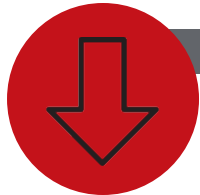


Key Market Takeaways

“Vacancy rates have compressed to an all-time low as the Charleston industrial market continues to thrive, reaching 1% in a few submarkets. The lack of product has given rise to a new wave of development activity that is expected to come online in 2022. We expect an increase in market rates and a continued trend of historically low cap rates. The scarcity of entitled industrial land coupled with a steady increase in port activity will continue to boost demand throughout 2022 as Charleston proceeds to be the place investors and companies want to do business.” – Sarah Shelley



VACANCY

3.8%

Industrial vacancy decreased over the past year



TOTAL EXISTING INVENTORY

±90.847 MSF



MARKET RATE

\$8.23 PSF

Slight increase over the past quarter



12 MO. NET ABSORPTION

±4.71M PSF

Increased over the past year



UNDER CONSTRUCTION

±10.20 MSF

of industrial space under construction at the end of 4Q21

Submarket Statistics

