



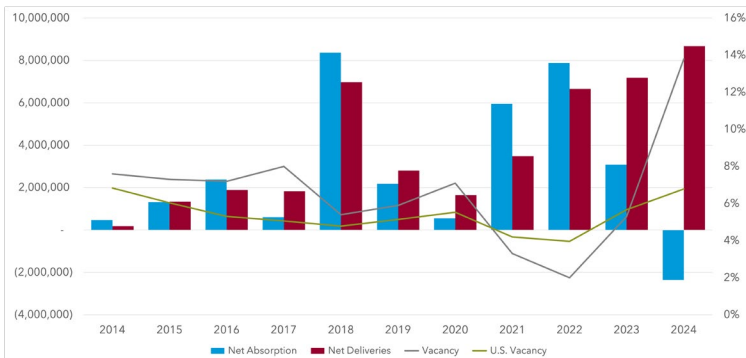
### INDUSTRIAL MARKET OVERVIEW

ALEX WHITTEMORE, Associate

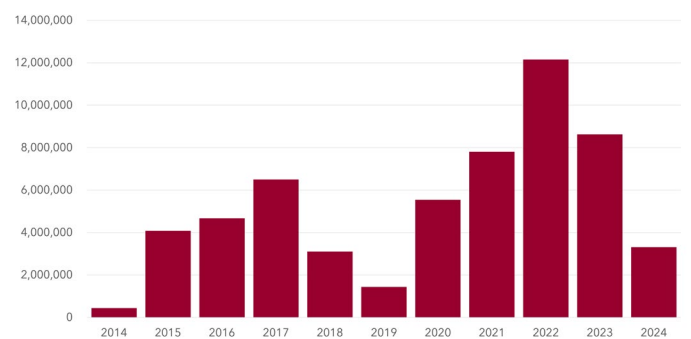
In Q4 2024, Charleston's industrial market saw vacancy rise to 13.8%, driven by new speculative supply and declining demand. On the sales side, fully leased properties continued to attract buyers, though rising cap rates have put downward pressure on valuations. While average pricing per square foot has increased over 38% since 2020 to \$104/SF, appreciation has started to plateau. A significant milestone was reached in Q4 2024 as the Charleston MSA surpassed 100 million square feet of industrial space. Year-over-year, the amount of properties under construction has declined sharply. However, reduced starts today suggest fewer deliveries in 12 to 18 months, potentially leading to declining vacancies and renewed rent growth by late 2025.

MARKET INDICATORS	Q4 2024	Q3 2024	Q2 2024	Q1 2024	Q4 2023
▼ 12 Mo. Net Absorption SF	(638,563)	(315,783)	392,371	228,491	1,780,020
▲ Vacancy Rate	13.8%	12.2%	10.4%	7.9%	5.3%
▲ Avg NNN Asking Rate PSF	\$8.49	\$8.35	\$8.26	\$8.15	\$7.72
▲ Sale Price PSF	\$128	\$68	\$140	\$128	\$162
▲ Cap Rate	7.89%	7.79%	7.89%	7.81%	7.73%
▼ Under Construction SF	3,313,702	3,652,935	5,253,659	6,600,872	8,626,409
▲ Inventory SF	100,527,105	99,403,717	97,787,993	94,670,976	91,846,963

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2274 Volvo Car Drive Ridgeville, SC	1,128,120 SF	\$121,000,000 \$107.26 PSF	Stockbridge Capital Group LLC Rockpoint	Class A
4289 Crosspoint Drive Ladson, SC	364,000 SF	\$45,620,618 \$125.33 PSF	INDUS Realty Trust Childress Klein	Class A
4269 Crosspoint Drove Ladson, SC	273,000 SF	\$35,696,294 \$130.76 PSF	INDUS Realty Trust Childress Klein	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4280 Pace Street North Charleston, SC	156,738 SF	SPE Properties LLC	Pana System	Consumer Electronics
1023-1025 Northpointe Industrial Blvd Hanahan, SC	145,803 SF	Stockbridge Capital Group LLC	Undisclosed	Undisclosed
2000 Charleston Regional Parkway Charleston, SC	89,000 SF	Kenneth R. Beuley	Target	Retail

