

Colliers

INDUSTRIAL REPORT

Q3 2026

Charleston
South Carolina



Rising manufacturing demand, major solar commitments and evolving port dynamics are reshaping Charleston's industrial market as logistics activity cools and investors re-engage.

Manufacturing strength defines the quarter as logistics activity softens.

OVERALL VACANCY RATE
17.10% ▼ YOY ▼ Forecast

NET ABSORPTION (SF)
671.4K ▲ YOY ▲ Forecast

UNDER CONSTRUCTION (SF) BUILDINGS 10,000+ SF
425.0K ▼ YOY ▲ Forecast

CLASS A WAREHOUSE AVG. NNN LEASE RATE
$7.76/SF ▲ YOY ▲ Forecast

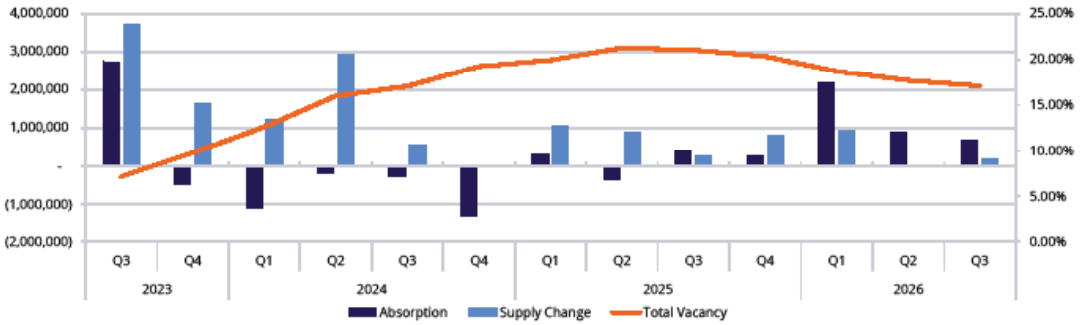
MARKET TRENDS

- Manufacturing demand continues to outpace logistics, driven by solar, EV, battery-related and data center tenants, with large solar commitments of 545K SF and 283K SF highlighting the sector's momentum.
- Investor activity is picking up as oversupply-driven softness meets accelerating demand, renewed rent growth, and firmer pricing. The shift is most visible in bulk product over 100K SF, the most overbuilt segment, where rents now average $8.12/SF and vacancy has fallen to 21.26%, down 573 basis points year over year.
- Demand for smaller industrial properties remains steady with rents averaging $15.14/SF in properties between 10K-20K SF in size and vacancy sitting at 6.61%.

HISTORIC COMPARISON

	Q3 2026	Q2 2026	Q3 2025
Total Inventory (in millions of SF)	86.7	86.6	84.8
New Supply (in thousands of SF)	199.0	42.3	262
Net Absorption (in thousands of SF)	671.4	910.7	410.7
Overall Vacancy Rate	17.10%	17.71%	21.03%
Under Construction (in millions of SF)	0.4	0.4	1.9
Overall Asking Lease Rates (NNN)	$9.03	$8.65	$8.19

MARKET GRAPH



This quarter, supply increased slightly by 199K SF while absorption reached 671.4K SF, bringing vacancy down to 17.10%, its lowest level since Q3 2024.

Data note: Colliers has updated its inventory to include industrial properties 10,000 square feet and greater and removed data centers from the tracked inventory as of 2026 Q3. While historic data within this report has been updated to ensure consistency, comparisons to previously-published reports should be avoided due to these significant inventory changes.

Market Summary

Charleston's industrial market remained firmly manufacturing-driven this quarter as production users continued to outpace slowing logistics demand. Solar activity was a major contributor, including a 545,000-square-foot lease at 735 Autonomous Drive by a Solar manufacturing user and 283,000 square feet at 175 McQueen Boulevard by Translucent Solar.

Data centers are increasingly central to market activity, with 2,363,429 square feet leased over the past year tied to energy infrastructure and data center suppliers.

Investor interest is beginning to return as oversupply-driven under-performance meets accelerating demand, renewed rent growth, and firmer pricing. The shift is most visible in bulk product over 100,000 square feet, the most overbuilt segment, where rents now average $8.12/SF and vacancy has fallen to 21.26%, down 573 basis points year over year. The average lease size in 2026 also averaged at 101K SF, which is almost double the average lease size in 2025.

Port dynamics continue to shift. SC Ports is reviewing proposals for a private operator at the Hugh Leatherman Terminal, with a landlord-tenant model emerging as the likely structure, while expansion opportunities at Wando Welch highlight ongoing operational changes, though Charleston remains manufacturing-driven—not port-driven. Beyond solar and EV users, demand also included nontraditional industrial needs such as event-storage requirements.

Properties between 10,000 and 20,000 square feet recorded 130,817 square feet of absorption, and vacancy fell to 6.61% — a 2.1 percentage point drop from last quarter. With manufacturing demand holding firm and investors returning, Charleston is well positioned heading into year-end.



101K SF
average lease size in 2026

243K SF
net absorption in manufacturing product

2.4M SF
leased by energy and data center suppliers over the past year

Significant Q3 deliveries included 30,000 SF at 7216 Cross Park Drive and 145,463 SF delivered at 7651 Southrail Rd.

DELIVERING SOON

Q4 2026

46,200 SF

Q1 2027

176,100 SF

Speculative
1278 Remount Rd.
Q4 2026
10,200 SF
Hanahan/ North Rhett

Speculative
10342 Hwy 78 E
Q4 2026
12,000 SF
Summerville

Speculative
2820 Clements Ferry Rd.
Q4 2026
24,000 SF
Clements Ferry
Adams Property Group



Speculative
Ingleside Commerce
Q1 2027
119,600 SF
North Charleston
Suncap Property Group

Metal Fabrications
1002 Research Center Dr.
Q1 2027
56,500 SF
Outlying Dorchester



Speculative
Lowcountry Logistics Building 2
Q2 2027
101,374 SF
North Charleston
Greystar & PGM



Speculative
Lowcountry Logistics Building 3
Q2 2027
78,725 SF
North Charleston
Greystar & PGM

Speculative
7195 Cross County Rd-C
Q3 2027
22,500 SF
North Charleston

Q4 26 | Q1 27 | Q2 27 | Q3 27+

Significant Q3 Sales Activity

Address	Submarket	Size (SF)	Sale Price	Price/SF	Sale Type	Buyer
1020 Northpointe Industrial Blvd.	Hanahan/North Rhett	305.4K	$49.9M	$163.38	Investment	Obelisk Real Estate Partners
North Rhett Commerce Center - Bldgs. 1 & 2	Hanahan/North Rhett	516.9K	$55.9M	$108.15	Investment	Obelisk Real Estate Partners
476 Long Point Rd.	Clements Ferry	85.0K	$9.4M	$110.00	Investment	RCB Development
4355 Dorchester Rd.	North Charleston	76.5K	$9.1M	$119.35	Investment	Thaynes Capital



476 Long Point Rd. (Sale)

Significant Q3 Lease Activity

Address	Submarket	Size (SF)	Lease type	User
735 Autonomous Dr.	Ridgeville	545.0K	New lease	Confidential
175 McQueen Blvd.	Summerville	283.1K	New lease	Translucent Solar
4289 Crosspoint Dr.	North Charleston	104.0K	Renewal	GWSI
916 Commerce Cir.	Hanahan/ North Rhett	80.0K	New lease	Akima
6 Corporate Pkwy.	Goose Creek/ Moncks Corner	77.0K	New lease	Daniel Island Woodworking



175 McQueen Blvd. (Lease)

Charleston Capital Investments

Q3 2025 - Q3 2026

Date	Company	Investment	Jobs	County	Industry
9/10/2026	Stöbich	$2,530,000	33	Dorchester	Manufacturer of smoke and fire protection systems
8/17/2026	Translucent Solar	$15,600,000	167	Dorchester	Solar technology manufacturer
8/11/2026	IEB Americas	$1,500,000	30	Charleston	Power supply manufacturer
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

Port Activity Update

PORT OF CHARLESTON

Charleston's port system saw meaningful transition this quarter as the Leatherman Terminal paused operations on August 1, consolidating container flow to Wando Welch and North Charleston. The shift contributed to a year-over-year dip in TEU volumes, but planning for long-term competitiveness continued. SC Ports is reviewing proposals for a private operator at Leatherman, with a landlord-tenant model emerging as the likely structure. If pursued, it could unlock roughly 700,000 containers of annual capacity and bolster industrial demand around the terminal. Norfolk Southern and SC Ports also launched a daily rail service from Charleston to Huntsville, AL., extending reach into a growing advanced manufacturing market and improving Charleston's position for discretionary cargo amid elevated trucking and fuel costs.

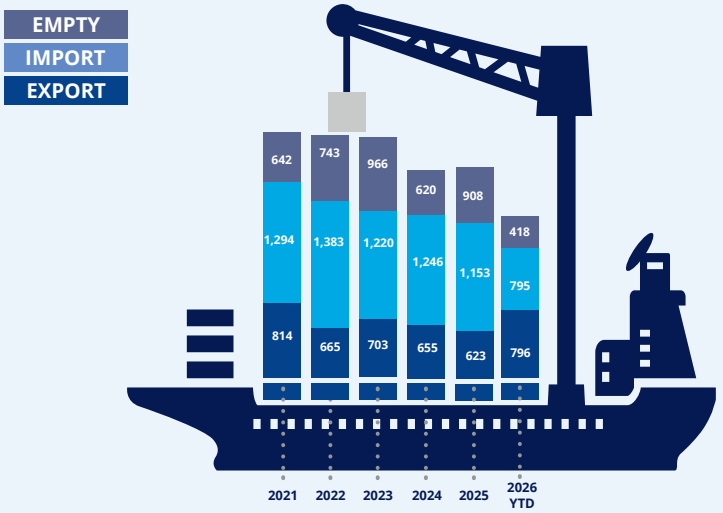
Infrastructure planning advanced as SPA and the U.S. Army Corps of Engineers began analysis to deepen the upper Cooper River from 48 to 52 feet. The effort supports the planned expansion of the North Charleston Terminal, which will grow from 201 to 481 acres by absorbing the WestRock mill site. Demolition began in July, and once built out, the terminal is expected to support up to 5 million containers annually—double Wando Welch's capacity—though no timeline or cost has been set.

INLAND PORTS GREER AND DILLON

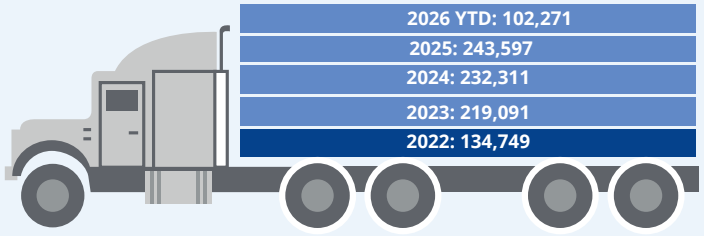
Inland Port Greer saw a notable pullback in activity this quarter with imports down 30.99% year-over-year and exports down 26.01% year-over-year, reflecting a normalization after last year's surge tied to BMW's supply chain. Despite the decline, Greer remains a critical intermodal hub, supported by its recently completed $55 million expansion that increased annual rail lift capacity to 300,000 moves and added 9,000 feet of new rail to accommodate longer trains.

Inland Port Dillon moved in the opposite direction, with imports rising 3.46% year-over-year and exports increasing 26.63% year-over-year, supported by steady agricultural demand and strong outbound commodity flows.

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	Complete	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
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
Navy Base Intermodal Facility	Rail	Construction of a dual served intermodal facility near Leatherman Terminal	Construction paused	2027
North Charleston Terminal Ro-Ro Expansion	Port	Rail upgrades and building Ro-Ro capabilities	Planning	2028
I-26 Widening MM 136/MM 145	Road	Adding a third travel lane in each direction and replacement of overpass bridges	Planning	2029
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 | Q3 2026

Buildings 10,000+ square feet



Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q3 Vacancy Rate (%)	Q2 Vacancy Rate (%)	Q3 Net Absorption	YTD Net Absorption	Under Construction	YTD Deliveries	Avg Asking Rate (NNN)
Awendaw McClellanville											
Flex/R&D	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	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	-	-	-	-	-	-	-	-	-	-	-
Warehouse	264,707	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Submarket Total	**264,707**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	-	-	-	-	-
Charleston-Peninsula											
Flex/R&D	190,891	0.00%	0.00%	0.00%	0.00%	0.84%	1,600	-	-	-	-
Manufacturing	257,360	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Warehouse	768,010	3.27%	0.00%	3.27%	3.27%	1.09%	(16,707)	246,093	-	259,200	$16.00
Submarket Total	**1,216,261**	**2.06%**	**0.00%**	**2.06%**	**2.06%**	**0.82%**	**(15,107)**	**246,093**	**-**	**259,200**	**$16.00**

Industrial Submarket Statistics by Property Type | Charleston | Q3

Buildings 10,000+ square feet

Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q3 Vacancy Rate (%)	Q2 Vacancy Rate (%)	Q3 Net Absorption	YTD Net Absorption	Under Construction	YTD Deliveries	Avg Asking Rate (NNN)
Clements Ferry											
Flex/R&D	397,059	7.60%	0.00%	7.60%	1.56%	8.30%	26,786	(6,180)	24,000	23,700	$21.96
Manufacturing	438,398	54.71%	0.00%	54.71%	35.32%	35.32%	-	23,532	-	-	$10.50
Warehouse	5,224,849	21.08%	7.61%	28.69%	16.50%	17.29%	41,200	47,529	-	-	$9.51
Submarket Total	6,060,306	**22.63%**	**6.56%**	**29.19%**	**16.89%**	**18.01%**	**67,986**	**64,881**	**24,000**	**-**	**$10.60**
Outlying Dorchester County											
Flex/R&D	59,600	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Manufacturing	289,826	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	56,500	-	-
Warehouse	2,025,327	85.28%	0.00%	85.28%	85.28%	85.28%	-	-	-	-	$8.00
Submarket Total	**2,374,753**	**72.73%**	**0.00%**	**72.73%**	**72.73%**	**72.73%**	**-**	**-**	**56,500**	**-**	**$8.00**
Goose Creek/Moncks Corner											
Flex/R&D	186,397	12.06%	0.00%	12.06%	12.06%	11.24%	(1,520)	(5,485)	-	-	$16.45
Manufacturing	2,585,915	1.55%	0.00%	1.55%	1.55%	0.00%	(40,000)	(40,000)	-	-	$12.50
Warehouse	2,564,394	11.79%	0.00%	11.79%	11.79%	14.57%	71,500	(216,283)	-	-	$13.24
Submarket Total	**5,336,706**	**6.83%**	**0.00%**	**6.83%**	**6.83%**	**7.40%**	**29,980**	**(261,768)**	**-**	**-**	**$13.20**
Hanahan/North Rhett											
Flex/R&D	31,772	53.72%	0.00%	53.72%	21.62%	25.67%	1,287	(914)	10,200	10,200	$15.00
Manufacturing	477,983	5.35%	0.00%	5.35%	0.00%	0.00%	-	-	-	-	-
Warehouse	4,641,983	9.65%	2.19%	11.84%	11.84%	12.38%	25,343	6,343	-	-	$8.73
Submarket Total	**5,151,738**	**9.52%**	**1.97%**	**11.49%**	**10.80%**	**11.32%**	**26,630**	**5,429**	**10,200**	**10,200**	**$8.82**
North Charleston											
Flex/R&D	2,022,956	2.85%	1.14%	3.99%	3.27%	3.11%	(3,250)	26,915	22,500	56,051	$16.14
Manufacturing	2,781,234	9.51%	0.00%	9.51%	7.91%	7.91%	-	252,683	-	-	$12.75
Warehouse	22,209,415	16.78%	0.87%	17.66%	14.44%	14.52%	166,790	442,845	299,699	299,699	$8.65
Submarket Total	**27,013,605**	**14.99%**	**0.80%**	**15.79%**	**12.93%**	**12.97%**	**163,540**	**722,443**	**322,199**	**153,069**	**$8.88**
Ridgeville											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	240,000	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Warehouse	7,915,984	21.50%	0.00%	21.50%	21.50%	28.39%	545,000	702,982	-	-	$7.13
Submarket Total	**8,155,984**	**20.87%**	**0.00%**	**20.87%**	**20.87%**	**27.55%**	**545,000**	**702,982**	**-**	**-**	**$7.13**

Industrial Submarket Statistics by Property Type | Charleston | Q3

Buildings 10,000+ square feet

Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q3 Vacancy Rate (%)	Q2 Vacancy Rate (%)	Q3 Net Absorption	YTD Net Absorption	Under Construction	YTD Deliveries	Avg Asking Rate (NNN)
South Islands											
Flex/R&D	555,402	42.21%	0.00%	42.21%	41.51%	40.87%	(3,566)	(35,228)	-	190,198	$15.43
Manufacturing	70,118	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Warehouse	520,182	5.59%	0.00%	5.59%	5.59%	5.88%	1,500	(29,104)	-	-	$8.50
Submarket Total	1,145,702	23.00%	0.00%	23.00%	22.66%	22.48%	(2,066)	(64,332)	-	190,198	$14.30
Summerville											
Flex/R&D	488,913	8.46%	0.00%	8.46%	8.46%	7.33%	(5,533)	(15,009)	-	-	$17.64
Manufacturing	3,949,308	1.53%	0.00%	1.53%	2.23%	9.40%	283,072	211,072	-	2,072	$10.80
Warehouse	25,125,545	22.75%	2.92%	25.68%	22.06%	20.38%	(422,141)	2,125,947	12,000	548,864	$8.79
Submarket Total	29,563,766	19.68%	2.49%	22.17%	19.19%	18.70%	(144,602)	2,322,010	**12,000**	550,936	$9.56
West Ashley											
Flex/R&D	183,695	1.36%	0.00%	1.36%	1.36%	1.36%	-	(2,500)	-	-	$18.50
Manufacturing	-	-	-	-	-	-	-	-	-	-	-
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%**	**0.65%**	**-**	**(2,500)**	**-**	**-**	**$18.50**
Charleston Market											
Flex/R&D	4,148,180	9.75%	0.56%	10.31%	9.05%	9.43%	15,804	(38,401)	56,700	256,449	$16.62
Manufacturing	11,090,142	5.68%	0.00%	5.68%	4.54%	6.73%	243,072	447,287	56,500	2,072	$10.96
Warehouse	71,480,406	20.68%	2.00%	22.67%	19.51%	19.89%	412,485	3,326,352	311,699	905,082	$8.44
Market Total	**86,741,728**	**18.24%**	**1.67%**	**19.91%**	**17.10%**	**17.71%**	**671,361**	**3,735,238**	**424,899**	**1,163,603**	**$9.03**

Industrial Submarket Statistics by Building Size | Charleston | Q3 2026

Buildings 10,000+ square feet



Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q3 Vacancy Rate (%)	Q2 Vacancy Rate (%)	Q3 Net Absorption	YTD Net Absorption	Under Construction	YTD Deliveries	Avg Asking Rate (NNN)
Awendaw McClellanville											
10,000-20,000 SF	-	-	-	-	-	-	-	-	-	-	-
20,000-50,000 SF	52,051	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											
10,000-20,000 SF	30,624	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
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	177,609	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Submarket Total	**264,707**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**-**	**-**	**-**	**-**	**-**

Industrial Submarket Statistics by Building Size | Charleston | Q3 2026

Buildings 10,000+ square feet

Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q3 Vacancy Rate (%)	Q2 Vacancy Rate (%)	Q3 Net Absorption	YTD Net Absorption	Under Construction	YTD Deliveries	Avg Asking Rate (NNN)
Charleston-Peninsula											
10,000-20,000 SF	310,487	8.09%	0.00%	8.09%	8.09%	2.71%	(16,707)	(13,107)	-	-	$16.00
20,000-50,000 SF	405,837	0.00%	0.00%	0.00%	0.00%	0.39%	1,600	-	-	-	-
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%	0.00%	-	259,200	-	259,200	-
Submarket Total	**1,216,261**	**2.06%**	**0.00%**	**2.06%**	**2.06%**	**0.82%**	**(15,107)**	**246,093**	**-**	**259,200**	**$16.00**
Clements Ferry											
10,000-20,000 SF	337,514	1.79%	0.00%	1.79%	1.79%	5.04%	11,000	5,974	-	-	$22.00
20,000-50,000 SF	1,003,215	13.45%	0.00%	13.45%	11.83%	10.81%	(10,280)	(95,193)	24,000	-	$12.80
50,000-100,000 SF	808,816	22.15%	11.00%	33.16%	11.64%	13.78%	17,266	(4,380)	-	-	$8.65
100,000-250,000 SF	1,403,019	43.09%	7.73%	50.81%	50.81%	50.81%	-	-	-	-	$10.50
250,000-500,000 SF	1,230,720	34.37%	16.25%	50.62%	7.44%	11.50%	50,000	158,480	-	-	$8.30
500,000+ SF	1,277,022	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Submarket Total	**6,060,306**	**22.63%**	**6.56%**	**29.19%**	**16.89%**	**18.01%**	**67,986**	**64,881**	**24,000**	**-**	**$10.60**
Outlying Dorchester County											
10,000-20,000 SF	69,727	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
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%	-	-	56,500	-	-
100,000-250,000 SF	457,152	24.86%	0.00%	24.86%	24.86%	24.86%	-	-	-	-	-
250,000-500,000 SF	-	-	-	-	-	-	-	-	-	-	-
500,000+ SF	1,613,448	100.00%	0.00%	100.00%	100.00%	100.00%	-	-	-	-	$8.00
Submarket Total	**2,374,753**	**72.73%**	**0.00%**	**72.73%**	**72.73%**	**72.73%**	**-**	**-**	**56,500**	**-**	**$8.00**
Goose Creek/Moncks Corner											
10,000-20,000 SF	379,334	11.79%	0.00%	11.79%	11.79%	11.39%	(1,520)	(1,768)	-	-	$14.12
20,000-50,000 SF	401,046	9.97%	0.00%	9.97%	9.97%	0.00%	(40,000)	(40,000)	-	-	$12.50
50,000-100,000 SF	376,000	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
100,000-250,000 SF	1,331,810	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
250,000-500,000 SF	280,000	100.00%	0.00%	100.00%	100.00%	100.00%	-	(280,000)	-	-	-
500,000+ SF	2,568,516	0.00%	0.00%	0.00%	0.00%	2.78%	71,500	60,000	-	-	-
Submarket Total	**5,336,706**	**6.83%**	**0.00%**	**6.83%**	**6.83%**	**7.40%**	**29,980**	**(261,768)**	**-**	**-**	**$13.20**

Industrial Submarket Statistics by Building Size | Charleston | Q3

Buildings 10,000+ square feet

Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q3 Vacancy Rate (%)	Q2 Vacancy Rate (%)	Q3 Net Absorption	YTD Net Absorption	Under Construction	YTD Deliveries	Avg Asking Rate (NNN)
Hanahan/North Rhett											
10,000-20,000 SF	183,695	6.13%	0.00%	6.13%	6.13%	6.83%	1,287	5,086	10,200	10,200	$15.53
20,000-50,000 SF	303,392	8.42%	0.00%	8.42%	0.00%	0.00%	-	-	-	-	-
50,000-100,000 SF	927,239	13.42%	0.00%	13.42%	13.42%	16.76%	30,926	5,926	-	-	$9.67
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	12.37%	0.00%	12.37%	12.37%	12.16%	(5,583)	(5,583)	-	-	$8.25
Submarket Total	**5,151,738**	**9.52%**	**1.97%**	**11.49%**	**10.80%**	**11.32%**	**26,630**	**5,429**	**10,200**	**10,200**	**$8.82**
North Charleston											
10,000-20,000 SF	3,389,593	7.93%	1.26%	9.19%	6.94%	11.08%	140,040	43,212	-	13,790	$14.80
20,000-50,000 SF	4,695,316	2.50%	0.81%	3.31%	4.58%	1.68%	(106,840)	4,185	22,500	72,261	$14.36
50,000-100,000 SF	3,448,548	7.64%	2.33%	9.97%	3.88%	3.88%	(136)	215,647	78,725	-	$11.82
100,000-250,000 SF	9,269,391	11.46%	0.61%	12.07%	8.93%	7.41%	(6,375)	428,910	220,974	145,263	$9.99
250,000-500,000 SF	3,788,401	16.93%	0.00%	16.93%	18.10%	21.69%	136,070	(7,042)	-	-	$7.08
500,000+ SF	2,422,356	57.62%	0.00%	57.62%	57.62%	57.66%	781	37,531	-	-	$7.50
Submarket Total	**27,013,605**	**14.99%**	**0.80%**	**15.79%**	**12.93%**	**12.97%**	**163,540**	**722,443**	**322,199**	**153,069**	**$8.88**
Ridgeville											
10,000-20,000 SF	10,520	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
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%	38.85%	-	157,982	-	-	$7.75
250,000-500,000 SF	832,051	33.08%	0.00%	33.08%	33.08%	33.08%	-	-	-	-	-
500,000+ SF	6,141,166	15.82%	0.00%	15.82%	15.82%	24.69%	545,000	545,000	-	-	$6.95
Submarket Total	**8,155,984**	**20.87%**	**0.00%**	**20.87%**	**20.87%**	**27.55%**	**545,000**	**702,982**	**-**	**-**	**$7.13**
South Islands											
10,000-20,000 SF	269,283	2.33%	0.00%	2.33%	2.33%	1.02%	(3,525)	(6,281)	-	-	$15.50
20,000-50,000	269,070	12.26%	0.00%	12.26%	10.82%	10.82%	-	(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	47.04%	0.00%	47.04%	47.04%	47.52%	1,459	(31,147)	-	108,848	$15.43
Submarket Total	**1,145,702**	**23.00%**	**0.00%**	**23.00%**	**22.66%**	**22.48%**	**(2,066)**	**(64,332)**	**-**	**190,198**	**$14.30**

Industrial Submarket Statistics by Building Size | Charleston | Q3

Buildings 10,000+ square feet

Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q3 Vacancy Rate (%)	Q2 Vacancy Rate (%)	Q3 Net Absorption	YTD Net Absorption	Under Construction	YTD Deliveries	Avg Asking Rate (NNN)
Summerville											
10,000-20,000 SF	1,233,228	6.67%	0.00%	6.67%	6.75%	6.77%	242	(7,540)	12,000	-	$15.98
20,000-50,000 SF	1,989,238	2.78%	0.00%	2.78%	4.04%	4.04%	-	(51,269)	-	-	$12.22
50,000-100,000 SF	2,184,682	4.03%	3.84%	7.87%	8.41%	4.57%	(84,000)	(112,000)	-	-	$8.41
100,000-250,000 SF	5,779,236	14.14%	0.97%	15.11%	15.53%	14.89%	(37,019)	(32,789)	-	235,691	$8.12
250,000-500,000 SF	9,537,996	18.64%	0.21%	18.85%	18.85%	21.61%	263,052	859,685	-	315,245	-
500,000+ SF	8,839,386	33.78%	6.50%	40.28%	29.75%	26.51%	(286,877)	1,665,923	-	-	-
Submarket Total	**29,563,766**	**19.68%**	**2.49%**	**22.17%**	**19.19%**	**18.70%**	**(144,602)**	**2,322,010**	**12,000**	**550,936**	**$9.56**
West Ashley											
10,000-20,000 SF	-	-	-	-	-	-	-	-	-	-	-
20,000-50,000 SF	209,695	1.19%	0.00%	1.19%	1.19%	1.19%	-	(2,500)	-	-	$18.50
50,000-100,000 SF	173,454	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Submarket Total	**383,149**	**0.65%**	**0.00%**	**0.65%**	**0.65%**	**0.65%**	**-**	**(2,500)**	**-**	**-**	**$18.50**
Charleston Market											
10,000-20,000 SF	6,236,205	7.49%	0.68%	8.17%	6.61%	8.70%	130,817	35,776	22,200	23,990	$15.14
20,000-50,000 SF	9,471,410	4.31%	0.40%	4.72%	5.13%	3.18%	(155,520)	(211,681)	46,500	72,261	$15.14
50,000-100,000 SF	8,429,301	8.74%	3.01%	11.74%	7.33%	6.90%	(35,944)	105,193	135,225	81,350	$12.88
100,000-250,000 SF	21,236,362	15.05%	1.52%	16.57%	15.31%	14.53%	(41,935)	522,956	220,974	489,802	$9.26
250,000-500,000 SF	18,505,756	20.08%	1.19%	21.27%	18.64%	21.04%	443,539	984,740	-	574,445	$10.01
500,000+ SF	22,861,894	30.47%	2.51%	32.99%	28.92%	30.36%	330,404	2,308,454	-	-	$7.93
Market Total	**86,718,728**	**18.24%**	**1.67%**	**19.91%**	**17.10%**	**17.71%**	**671,361**	**3,745,438**	**424,899**	**1,153,403**	**$9.03**

Disclaimer

In Q3 2026, Colliers benchmarked its Charleston industrial data set. The new standard for collection is all industrial buildings 10,000 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.

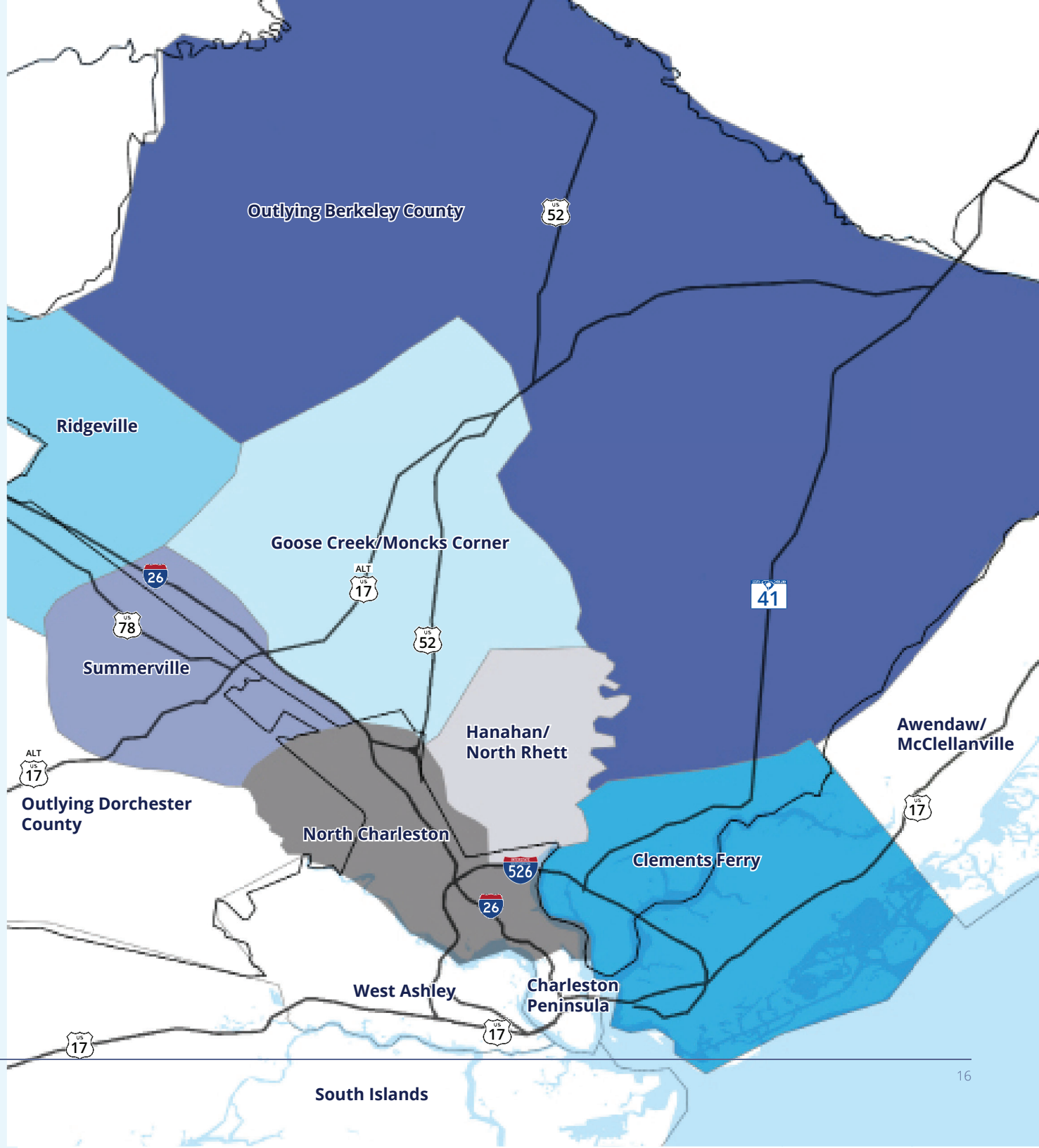
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$6B
ANNUAL REVENUE

70
COUNTRIES WE OPERATE IN

$110B
ASSETS UNDER MANAGEMENT

44,000
LEASE AND SALE TRANSACTIONS

2B
SQUARE FEET MANAGED

28,000
PROFESSIONALS

Number of countries includes affiliates

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