LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2026
CHARLOTTE, NC

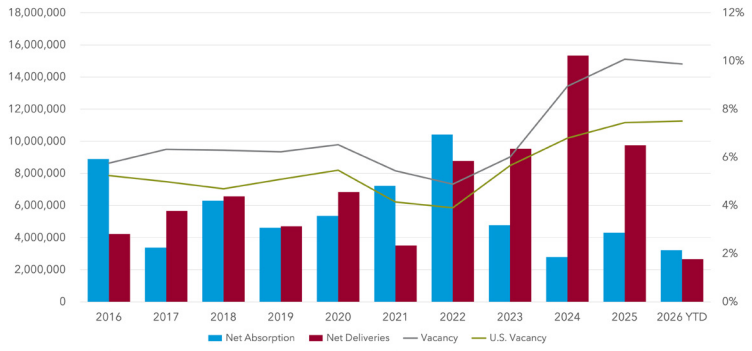
INDUSTRIAL MARKET OVERVIEW

GREG PIERATT, CEO, *Principal,* MATT FRAZEE, *Partner*

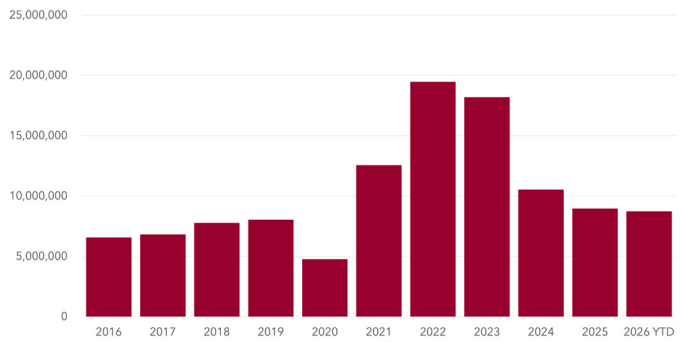
Charlotte's industrial market continues to rebalance as improving tenant demand begins to absorb the record wave of new supply delivered over the past several years. Leasing activity has strengthened, driven by renewed demand for modern bulk distribution facilities, while vacancy has started to stabilize as construction activity slows significantly. Market performance remains bifurcated, with large-format logistics assets outperforming aging mid-size properties that continue to face elevated availability and greater tenant concessions. Although rent growth has moderated, long-term fundamentals remain healthy, supported by sustained population growth, a thinning development pipeline, and renewed institutional investment in high-quality industrial assets.

MARKET INDICATORS	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▲ 12 Mo. Net Absorption SF	6,140,886	3,346,021	4,314,177	4,261,214	2,712,703
▼ Vacancy Rate	9.82%	10.08%	10.08%	9.83%	9.54%
▲ Avg NNN Asking Rate PSF	$10.13	$10.12	$10.06	$10.04	$9.82
▲ Sale Price PSF	$118.29	$116.52	$112.81	$109.31	$106.62
▼ Cap Rate	7.19%	7.22%	7.31%	7.37%	7.42%
▼ Under Construction SF	8,687,459	8,757,644	8,962,435	10,972,019	8,879,329
▲ Inventory SF	408,004,125	407,152,341	405,654,261	401,587,996	399,934,750

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2087 Williams Industrial Boulevard Rock Hill, SC	851,500 SF	$101,500,000 $119.20 PSF	BGO Scannell Properties	Class A
200 Saxony Drive Lowell, NC	550,346 SF	$12,600,000 $22.89 PSF	Textum Mannington Mills, Inc.	Class C
1691 Stafford Street Ext Monroe, NC	345,310 SF	$56,562,000 $163.80 PSF	SMBC Leasing & Finance PGIM, Inc.	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1000 Stanley Drive Concord, NC	933,988 SF	McCraney Property Company	Prime Beverage Group	Distribution
10723 Garrison Road Charlotte, NC	245,007 SF	McCraney Property Company	VS America, Inc.	Manufacturing
4140 Pleasant Road Fort Mill, SC	220,480 SF	Growth Capital Partners	Elite Logistix	Logistics

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 2026 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com