



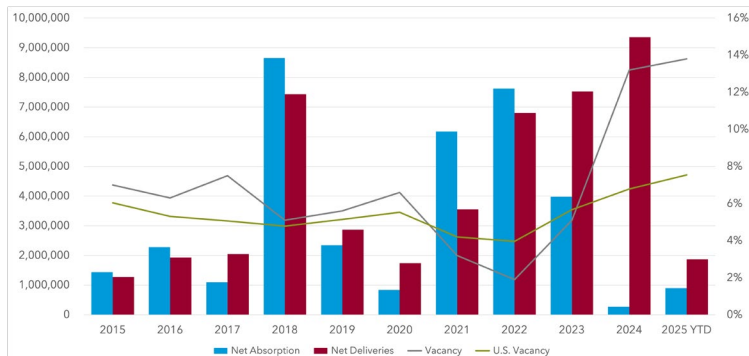
## INDUSTRIAL MARKET OVERVIEW

GUY MARTINO, *Director of Marketing*

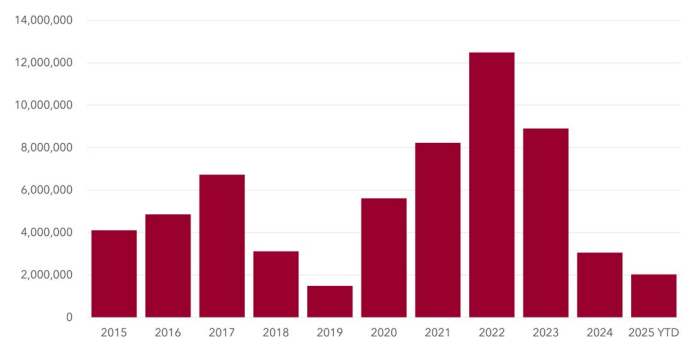
Charleston's industrial market is at an inflection point, balancing years of rapid growth with new headwinds that investors and tenants should keep a close eye on. After a development boom driven by port activity, logistics demand, and population growth, vacancy rates have begun to tick upward as new deliveries outpace absorption. This means occupiers are recalibrating: logistics players and advanced manufacturers are still bullish on Charleston's strategic port access and labor base, while smaller tenants are cautious amid higher operating costs. For investors, this creates a nuanced landscape where stabilized assets with strong credit tenants are commanding premiums, but lease-up risk on new product is growing.

MARKET INDICATORS	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
▲ 12 Mo. Net Absorption SF	343,784	(69,976)	706,422	(306,959)	(64,960)
▼ Vacancy Rate	13.80%	14.10%	13.60%	13.20%	12.00%
▼ Avg NNN Asking Rate PSF	\$8.20	\$8.35	\$8.28	\$8.29	\$8.34
▼ Sale Price PSF	\$183.00	\$115.00	\$72.00	\$129.00	\$78.00
▼ Cap Rate	7.71%	7.76%	7.77%	7.77%	7.85%
▲ Under Construction SF	2,030,757	1,990,757	1,990,757	1,182,693	398,538
◀ ▶ Inventory SF	108,788,090	108,788,090	108,288,858	106,916,093	105,782,785

### NET ABSORPTION, NET DELIVERIES, & VACANCY



### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
166 Quality Drive Summerville, SC	43,501 SF	\$6,500,000 \$149.42 PSF	Armstrong KION Group	Class B
1159 Cainhoy Road Wando, SC	40,470 SF	\$8,250,000 \$203.85 PSF	Springfield Properties LLC DESETA Realty Group	Class B
9516 Hamburg Road Ladson, SC	36,000 SF	\$5,900,000 \$163.89 PSF	Catalyst Investment Partners Brookwood Capital Partners	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
337 Port City Centre Drive Summerville, SC	124,028 SF	Landmark	Undisclosed	Undisclosed
430 Industrial Road Summerville, SC	84,000 SF	Cotswald Group	Undisclosed	Undisclosed
115 Winding Woods Road Saint George, SC	80,000 SF	Dorchester County	Whiting-Turner	Construction

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information.

The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc., The Economist, U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics, Congressional Budget Office, European Central Bank, GlobeSt.com, CoStar Property, and Lee & Associates Proprietary Data. ©

© Copyright 2025 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com