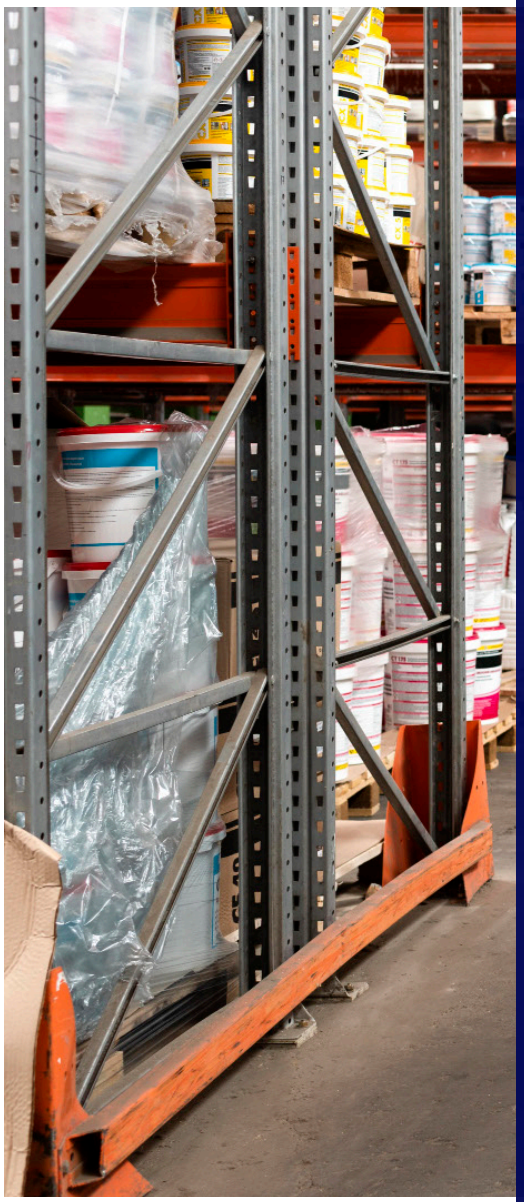
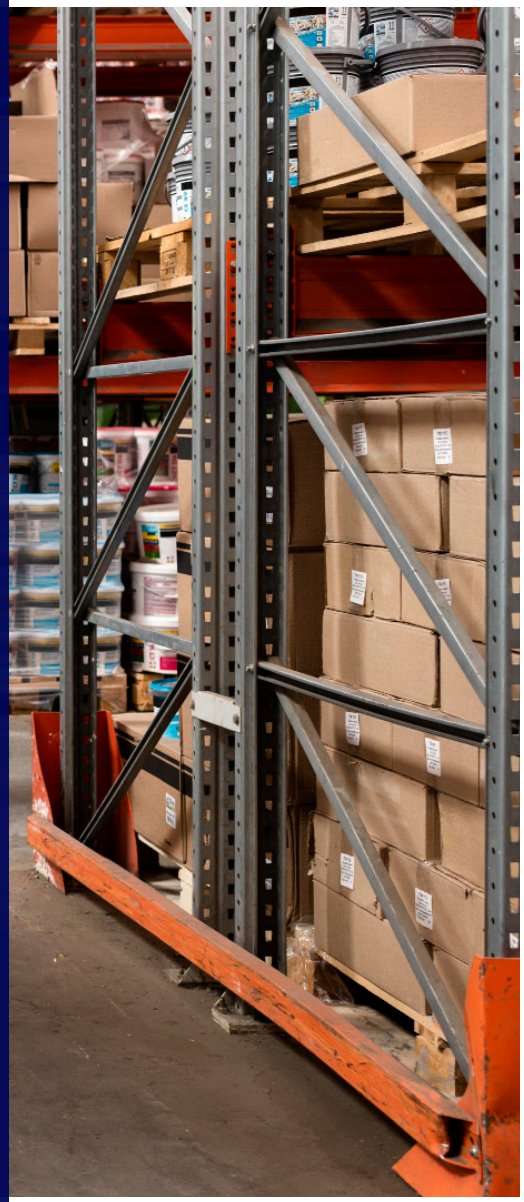


Colliers

INDUSTRIAL REPORT

Q2 2026

Charleston
South Carolina



Charleston industrial pushes forward with manufacturing and flex strength as absorption surges throughout 2026, signaling a clear acceleration in demand and improving fundamentals.

Flex demand and manufacturing growth push the Charleston market forward.

OVERALL VACANCY RATE
17.97% ▼ YOY ▼ Forecast

NET ABSORPTION (SF)
1.0M ▲ YOY ▲ Forecast

UNDER CONSTRUCTION (SF) BUILDINGS 20,000+ SF
1.8M ▲ YOY ▼ Forecast

CLASS A WAREHOUSE AVG. NNN LEASE RATE
$7.42/SF — YOY — Forecast

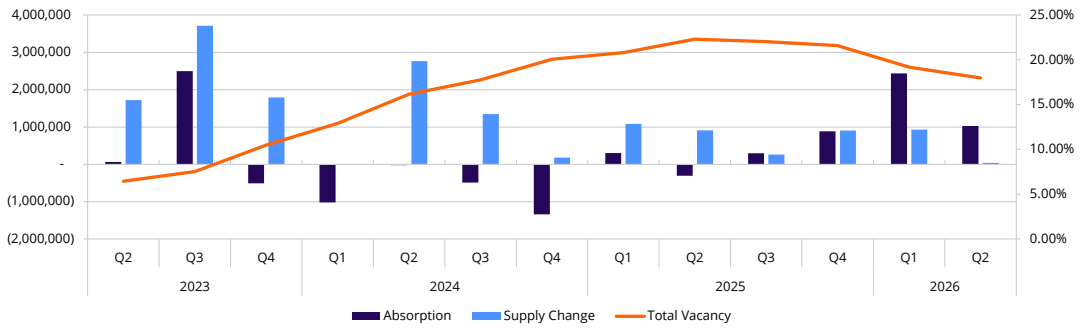
MARKET TRENDS

- Landlords are offering competitive concessions such as free rent and discounted starting rates, creating more cost-effective opportunities for tenants and supporting long-term occupancy.
- Flex and small-bay industrial remain the market's strongest performers, with 20,000–50,000 SF buildings at 0.61% vacancy and rents increasingly approaching $20.00/SF in high-demand submarkets, reflecting exceptional demand.
- The Leatherman Terminal will pause operations in August, a move consistent with national trade softness and part of a broader effort to streamline port activity.
- The market recorded 3.46 million square feet of absorption this year, driven by expanding sectors such as manufacturing and signaling a clear recovery.

HISTORIC COMPARISON

	Q2 2026	Q1 2026	Q2 2025
Total Inventory (in millions of SF)	81.8	81.8	79.8
New Supply (in thousands of SF)	42.3	933.8	906.9
Net Absorption (in millions of SF)	1.0	2.4	(0.3)
Overall Vacancy Rate	17.97%	19.18%	22.30%
Under Construction (in millions of SF)	1.8	1.2	1.4
Overall Asking Lease Rates (NNN)	$8.07	$7.84	$7.81

MARKET GRAPH



The Charleston market saw just 42,261 square feet of deliveries contribute to 1,028,888 SF of net absorption this quarter, leading vacancy to decrease by 121 basis points. Since the start of 2026, the market has recorded 3,464,047 SF of net absorption while vacancy has decreased by 362 basis points, both testaments to the market's strong competitiveness for tenants seeking high-quality space despite excess availability.

Market Summary

Charleston's industrial market continued its rebound this quarter, recording 1,028,888 square feet of absorption and lowering vacancy by 121 basis points. Since early 2026, more than 3.46 million square feet has been absorbed, pushing vacancy down 362 basis points from the end of 2025 and marking a clear recovery from the last two years of oversupply. Manufacturing is driving much of this progress as employers tap into Charleston's strong industrial labor base. These users are backfilling space even as distribution activity softens — a national trend tied to slower trade volumes. While many large speculative buildings were built for distribution and lack the heavy power needed for full manufacturing conversion, rising production-focused demand is still creating meaningful traction.

Landlords are accelerating leasing with aggressive concessions such as free rent, discounted starting rates, and flexible deal structures. These incentives make Charleston more cost-competitive for tenants and help stabilize occupancy in recently delivered big-box product. Global trade conditions remain soft nationwide, and Charleston reflects that pattern. The temporary pause of the Leatherman Terminal beginning in August is part of a broader operational shift, with cargo consolidating to Wando Welch and North Charleston, where planned Ro-Ro expansion will support BMW, Volvo, Scout Motors and the region's growing automotive supply chain base.

Flex remains the standout performer. Buildings between 20,000–50,000 square feet sit at an extremely tight 0.61% vacancy, with higher-end deals increasingly clearing the $20.00 per square foot threshold. This strength highlights the depth of Charleston's small-bay user base, driven by robust population growth, and underscores the widening gap between thriving flex demand and the gradually improving big-box segment.



0.61%
Vacancy in flex buildings between 20,000-50,000 SF

25.65%
Vacancy in warehouses larger than 100,000 SF

2015
Average year building with vacancy was built

Significant Q2 deliveries included 42,261 SF at 4500 Leeds Ave. The Charleston market also has 1,440,000 SF of data centers under construction, representing 79.34% of the active pipeline.

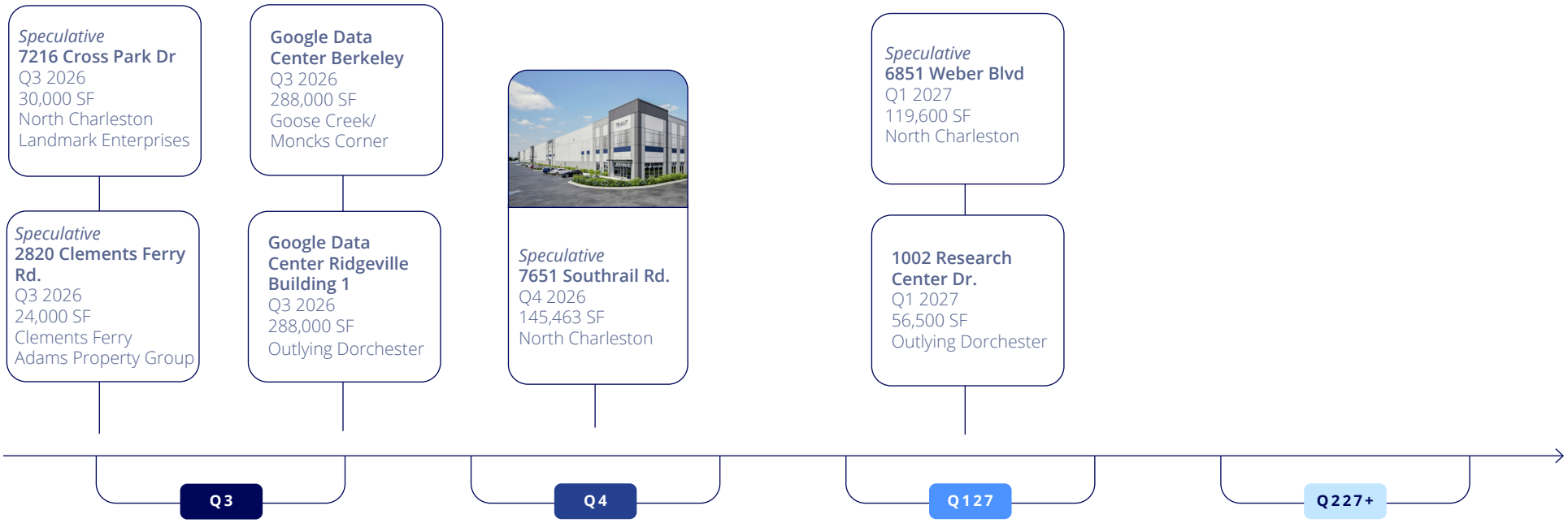
DELIVERING SOON

Q3 2026

630,000 SF

Q4 2026

145,463 SF



Significant Q2 Sales Activity

Address	Submarket	Size (SF)	Sale Price	Price/SF	Sale Type	Buyer
585 Trade Center Pkwy.	Summerville	134.0K	$34.76M	$259.44	Owner-User	Curtiss-Wright Steam and Air Solutions
415 Jessen Ln.	Daniel Island	23.5K	$5.15M	$218.85	Owner-User	RTD Biosciences
8225 Lincoln Patriot Blvd.	North Charleston	145.2K	(Portfolio)	(Portfolio)	Investment	Brookfield Asset Management



415 Jessen Ln. (Sale)

Significant Q2 Lease Activity

Address	Submarket	Size (SF)	Lease type	User
2725 W 5th North St.	Summerville	200.0K	New lease	Venom EV Carts
450 Wando Park Blvd.	Mount Pleasant	26.9K	New lease	VMP
1023 Legrand Blvd.	Clements Ferry	89.8K	New lease	Select Energy Services
1116 Business Park Rd.	Summerville	515.0K	New lease	Dunham Bush
4500 Leeds Ave.	North Charleston	42.3K	New lease	Red Metals
5056 International Blvd.	North Charleston	60.1K	New lease	Trident Construction



2725 W 5th North St. (Lease)

Charleston Capital Investments

Q4 2024 - Q2 2026

Date	Company	Investment	Jobs	County	Industry
6/17/2026	Venom EV	$645,000	60	Charleston	Electric vehicle manufacturing and distribution
6/9/2026	Horse Spot	-	11	Charleston	Horse show competition management platform
6/4/2026	Red Metals	$70,000,000	45	Charleston	Copper wire manufacturer
5/21/2026	Bittermilk	$8,200,000	12	Charleston	Non-alcoholic beverage manufacturer
3/26/2026	AVM Group	$5,000,000	30	Charleston	Controlled environment designer headquarters
12/4/2025	Modus21	$1,100,000	80	Charleston	Business technology consulting firm
10/21/2025	Maars North America	$3,000,000	10	Charleston	Architectural wall solutions
10/13/2025	Google	$9,000,000,000	-	Dorchester, Berkeley	Data centers
10/9/2025	Keel	$67,000,000	170	Charleston	Shipyard
9/24/2025	Tikvash Health & 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
11/7/2024	OhmIQ	$1,100,000	21	Charleston	Ohmic conduction technology

Port Activity Update

PORT OF CHARLESTON

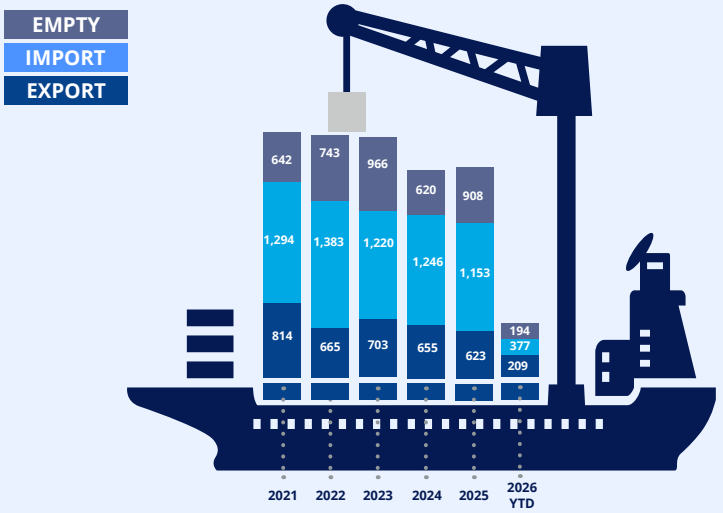
Charleston's port system is preparing for a major operational shift as the Leatherman Terminal will pause operations in August, consolidating container activity to Wando Welch and North Charleston. Import volumes have softened compared to last year—likely reflecting tariff-driven front-loading in 2025—while export levels remain broadly in line with prior performance. During the pause, MSC's weekly calls will shift to North Charleston, further concentrating activity at the region's primary terminals.

North Charleston is also positioned for long-term growth with a newly approved roll-on/roll-off expansion supporting statewide auto manufacturing. The project requires demolition of the former paper mill site, with construction beginning in 2027 and finishing in 2028. Once complete, Ro-Ro operations will relocate from Columbus Street Terminal, freeing capacity there and potentially easing future pressure on Leatherman when operations resume.

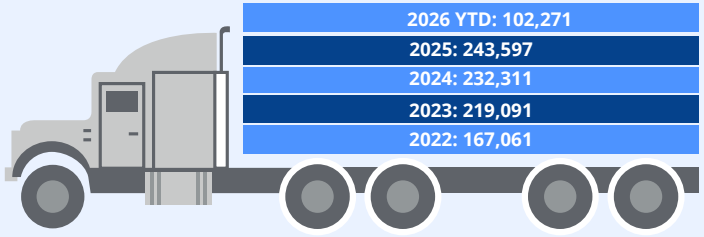
INLAND PORTS GREER AND DILLON

Despite softening international trade, Inland Ports Greer and Dillon remain critical logistics engines for South Carolina. The proposed Norfolk Southern–Union Pacific merger, which would create a coast to coast rail network, further strengthens the inland ports' ability to extend the Port of Charleston's reach into interior markets. Inland Port Greer has been a major driver of bulk demand in the Greenville–Spartanburg industrial market through the first half of 2026, even as TEU volumes eased from last year. The decline suggests a normalization following 2025's unusually elevated activity tied to tariff related uncertainty. Meanwhile, continued emphasis on agricultural products has supported steady growth at Inland Port Dillon as the state works to offset softening national demand and shrinking local processing capacity. Dillon's momentum follows a record 2025, when the facility handled 48,761 total rail moves.

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 I-26/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
North Charleston Terminal Ro-Ro Expansion	Port	Rail upgrades and building ro-ro capabilities	Planning	2028
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
I-95 over Lake Marion	Road	Construction replacement of I-95 bridges over Lake Marion	Planning	2030
Canadys Station	Power plant	Transforming retired coal site into a 2,200-MW facility	Planning	2033

Industrial Submarket Statistics by Property Type | Charleston | Q2 2026

Buildings 20,000+ square feet



Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q2 Vacancy Rate (%)	Q1 Vacancy Rate (%)	Q2 Net Absorption	YTD Net Absorption	Under Construction	YTD Deliveries	Avg Asking Rate (NNN)
Awendaw McClellanville											
Flex/R&D/Data	31,495	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Manufacturing	-	-	-	-	-	-	-	-	-	-	-
Warehouse	20,556	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Submarket Total	**52,051**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	-	-	-	-	-
Outlying Berkeley County											
Flex/R&D/Data	200,000	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Manufacturing		-	-	-	-	-	-	-	-	-	-
Warehouse	234,083	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Submarket Total	**434,083**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	-	-	-	-	-
Charleston-Peninsula											
Flex/R&D/Data	140,611	1.14%	0.00%	1.14%	1.14%	0.00%	(1,600)	(1,600)	-	-	$18.00
Manufacturing	240,373	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Warehouse	524,790	0.00%	0.00%	0.00%	0.00%	0.00%	-	259,200	-	259,200	-
Submarket Total	**905,774**	**0.18%**	**0.00%**	**0.18%**	**0.18%**	**0.00%**	**(1,600)**	**257,600**	**-**	**259,200**	**$18.00**

Industrial Submarket Statistics by Property Type | Charleston | Q2

Buildings 20,000+ square feet

Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q2 Vacancy Rate (%)	Q1 Vacancy Rate (%)	Q2 Net Absorption	YTD Net Absorption	Under Construction	YTD Deliveries	Avg Asking Rate (NNN)
Clements Ferry											
Flex/R&D/Data	378,385	13.89%	0.00%	13.89%	5.72%	0.00%	(21,646)	(21,646)	23,700	-	$20.00
Manufacturing	438,398	28.84%	0.00%	28.84%	35.32%	35.32%	-	23,532	-	-	-
Warehouse	4,906,009	21.81%	9.21%	31.02%	17.26%	17.37%	5,675	51,155	-	-	$11.32
Submarket Total	**5,722,792**	**21.83%**	**27.89**	**29.72%**	**17.88%**	**17.60%**	**(15,971)**	**53,041**	**23,700**	**-**	**$12.44**
Outlying Dorchester County											
Flex/R&D/Data	59,600	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	1,152,000	-	-
Manufacturing	289,826	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	56,500	-	-
Warehouse	1,956,286	92.89%	0.00%	92.89%	88.28%	88.28%	-	-	-	-	-
Submarket Total	**2,305,712**	**78.81%**	**0.00%**	**78.81%**	**74.91%**	**74.91%**	**-**	**-**	**1,208,500**	**-**	**-**
Goose Creek/Moncks Corner											
Flex/R&D/Data	1,378,587	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	288,000	-	-
Manufacturing	2,572,731	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Warehouse	2,353,932	12.13%	3.04%	15.17%	12.13%	2.55%	(225,485)	(225,485)	-	-	$7.00
Submarket Total	**6,305,250**	**4.53%**	**1.13%**	**5.66%**	**4.53%**	**0.95%**	**(225,485)**	**(225,485)**	**288,000**	**-**	**$7.00**
Hanahan/North Rhett											
Flex/R&D/Data	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	477,983	5.35%	0.00%	5.35%	0.00%	0.00%	-	-	-	-	-
Warehouse	4,490,060	10.44%	2.27%	12.70%	12.70%	12.15%	(25,000)	(25,000)	-	-	$10.14
Submarket Total	**4,968,043**	**9.95%**	**2.05%**	**12.00%**	**11.48%**	**10.98%**	**(25,000)**	**(25,000)**	**-**	**-**	**$10.14**
North Charleston											
Flex/R&D/Data	1,238,431	1.20%	0.00%	1.20%	1.20%	0.84%	37,406	47,494	-	56,051	$14.93
Manufacturing	2,670,271	1.70%	7.59%	9.29%	9.00%	9.00%	-	232,558	-	-	$12.75
Warehouse	19,472,137	17.04%	0.78%	17.82%	14.25%	16.59%	453,806	542,887	294,863	-	$7.99
Submarket Total	**23,380,839**	**14.45%**	**1.52%**	**15.97%**	**12.96%**	**14.91%**	**491,212**	**822,939**	**294,863**	**56,051**	**$8.21**
Ridgeville											
Flex/R&D/Data	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	240,000	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Warehouse	7,905,464	28.42%	0.00%	28.42%	28.42%	28.43%	482	157,982	-	-	$7.18
Submarket Total	**8,145,464**	**27.59%**	**0.00%**	**27.59%**	**27.59%**	**27.59%**	**482**	**157,982**	**-**	**-**	**$7.18**

Industrial Submarket Statistics by Property Type | Charleston | Q2

Buildings 20,000+ square feet

Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q2 Vacancy Rate (%)	Q1 Vacancy Rate (%)	Q2 Net Absorption	YTD Net Absorption	Under Construction	YTD Deliveries	Avg Asking Rate (NNN)
South Islands											
Flex/R&D/Data	494,194	45.87%	0.00%	45.87%	45.68%	40.18%	(27,192)	(30,406)	-	190,198	$15.41
Manufacturing	60,000	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Warehouse	322,225	9.03%	0.00%	9.03%	9.03%	9.03%	-	(29,104)	-	-	$8.50
Submarket Total	876,419	29.18%	0.00%	29.18%	29.08%	25.98%	(27,192)	(59,510)	-	190,198	$14.25
Summerville											
Flex/R&D/Data	250,831	0.00%	0.00%	0.00%	0.00%	1.61%	4,032	-	-	-	-
Manufacturing	3,862,693	9.08%	0.00%	9.08%	9.08%	9.08%	-	(58,072)	-	-	$8.80
Warehouse	24,214,942	18.56%	4.54%	23.10%	21.49%	24.92%	830,910	2,621,297	-	548,864	$6.92
Submarket Total	**28,328,466**	**17.11%**	**3.88%**	**20.98%**	**19.61%**	**22.55%**	**834,942**	**2,563,225**	-	**548,864**	**$7.31**
West Ashley											
Flex/R&D/Data	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	183,695	1.36%	0.00%	1.36%	1.36%	0.00%	(2,500)	(2,500)	-	-	$18.50
Warehouse	199,454	0.00%	0.00%	0.00%	0.00%	0.00%		-	-	-	-
Submarket Total	**383,149**	**0.65%**	**0.00%**	**0.65%**	**0.65%**	**0.00%**	**(2,500)**	**(2,500)**	-	-	**$18.50**
Charleston Market											
Flex/R&D/Data	4,355,829	6.85%	0.00%	6.85%	6.12%	4.93%	(11,500)	(8,658)	1,464,000	246,249	$15.78
Manufacturing	10,852,275	5.05%	1.87%	6.92%	6.87%	6.87%	-	198,018	56,500	-	$8.93
Warehouse	66,599,938	20.62%	2.82%	23.43%	20.55%	22.11%	1,040,388	3,352,932	294,863	808,064	$7.63
Market Total	**81,808,042**	**17.82%**	**2.54%**	**20.36%**	**17.97%**	**19.18%**	**1,028,888**	**3,542,292**	**1,815,063**	**105,4313**	**$8.07**

Industrial Submarket Statistics by Building Size | Charleston | Q2 2026

Buildings 20,000+ square feet



Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q2 Vacancy Rate (%)	Q1 Vacancy Rate (%)	Q2 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%	-	-	-	-	-
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%**	**-**	**-**	**-**	**-**	**-**
Outlying Berkeley County											
20,000-50,000 SF	56,474	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
50,000-100,000 SF		-	-	-	-	-	-	-	-	-	-
100,000-250,000 SF	377,609	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
250,000-500,000 SF		-	-	-	-	-	-	-	-	-	-
500,000+ SF		-	-	-	-	-	-	-	-	-	-
Submarket Total	**434,083**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**-**	**-**	**-**	**-**	**-**

Industrial Submarket Statistics by Building Size | Charleston | Q2

Buildings 20,000+ square feet

Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q2 Vacancy Rate (%)	Q1 Vacancy Rate (%)	Q2 Net Absorption	YTD Net Absorption	Under Construction	YTD Deliveries	Avg Asking Rate (NNN)
Charleston-Peninsula											
20,000-50,000 SF	405,837	0.39%	0.00%	0.39%	0.39%	0.00%	(1,600)	(1,600)	-	-	$18.00
50,000-100,000 SF	58,711	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
100,000-250,000 SF	182,026	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
250,000-500,000 SF	259,200	0.00%	0.00%	0.00%	0.00%	-	259,200	259,200	-	259,200	-
500,000+ SF	-	-	-	-	-	-	-	-	-	-	-
Submarket Total	**905,774**	**0.18%**	**0.00%**	**0.18%**	**0.18%**	**0.00%**	**(1,600)**	**257,600**	**-**	**259200**	**$18.00**
Clements Ferry											
20,000-50,000 SF	1,003,215	15.41%	0.42%	15.83%	9.68%	6.28%	(34,125)	(73,593)	23,700	-	$12.91
50,000-100,000 SF	808,816	2.68%	17.19%	19.86%	8.86%	11.10%	18,154	18,154	-	-	$20.00
100,000-250,000 SF	1,403,019	41.06%	7.73%	48.79%	50.81%	50.81%	-	-	-	-	-
250,000-500,000 SF	1,230,720	38.43%	16.25%	54.69%	11.50%	11.50%	-	108,480	-	-	$8.25
500,000+ SF	1,277,022	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Submarket Total	**5,722,792**	**21.83%**	**7.89%**	**29.72%**	**17.88%**	**17.60%**	**(15,971)**	**53,041**	**23,700**	**-**	**$12.44**
Outlying Dorchester County											
20,000-50,000 SF	86,076	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
50,000-100,000 SF	148,350	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	146,410	-	-
100,000-250,000 SF	457,152	24.86%	0.00%	24.86%	24.86%	24.86%	-	-	-	-	-
250,000-500,000 SF	-	-	-	-	-	-	-	-	1,152,000	-	-
500,000+ SF	1,614,134	99.96%	0.00%	99.96%	99.96%	99.96%	-	-	-	-	-
Submarket Total	**2,305,712**	**78.81%**	**0.00%**	**78.81%**	**74.91%**	**74.91%**	**-**	**-**	**1,208,500**	**-**	**-**
Goose Creek/Moncks Corner											
20,000-50,000 SF	444,430	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
50,000-100,000 SF	376,000	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
100,000-250,000 SF	1,741,343	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
250,000-500,000 SF	1,174,961	24.30%	0.00%	24.30%	24.30%	0.00%	(285,485)	(285,485)	288,000	-	$7.00
500,000+ SF	2,568,516	0.00%	2.78%	2.78%	0.00%	2.34%	60,000	60,000	-	-	-
Submarket Total	**6,305,250**	**4.53%**	**1.13%**	**5.66%**	**4.53%**	**0.95%**	**(225,485)**	**(225,485)**	**288,000**	**-**	**$7.00**

Industrial Submarket Statistics by Building Size | Charleston | Q2

Buildings 20,000+ square feet

Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q2 Vacancy Rate (%)	Q1 Vacancy Rate (%)	Q2 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%	-	-	-	-	-
50,000-100,000 SF	927,239	16.76%	0.00%	16.76%	16.76%	14.06%	(25,000)	(25,000)	-	-	-
100,000-250,000 SF	1,160,024	0.00%	8.77%	8.77%	8.77%	8.77%	-	-	-	-	-
250,000-500,000 SF	2,577,388	12.16%	0.00%	12.16%	12.16%	12.16%	-	-	-	-	-
500,000+ SF	-	-	-	-	-	-	-	-	-	-	-
Submarket Total	**4,968,043**	**9.95%**	**2.05%**	**12.00%**	**11.48%**	**10.98%**	**(25,000)**	**(25,000)**	**-**	**-**	**$10.14**
North Charleston											
20,000-50,000 SF	4,583,616	2.82%	0.59%	3.41%	2.25%	4.45%	140,841	164,145	30,000	42,261	$13.74
50,000-100,000 SF	3,448,548	7.64%	2.33%	9.97%	3.88%	7.74%	133,146	215,783	-	-	$9.81
100,000-250,000 SF	9,124,128	5.13%	2.29%	7.42%	7.41%	9.28%	171,175	435,285	264,863	-	$8.15
250,000-500,000 SF	3,788,401	21.69%	1.03%	22.72%	18.94%	20.16%	46,050	(39,112)	-	-	$7.79
500,000+ SF	2,422,356	57.66%	0.00%	57.66%	57.66%	57.66%	-	36,750	-	-	$7.50
Submarket Total	**23,380,839**	**14.45%**	**1.52%**	**15.97%**	**12.96%**	**14.91%**	**491,212**	**822,939**	**294,863**	**56,051**	**$8.21**
Ridgeville											
20,000-50,000 SF	-	-	-	-	-	-	-	-	-	-	-
50,000-100,000 SF	-	-	-	-	-	-	-	-	-	-	-
100,000-250,000 SF	1,172,247	38.85%	0.00%	38.85%	38.85%	38.89%	482	157,982	-	-	$7.60
250,000-500,000 SF	832,051	33.08%	0.00%	33.08%	33.08%	33.08%	-	-	-	-	-
500,000+ SF	6,141,166	24.69%	0.00%	24.69%	24.69%	24.69%	-	-	-	-	$6.95
Submarket Total	**8,145,464**	**27.59%**	**0.00%**	**27.59%**	**27.59%**	**27.59%**	**482**	**157,982**	**-**	**-**	**$7.18**
South Islands											
20,000-50,000	269,070	12.26%	0.00%	12.26%	10.82%	11.82%	2,710	(26,904)	-	-	$8.50
50,000-100,000	303,501	26.80%	0.00%	26.80%	26.80%	26.80%	-	-	-	81,350	-
100,000-250,000 SF	303,848	46.55%	0.00%	46.55%	47.52%	37.68%	(29,902)	(32,606)	-	108,848	$15.41
250,000-500,000 SF	-	-	-	-	-	-	-	-	-	-	-
500,000+ SF	-	-	-	-	-	-	-	-	-	-	-
Market Total	**876,419**	**29.18%**	**0.00%**	**29.18%**	**29.08%**	**25.98%**	**(27,192)**	**(59,510)**	**-**	**190,198**	**$14.25**

Industrial Submarket Statistics by Building Size | Charleston | Q2

Buildings 20,000+ square feet

Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q2 Vacancy Rate (%)	Q1 Vacancy Rate (%)	Q2 Net Absorption	YTD Net Absorption	Under Construction	YTD Deliveries	Avg Asking Rate (NNN)
Summerville											
20,000-50,000 SF	1,989,238	2.78%	0.00%	2.78%	4.04%	4.24%	4,032	(51,269)	-	-	$12.22
50,000-100,000 SF	2,184,682	4.57%	3.84%	8.41%	4.57%	3.74%	(18,000)	(28,000)	-	-	$8.57
100,000-250,000 SF	5,779,236	14.18%	4.33%	18.51%	14.89%	16.33%	83,222	204,230	-	235,691	$7.29
250,000-500,000 SF	9,535,924	20.76%	0.21%	20.97%	22.76%	24.60%	175,688	485,464	-	313,173	$8.50
500,000+ SF	8,839,386	21.40%	8.42%	29.82%	26.51%	33.18%	590,000	1,952,800	-	-	$6.36
Submarket Total	**28,328,466**	**17.11%**	**3.88%**	**20.98%**	**19.61%**	**22.55%**	**834,942**	**2,563,225**	**-**	**548,864**	**$7.31**
West Ashley											
20,000-50,000 SF	209,695	1.19%	0.00%	1.19%	1.19%	0.00%	(2,500)	(2,500)	-	-	$18.50
50,000-100,000 SF	173,454	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
100,000-250,000 SF	-	-	-	-	-	-	-	-	-	-	-
250,000-500,000 SF	-	-	-	-	-	-	-	-	-	-	-
500,000+ SF	-	-	-	-	-	-	-	-	-	-	-
Submarket Total	**471,755**	**0.53%**	**0.00%**	**0.53%**	**0.53%**	**0.00%**	**(2,500)**	**(2,500)**	**-**	**-**	**$18.50**
Charleston Market											
20,000-50,000 SF	9,403,094	4.27%	0.33%	4.61%	3.34%	4.07%	109,358	8,279	53,700	42,261	$12.81
50,000-100,000 SF	8,429,301	7.37%	3.60%	10.97%	6.43%	7.71%	108,300	180,937	146,500	81,350	$10.14
100,000-250,000 SF	21,700,632	11.86%	3.08%	14.95%	14.12%	15.16%	224,977	764,891	264,863	344,539	$8.56
250,000-500,000 SF	19,398,645	21.38%	1.34%	22.72%	20.12%	19.79%	(63,747)	528,547	1,440,000	572,373	$7.79
500,000+ SF	22,862,580	28.07%	3.57%	31.64%	30.05%	32.89%	650,000	2,049,550	-	-	$7.06
Market Total	**81,808,042**	**17.82%**	**2.54%**	**20.36%**	**17.97%**	**19.18%**	**1,028,888**	**3,542,292**	**1,815,063**	**1,054,313**	**$8.07**

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.

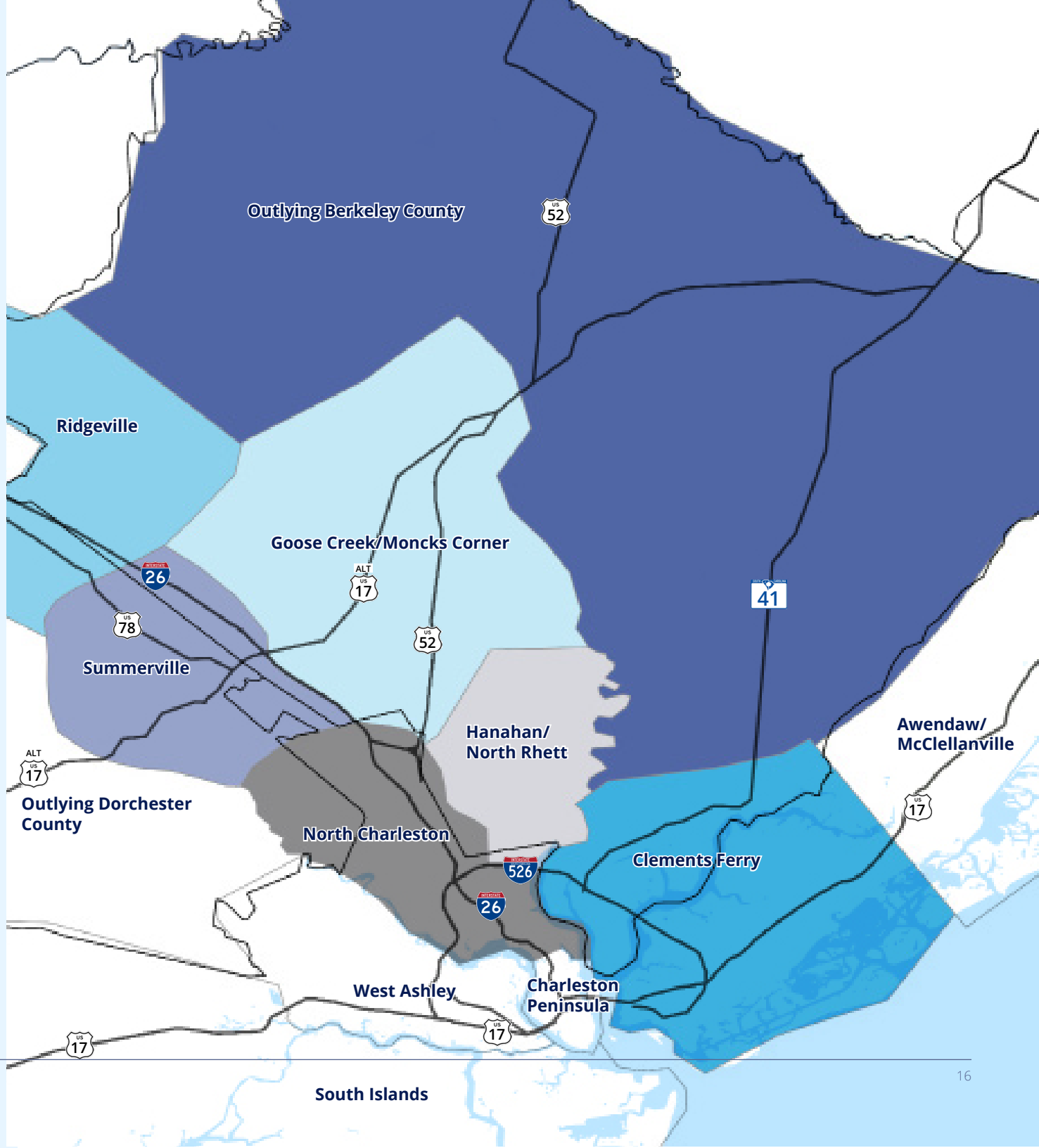
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$5.6B+
ANNUAL REVENUE

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

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