)	Q1 Net Absorption	YTD Net Absorption	Under Construction	YTD Deliveries	Avg Asking Rate (NNN)
South Islands											
Flex/R&D/Data	494,194	45.82%	0.00%	45.82%	40.18%	1.69%	(3,214)	(3,214)	0	190,198	$14.99
Manufacturing	60,000	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	0	0	-
Warehouse	322,225	9.03%	0.00%	9.03%	9.03%	0.00%	(29,104)	(29,104)	0	0	$8.50
Submarket Total	876,419	29.16%	0.00%	29.16%	25.98%	0.75%	(32,318)	(32,318)	**0**	190,198	$13.70
Summerville											
Flex/R&D/Data	250,831	1.61%	0.00%	1.61%	1.61%	0.00%	(4,032)	(4,032)	0	0	$16.50
Manufacturing	3,862,693	9.08%	0.00%	9.08%	9.08%	7.58%	(58,072)	(58,072)	0	0	$8.60
Warehouse	24,214,942	20.84%	2.55%	23.39%	25.62%	31.46%	1,790,387	1,790,387	0	548,864	$7.92
Submarket Total	**28,328,466**	**19.07%**	**2.18%**	**21.24%**	**23.15%**	**27.85%**	**1,728,283**	**1,728,283**	**0**	**548,864**	**$8.24**
West Ashley											
Flex/R&D/Data	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	183,695	0.00%	0.00%	0.00%	0.00%	0.00%	0	0	0	0	-
Warehouse	199,454	0.00%	0.00%	0.00%	0.00%	0.00%	0	0	0	0	-
Submarket Total	**383,149**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0**	**0**	**0**	**0**	**-**
Charleston Market											
Flex/R&D/Data	4,286,938	6.22%	0.00%	6.22%	4.87%	0.28%	(7,246)	(7,246)	864,000	190,198	$15.08
Manufacturing	10,875,313	7.17%	1.86%	9.03%	6.86%	8.68%	198,018	198,018	56,500	0	$9.11
Warehouse	66,678,183	20.70%	1.89%	22.58%	22.50%	24.95%	2,237,020	2,237,020	187,524	808,064	$7.73
Market Total	**81,840,434**	**18.14%**	**1.78%**	**19.92%**	**19.50%**	**21.51%**	**2,427,792**	**2,427,792**	**1,108,024**	**998,262**	**$8.11**

Industrial Submarket Statistics by Building Size | Charleston | Q1 2026

Buildings 20,000+ square feet



Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q1 Vacancy Rate (%)	Q4 Vacancy Rate (%)	Q1 Net Absorption	YTD Net Absorption	Under Construction	YTD Deliveries	Avg Asking Rate (NNN)
Awendaw McClellanville											
20,000-50,000 SF	52,051	0.00%	0.00%	0.00%	0.00%	0.00%	0	0	0	0	-
50,000-100,000 SF	-	-	-	-	-	-	-	-	-	-	-
100,000-250,000 SF	-	-	-	-	-	-	-	-	-	-	-
250,000-500,000 SF	-	-	-	-	-	-	-	-	-	-	-
500,000+ SF	-	-	-	-	-	-	-	-	-	-	-
Submarket Total	**52,051**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0**	**0**	**0**	**0**	**-**
Outlying Berkeley County											
20,000-50,000 SF	56,474	0.00%	0.00%	0.00%	0.00%	0.00%	0	0	0	0	-
50,000-100,000 SF		-	-	-	-	-	-	-	-	-	-
100,000-250,000 SF	377,609	0.00%	0.00%	0.00%	0.00%	0.00%	0	0	0	0	-
250,000-500,000 SF		-	-	-	-	-	-	-	-	-	-
500,000+ SF		-	-	-	-	-	-	-	-	-	-
Submarket Total	**434,083**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0**	**0**	**0**	**0**	**-**

Industrial Submarket Statistics by Building Size | Charleston | Q1

Buildings 20,000+ square feet

Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q1 Vacancy Rate (%)	Q4 Vacancy Rate (%)	Q1 Net Absorption	YTD Net Absorption	Under Construction	YTD Deliveries	Avg Asking Rate (NNN)
Charleston-Peninsula											
20,000-50,000 SF	405,837	0.00%	0.00%	0.00%	0.00%	0.00%	0	0	0	0	-
50,000-100,000 SF	58,711	0.00%	0.00%	0.00%	0.00%	0.00%	0	0	0	0	-
100,000-250,000 SF	182,026	0.00%	0.00%	0.00%	0.00%	0.00%	0	0	0	0	-
250,000-500,000 SF	259,200	0.00%	0.00%	0.00%	0.00%	-	259,200	259,200	0	259,200	-
500,000+ SF	-	-	-	-	-	-	-	-	-	-	-
Submarket Total	**905,774**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**259,200**	**259,200**	**0**	**259,200**	**-**
Clements Ferry											
20,000-50,000 SF	1,026,253	10.28%	1.17%	11.45%	6.14%	2.29%	-39,468	-39,468	0	0	-
50,000-100,000 SF	808,816	11.10%	0.00%	11.10%	11.10%	11.10%	0	0	0	0	$6.75
100,000-250,000 SF	1,403,019	43.09%	7.73%	50.81%	50.81%	50.81%	0	0	0	0	$10.00
250,000-500,000 SF	1,230,720	38.43%	16.25%	54.69%	11.50%	20.31%	108,480	108,480	0	0	$8.25
500,000+ SF	1,277,022	0.00%	0.00%	0.00%	0.00%	0.00%	0	0	0	0	-
Submarket Total	5,745,830	22.15%	5.58%	27.73%	17.53%	18.73%	69,012	69,012	**0**	**0**	$8.71
Outlying Dorchester County											
20,000-50,000 SF	86,076	0.00%	0.00%	0.00%	0.00%	0.00%	0	0	0	0	-
50,000-100,000 SF	148,350	0.00%	0.00%	0.00%	0.00%	0.00%	0	0	56,500	0	-
100,000-250,000 SF	457,152	24.86%	0.00%	24.86%	24.86%	24.86%	0	0	0	0	-
250,000-500,000 SF	-	-	-	-	-	-	-	-	576,000	-	-
500,000+ SF	1,614,134	99.96%	0.00%	99.96%	99.96%	99.96%	0	0	0	0	-
Submarket Total	**2,305,712**	**74.91%**	**0.00%**	**74.91%**	**74.91%**	**74.91%**	**0**	**0**	**632,500**	**0**	**-**
Goose Creek/Moncks Corner											
20,000-50,000 SF	444,430	0.00%	0.00%	0.00%	0.00%	0.00%	0	0	0	0	-
50,000-100,000 SF	376,000	0.00%	0.00%	0.00%	0.00%	0.00%	0	0	0	0	-
100,000-250,000 SF	1,741,343	0.00%	0.00%	0.00%	0.00%	0.00%	0	0	0	0	-
250,000-500,000 SF	1,174,961	0.00%	0.00%	0.00%	0.00%	0.00%	0	0	288,000	0	-
500,000+ SF	2,568,516	0.00%	2.34%	2.34%	2.34%	2.34%	0	0	0	0	-
Submarket Total	**6,305,250**	**0.00%**	**0.95%**	**0.95%**	**0.95%**	**0.95%**	**0**	**0**	**288,000**	**0**	**-**

Industrial Submarket Statistics by Building Size | Charleston | Q1

Buildings 20,000+ square feet

Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q1 Vacancy Rate (%)	Q4 Vacancy Rate (%)	Q1 Net Absorption	YTD Net Absorption	Under Construction	YTD Deliveries	Avg Asking Rate (NNN)
Hanahan/North Rhett											
20,000-50,000 SF	303,392	8.42%	0.00%	8.42%	0.00%	0.00%	-	0	0	0	-
50,000-100,000 SF	927,239	14.06%	0.00%	14.06%	14.06%	14.06%	-	0	0	0	$8.75
100,000-250,000 SF	1,160,024	0.00%	8.77%	8.77%	8.77%	8.77%	-	0	0	0	-
250,000-500,000 SF	2,577,388	12.16%	0.00%	12.16%	12.16%	12.16%	-	0	0	0	-
500,000+ SF	-	-	-	-	-	-	-	-	-	-	-
Submarket Total	**4,968,043**	**9.45%**	**2.05%**	**11.49%**	**10.98%**	**10.98%**	**-**	**0**	**0**	**0**	**$8.75**
North Charleston											
20,000-50,000 SF	4,606,760	3.83%	0.70%	4.53%	4.38%	4.89%	23,304	23,304	42,261	0	$13.00
50,000-100,000 SF	3,448,548	6.12%	2.33%	8.45%	7.74%	10.13%	82,637	82,637	0	0	$9.39
100,000-250,000 SF	9,124,128	8.58%	2.29%	10.87%	10.11%	12.18%	188,586	188,586	145,263	0	$6.97
250,000-500,000 SF	3,788,401	20.07%	1.03%	21.10%	20.16%	17.91%	(85,162)	(85,162)	0	0	$8.72
500,000+ SF	2,422,356	57.66%	0.00%	57.66%	57.66%	59.17%	36,750	36,750	0	0	$7.50
Submarket Total	**23,390,193**	**14.23%**	**1.54%**	**15.77%**	**15.18%**	**16.24%**	**246,115**	**246,115**	**187,524**	**0**	**$7.93**
Ridgeville											
20,000-50,000 SF	-	-	-	-	-	-	-	-	-	-	-
50,000-100,000 SF	-	-	-	-	-	-	-	-	-	-	-
100,000-250,000 SF	1,172,247	38.89%	0.00%	38.89%	41.69%	55.12%	157,500	157,500	0	0	$7.75
250,000-500,000 SF	832,051	33.08%	0.00%	33.08%	33.08%	33.08%	0	0	0	0	-
500,000+ SF	6,141,166	24.69%	0.00%	24.69%	24.69%	24.69%	0	0	0	0	$6.95
Submarket Total	8,145,464	27.59%	0.00%	27.59%	27.99%	29.93%	157,500	157,500	**0**	**0**	$7.26
South Islands											
20-50K	269,070	11.82%	0.00%	11.82%	11.82%	0.82%	(29,614)	(29,614)	0	0	$8.73
50-100K	303,501	26.80%	0.00%	26.80%	26.80%	0.00%	0	0	0	81,350	-
100,000-250,000 SF	303,848	46.86%	0.00%	46.86%	37.68%	1.51%	(2,704)	(2,704)	0	108,848	$15.08
250,000-500,000 SF	-	-	-	-	-	-	-	-	-	-	-
500,000+ SF	-	-	-	-	-	-	-	-	-	-	-
Market Total	**876,419**	**29.16%**	**0.00%**	**29.16%**	**25.98%**	**0.75%**	**(32,318)**	**(32,318)**	**0**	**190,198**	**$13.70**

Industrial Submarket Statistics by Building Size | Charleston | Q1

Buildings 20,000+ square feet

Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q1 Vacancy Rate (%)	Q4 Vacancy Rate (%)	Q1 Net Absorption	YTD Net Absorption	Under Construction	YTD Deliveries	Avg Asking Rate (NNN)
Summerville											
20,000-50,000 SF	1,989,238	2.98%	0.00%	2.98%	4.24%	1.46%	(55,301)	(55,301)	0	-	$12.58
50,000-100,000 SF	2,184,682	1.82%	1.92%	3.74%	3.74%	3.29%	(10,000)	(10,000)	0	-	$11.31
100,000-250,000 SF	5,779,236	12.58%	0.00%	12.58%	16.33%	14.95%	121,008	121,008	0	235,691	$7.42
250,000-500,000 SF	9,535,924	22.76%	0.21%	22.97%	24.60%	25.40%	309,776	309,776	0	313,173	$8.25
500,000+ SF	8,839,386	27.20%	6.28%	33.48%	35.10%	50.52%	1,362,800	1,362,800	0	-	-
Submarket Total	**28,328,466**	**19.07%**	**2.18%**	**21.24%**	**23.15%**	**27.85%**	**1,728,283**	**1,728,283**	**0**	**548,864**	**$8.24**
West Ashley											
20,000-50,000 SF	209,695	0.00%	0.00%	0.00%	0.00%	0.00%	0	0	0	0	-
50,000-100,000 SF	262,060	0.00%	0.00%	0.00%	0.00%	0.00%	0	0	0	0	-
100,000-250,000 SF	-	-	-	-	-	-	-	-	-	-	-
250,000-500,000 SF	-	-	-	-	-	-	-	-	-	-	-
500,000+ SF	-	-	-	-	-	-	-	-	-	-	-
Submarket Total	**471,755**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0**	**0**	**0**	**0**	**-**
Charleston Market											
20,000-50,000 SF	9,449,276	4.22%	0.47%	4.69%	4.03%	2.96%	(101,079)	(101,079)	0	0	$12.20
50,000-100,000 SF	8,429,301	6.55%	1.45%	8.00%	7.71%	7.68%	72,637	72,637	0	81,350	$8.73
100,000-250,000 SF	21,700,632	13.02%	1.93%	14.95%	15.66%	16.47%	464,390	464,390	0	344,539	$8.29
250,000-500,000 SF	19,398,645	20.58%	1.34%	21.92%	19.79%	20.50%	592,294	592,294	0	572,373	$8.43
500,000+ SF	22,862,580	30.32%	2.69%	33.01%	33.63%	39.75%	1,399,550	1,399,550	0	-	$7.34
Market Total	**81,840,434**	**17.96%**	**1.78%**	**19.75%**	**19.50%**	**21.51%**	**2,427,792**	**2,427,792**	**0**	**998,262**	**$8.11**

$5.6B+
ANNUAL REVENUE

70
COUNTRIES WE OPERATE IN

$108B+
ASSETS UNDER MANAGEMENT

46,000
LEASE AND SALE TRANSACTIONS

2B
SQUARE FEET MANAGED

24,000
PROFESSIONALS

Number of countries includes affiliates

Market President

Wade Allen
Market President
+1 843 793 6953
Wade.Allen@colliers.com

Marketing & Research

Will Schenk
Director of Research
+1 803 401 4278
Will.Schenk@colliers.com

Megan Lawson
Market Analyst
+1 803 908 3747
Megan.Lawson@colliers.com

Contributors

Guy Martino
Director of Marketing
+1 843 990 7802
Guy.Martino@colliers.com

Disclaimer

In January 2021, Colliers benchmarked its industrial data set statewide. The new standard for collection is all industrial buildings 20,000 square feet or larger that can be readily adapted to an alternative industrial use. All properties were placed into a revised set of markets and submarkets and divided into three categories. Warehouse/Distribution, a facility primarily used for the storage or distribution or both of materials, goods and merchandise. Manufacturing, a facility used for the conversion, fabrication or assembly of raw or partly wrought materials into products or goods. Flex/R&D, a building designed to be used in a variety of ways with at least 30% of the rentable building area used as office. It is usually located in an industrial park setting. Specialized flex buildings can include service centers, showrooms, offices, warehouses and more. Due to the adjustments of the building inventory, comparison of data included in previously published market reports should be avoided.

Colliers adjusts building inventory data and classification on an ongoing basis, and comparisons should not be made to previously published market reports.

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