Colliers

South Carolina

Industrial 25Q3

Key Takeaways

- South Carolina has maintained a competitive advantage for a new wave of manufacturing projects
- The Greenville-Spartanburg market has led absorption while Columbia and Myrtle Beach show signs of growth
- Power generation capacity remains a strategic challenge as new plants remain in planning

		YOY	Forecast
Vacancy Rate	9.46%	▼	▼
Net Absorption	5.6M SF	▲	▼
Under Construction	11.8M SF	▼	▲
Overall Averaged NNN Rent	$6.55/SF	▲	▲

Greenville-Spartanburg dominates activity as new growth markets emerge

Surging growth in Greenville-Spartanburg, bolstered by relative affordability, strong logistics connectivity and rapid workforce growth, drove South Carolina's industrial market as the state continues to emerge from a 2024 slowdown. Simultaneously, new growth markets are emerging on developers' radar as Columbia's Class A absorption and manufacturing-heavy pipeline are driving rent growth, while a population boom in Myrtle Beach is generating new industrial opportunities. Across the state, vacancy has fallen 144 basis points from its 2024Q2 peak of 10.90%, though elevated availability in Charleston remains an anchor. After an initial slowdown, South Carolina's competitive advantages supported a Q3 uptick in manufacturing announcements including Scout Motors' $300M Columbia supplier park, Volvo's Ridgeville production expansion and Woodward's $200M Spartanburg aerospace components plant. Leadership shifts at the SC Ports Authority suggest a refreshed approach to high-priority logistics infrastructure.

Market Indicators

4.20% Unemployment Rate

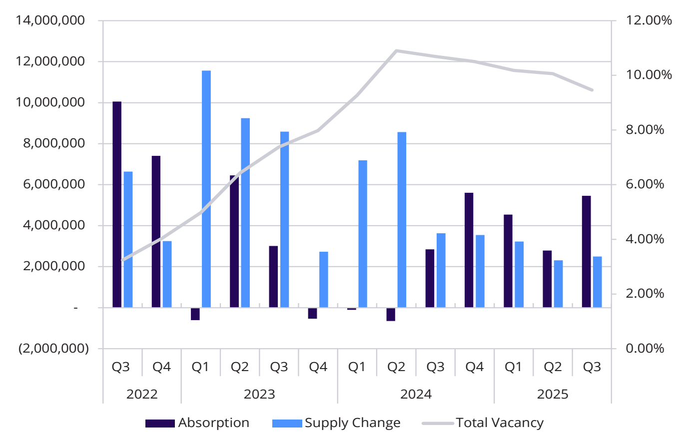
3.13% GDP - % change yr/yr

4.210% U.S. 10 Year Treasury Note

Historic Comparison

	24Q3	25Q2	25Q3
Total Inventory (in Millions of SF)	515.9	524.7	527.1
Supply Change (in Millions of SF)	1.3	2.3	2.5
Net Absorption (in Millions of SF)	2.8	2.8	5.6
Overall Vacancy	10.69%	10.05%	9.46%
Under Construction (in Millions of SF)	17.9	13.0	11.8
Overall Averaged NNN Lease Rates (in $/SF)	$6.02	$6.62	$6.55

Market Graph



Industrial inventory grew to 527,064,012 square feet statewide, with warehouse and distribution space representing roughly 70% of inventory and 81% of all vacancy. Vacancy continues to creep downwards to 9.46%, though it remains above the Southern average of 8.5%. Net absorption was strong at 5,454,723 square feet, pushing the year to a total of 12,803,130 square feet absorbed primarily in the Upstate. A shrinking construction pipeline of 11,843,787 square feet leans towards build-to-suit projects, placing growing demand pressure on the Columbia and Greenville-Spartanburg markets.

Recent Transactions

Lease
Spartan Enterprise Bldg. 1
Spartanburg County
1.01M SF

Lease
1019 Titan Rd.
Dillon County
150.0K SF

Lease
334 Port City Centre Dr.
Berkeley County
155.7K SF

Sale
1701 Old Grove Rd.
Greenville County
336.9K SF | $33.3M

Sale
1589 Cedarhurst Rd.
Chester County
325.1K SF | $31.5M

Sale
10771 Farrow Rd.
Richland County
210.6K SF | $24.0M

South Carolina Development Pipeline

Total to be delivered:11.2M SF

Buildings shown are 250,000 SF or greater


Berkeley Commerce Center
Building 3
Charleston
Q4 2025 | 505,440 SF
Rushmark Properties


Berkeley Commerce Center
Building 4
Charleston
Q4 2025 | 267,840 SF
Rushmark Properties


Summerville Logistics Center
Building 2
Charleston
Q4 2025 |311,240 SF
Portman Industrial

Airsys BTS
Greenville-Spartanburg
Q2 2026 | 264,000 SF

Cheney Brothers BTS
Florence/Myrtle Beach
Q2 2026 | 386,000 SF

Oct 2025 — Jan 2026 — Apr 2026 — Jul 2026 — Oct 2026


EVac Magnetics - BTS
Columbia
Q1 2026 | 450,000 SF


Shipyard Creek Logistics Center
Building 2 - BTS
Charleston
Q1 2026 | 259,200 SF
Capital Development Partners

4300 12th St. Ext.
Southern Glazer's BTS
Columbia
Q1 2026 | 412,500 SF


Speedway Industrial Park
Building 1
Greenville-Spartanburg
Q1 2026 |267,840 SF

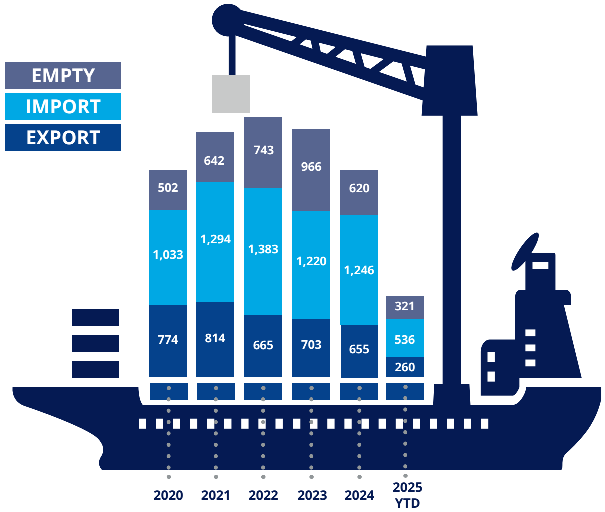
601 Bob Gifford Blvd.
Le Creuset BTS
Savannah
Q1 2026 | 300,000 SF

Sources: Colliers, CoStar

Port of Charleston

Loaded export volume has fallen by over 29,000 TEUs over 2024 YTD, while empty container exports have grown by nearly 93,000 TEUs over the same period. This marks a notable shift as empty containers now make up 56% of total outbound volume, up from 48% at the same point last year. Simultaneously, loaded imports grew by roughly 27,000 TEUs, indicative of the complex supply chain challenges faced by American manufacturers in an uncertain trade policy environment and resilient consumer demand. Despite this shifting short-term demand, the Port of Charleston continues to position itself as a conduit for future growth across the Southeast. The Navy Base Intermodal Facility will significantly improve the Port's capacity to shift cargo to rail, an important consideration in reducing congestion on the area's highways and enhancing reach, though delivery may slip towards early 2026.

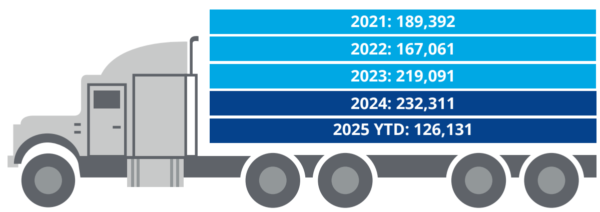
Port of Charleston
Annual Volume *(in Thousands)*



Inland Port Dillon and Inland Port Greer

Inland Port Greer continues to drive growth as volume is up 12.75% over 2024 with imports representing an increasing portion. Inland Port Dillon, however, continues to experience declining year-over-year volumes, with a healthy April providing a needed boost. The expansion of Inland Port Greer's rail trackage and container yard, completed late in Q1, serves to support growth across the Upstate and beyond while easing mid-term pressure on capacity.

Inland Port Greer and Dillon
Annual Volume



Source: South Carolina Ports Authority

Infrastructure Improvements

South Carolina

Project Name	Project Type	Description	Status	Estimated Year of Completion
I-85 Widening	Road	I-85 expansion in Spartanburg and Cherokee Counties	Under construction	2025
Navy Base Intermodal Facility	Rail	Construction of a dual-served intermodal facility near Leatherman Terminal	Under construction	2026
I-26 Palmetto Commerce Parkway Interchange	Interchange	Construction of a new interchange between Ashley Phosphate and Ladson Road	Under construction	2026
I-26 Exit 119 Interchange Improvement	Road	Reconstruction of Interstate 26 at US 21/US 176 interchange	Under construction	2026
Scout Motors Rail Extension	Rail	Creation of a rail spur for Scout Motors and on-site suppliers	Under construction	2026
Carolina Crossroads I-26/I-20/I-126	Road	Reconstruction of Interstate 26, 20 and 126 interchanges. Widening of I-26	Under construction	2030
I-77 and Scout Motors Interchange	Road	Construction of a new interchange (Exit 25) between I-77 and Scout Motors	Planning	2026
I-526 Widening from Ashley River Road to Virginia Avenue	Road	Widening of Interstate 526 from 4 to 8 lanes	Planning	2030
I-95 Lake Marion Bridge	Road	Replacement and widening of I-95 bridges over Lake Marion	Planning	2030

Source: SCDOT, South Carolina Ports Authority, Charleston County

South Carolina | Q3 2025 Industrial Market Summary By County

Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q2 Vacancy Rate (%)	Q1 Vacancy Rate (%)	Q2 Net Absorption	YTD Net Absorption	Under Constr.	YTD Deliveries	Avg Asking Rate (NNN)
Abbeville											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	1,831,941	8.19%	-	8.19%	8.19%	8.19%	-	-	-	-	$3.75
Warehouse/Distribution	610,935	-	-	-	-	-	-	-	-	-	-
Abbeville Total	**2,442,876**	**6.14%**	**-**	**6.14%**	**6.14%**	**6.14%**	**-**	**-**	**-**	**-**	**$3.75**
Aiken											
Flex/R&D	-	-	-	-	-	-	-	-	715,000	-	-
Manufacturing	4,788,315	10.26%	-	10.26%	3.45%	3.45%	-	326,000	-	-	$3.95
Warehouse/Distribution	3,201,945	3.41%	-	3.41%	3.41%	3.41%	-	67,039	329,582	-	$4.50
Aiken Total	**7,990,260**	**7.52%**	**-**	**7.52%**	**3.44%**	**3.44%**	**-**	**393,039**	**1,104,582**	**-**	**$4.17**
Allendale											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	940,940	-	-	-	-	10.63%	-	100,000	-	-	-
Warehouse/Distribution	90,000	55.56%	-	55.56%	55.56%	55.56%	-	-	-	-	$5.75
Allendale Total	**1,030,940**	**4.85%**	**-**	**4.85%**	**4.85%**	**14.55%**	**-**	**100,000**	**-**	**-**	**$5.75**
Anderson											
Flex/R&D	178,977	16.40%	-	16.40%	2.43%	5.36%	5,250	30,250	76,171	-	-
Manufacturing	7,938,722	3.70%	0.61%	4.32%	4.32%	4.20%	75,000	-81,000	-	213,000	-
Warehouse/Distribution	18,747,756	3.81%	-	3.81%	3.21%	4.38%	218,541	1,257,571	138,900	108,800	$4.90
Anderson Total	**26,865,455**	**3.86%**	**0.18%**	**4.04%**	**3.53%**	**4.33%**	**298,791**	**1,206,821**	**215,071**	**321,800**	**$4.90**
Bamberg											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	603,259	-	-	-	-	-	-	-	-	-	-
Warehouse/Distribution	377,541	-	-	-	-	-	-	-	-	-	-
Bamberg Total	**980,800**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Barnwell											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	2,110,132	-	-	-	-	-	-	242,824	-	-	-
Warehouse/Distribution	621,972	-	-	-	-	-	-	-	-	-	-
Barnwell Total	**2,732,104**	**-**	**-**	**-**	**-**	**-**	**-**	**242,824**	**-**	**-**	**-**
Beaufort											
Flex/R&D	237,464	-	-	-	-	12.63%	30,000	-	-	-	-
Manufacturing	317,847	-	-	-	26.42%	26.42%	-	-	-	-	-
Warehouse/Distribution	969,414	2.63%	-	2.63%	2.63%	0.46%	-20,957	-457	-	-	$27.00
Beaufort Total	**1,524,725**	**1.67%**	**-**	**1.67%**	**7.18%**	**7.77%**	**9,043**	**-457**	**-**	**-**	**$27.00**
Berkeley											
Flex/R&D	1,902,253	0.09%	0.74%	0.83%	1.27%	1.36%	1,800	25,514	-	-	$21.00
Manufacturing	5,651,504	0.87%	-	0.87%	3.42%	3.42%	-	-1,235	-	-	-
Warehouse/Distribution	30,514,537	22.34%	10.46%	32.80%	29.48%	29.54%	20,355	-451,754	773,280	373,400	$7.26
Berkeley Total	**38,068,294**	**18.04%**	**8.42%**	**26.46%**	**24.20%**	**24.26%**	**22,155**	**-427,475**	**773,280**	**373,400**	**$7.27**
Calhoun											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	761,956	-	-	-	-	-	-	-	-	-	-
Warehouse/Distribution	1,685,417	30.84%	-	30.84%	30.84%	30.84%	-	75,300	226,000	75,300	$6.25
Calhoun Total	**2,447,373**	**21.24%**	**-**	**21.24%**	**21.24%**	**21.24%**	**-**	**75,300**	**226,000**	**75,300**	**$6.25**
Charleston											
Flex/R&D	2,004,223	2.19%	0.87%	3.06%	2.06%	5.09%	60,654	26,643	220,198	-	$16.43
Manufacturing	2,925,300	13.77%	-	13.77%	18.88%	13.59%	-154,840	-146,601	-	-	$10.50
Warehouse/Distribution	21,967,855	16.89%	0.95%	17.84%	19.41%	18.77%	-138,888	1,817	259,000	932,548	$8.36
Charleston Total	**26,897,378**	**15.45%**	**0.84%**	**16.30%**	**18.06%**	**17.19%**	**-233,074**	**-118,141**	**479,198**	**932,548**	**$8.53**

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Cherokee											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	3,328,301	3.40%	-	3.40%	3.40%	8.14%	158,000	100,000	-	100,000	-
Warehouse/Distribution	9,527,905	32.82%	-	32.82%	13.78%	12.01%	28,236	4,051	198,720	780,160	$5.70
Cherokee Total	**12,856,206**	**25.20%**	**-**	**25.20%**	**11.09%**	**10.99%**	**186,236**	**104,051**	**198,720**	**880,160**	**$5.70**
Chester											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	4,540,741	9.44%	-	9.44%	16.54%	9.44%	-322,470	-94,160	-	-	-
Warehouse/Distribution	2,671,986	1.37%	8.43%	9.81%	1.37%	1.37%	-	2,241	-	-	$5.50
Chester Total	**7,212,727**	**6.45%**	**3.12%**	**9.57%**	**10.92%**	**6.45%**	**-322,470**	**-91,919**	**-**	**-**	**$5.50**
Chesterfield											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	1,853,701	18.31%	-	18.31%	18.31%	18.31%	101,000	105,367	-	101,000	$3.39
Warehouse/Distribution	2,184,281	2.40%	-	2.40%	3.44%	-	-75,162	-75,162	-	-	-
Chesterfield Total	**3,936,982**	**9.49%**	**-**	**9.49%**	**10.06%**	**8.15%**	**25,838**	**30,205**	**-**	**-**	**$3.39**
Clarendon											
Flex/R&D	25,000	-	-	-	-	-	-	-	-	-	-
Manufacturing	609,204	-	-	-	22.98%	23.64%	4,000	-140,000	-	-	-
Warehouse/Distribution	699,305	-	-	-	-	-	-	-8,000	105,000	-	$5.50
Clarendon Total	**1,333,509**	**-**	**-**	**-**	**10.50%**	**10.80%**	**4,000**	**-148,000**	**105,000**	**-**	**$5.50**
Colleton											
Flex/R&D	28,000	-	-	-	-	-	-	-	-	-	-
Manufacturing	908,131	35.26%	-	35.26%	35.26%	38.17%	26,453	16,353	-	-	$8.00
Warehouse/Distribution	1,157,984	8.20%	-	8.20%	8.20%	11.98%	43,750	143,750	-	-	$2.50
Colleton Total	**2,094,115**	**19.83%**	**-**	**19.83%**	**19.83%**	**23.18%**	**70,203**	**160,103**	**-**	**-**	**$3.25**
Darlington											
Flex/R&D	-	-	-	-	-	-	-		-	-	-
Manufacturing	217,259	-	-	-	35.90%	26.29%	-20,880	-	-	-	-
Warehouse/Distribution	1,406,694	13.84%	-	13.84%	16.80%	10.07%	-94,680	-194,680	-	-	$3.95
Darlington Total	**1,623,953**	**11.99%**	**-**	**11.99%**	**19.36%**	**12.24%**	**-115,560**	**-194,680**	**-**	**-**	**$3.95**
Dillon											
Flex/R&D	22,902	-	-	-	-	-	-	-	-	-	-
Manufacturing	1,026,787	24.35%	-	24.35%	9.74%	9.74%	-	304,787	-	-	$4.00
Warehouse/Distribution	6,701,325	4.38%	-	4.38%	5.87%	5.87%	-	-121,689	-	-	$3.07
Dillon Total	**7,751,014**	**7.01%**	**-**	**7.01%**	**6.36%**	**6.36%**	**-**	**183,098**	**-**	**-**	**$3.31**
Dorchester											
Flex/R&D	172,899	-	-	-	-	-	-	2,385	576,000	-	-
Manufacturing	3,311,832	11.97%	0.48%	12.45%	12.45%	11.73%	-24,000	55,765	-	-4,060	$8.42
Warehouse/Distribution	12,246,325	27.66%	-	27.66%	28.91%	31.80%	532,791	483,872	545,240	897,328	$7.73
Dorchester Total	**15,731,056**	**24.05%**	**0.10%**	**24.16%**	**25.13%**	**27.15%**	**508,791**	**542,022**	**1,121,240**	**893,268**	**$7.93**
Edgefield											
Flex/R&D	-	-	-	-	-	-	-		-	-	-
Manufacturing	645,396	-	-	-	-	-	-	38,000	-	-	-
Warehouse/Distribution	1,815,395	9.34%	-	-	-	-	-	-	-	-	-
Edgefield Total	**2,460,791**	**6.89%**	**-**	**-**	**-**	**-**	**-**	**38,000**	**-**	**-**	**-**
Fairfield											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	1,311,939	-	-	-	-	-	-	-	-	-	-
Warehouse/Distribution	1,215,366	-	-	-	-	-	-	91,000	100,000	-	-
Fairfield Total	**2,527,305**	**-**	**-**	**-**	**-**	**-**	**-**	**91,000**	**100,000**	**-**	**-**

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Florence											
Flex/R&D	31,145	-	-	-	-	-	-	-	-	-	-
Manufacturing	4,860,625	5.14%	-	5.14%	1.03%	1.03%	-	-	1,500,000	-	-
Warehouse/Distribution	5,516,758	10.02%	-	10.02%	13.06%	16.15%	170,486	241,486	386,407	-	$4.22
Florence Total	**10,408,528**	**7.71%**	**-**	**7.71%**	7.40%	**9.04%**	**170,486**	**241,486**	**1,886,407**	**-**	**$4.22**
Georgetown											
Flex/R&D	76,170	-	-	-	-	-	-	-	-	-	-
Manufacturing	1,902,319	-	-	-	-	-	-	-	-	-	-
Warehouse/Distribution	1,589,515	12.47%	-	12.47%	-	1.26%	20,000	20,000	-	-	-
Georgetown Total	**3,568,004**	**5.55%**	**-**	**5.55%**	**-**	**0.56%**	**20,000**	**20,000**	**-**	**-**	**-**
Greenville											
Flex/R&D	3,196,680	12.34%	4.21%	16.55%	10.18%	11.58%	44,883	27,780	166,280	-	$11.74
Manufacturing	13,037,430	4.21%	0.97%	5.18%	6.19%	3.58%	-341,119	-167,671	-	-	$5.43
Warehouse/Distribution	55,203,258	5.88%	1.15%	7.03%	6.04%	5.96%	-42,918	561,309	675,412	761,661	$6.36
Greenville Total	**71,437,368**	**5.86%**	**1.25%**	**7.12%**	**6.25%**	**5.78%**	**-339,154**	**421,418**	**841,692**	**761,661**	**$6.51**
Greenwood											
Flex/R&D	22,528	-	-	-	-	-	-	-	-	-	-
Manufacturing	5,685,975	20.29%	2.15%	22.44%	19.71%	24.81%	289,908	523,258	-	-	$4.00
Warehouse/Distribution	2,293,451	1.31%	-	1.31%	2.22%	2.22%	-	-	108,000	-	$2.80
Greenwood Total	**8,001,954**	**14.79%**	**1.53%**	**16.32%**	**14.64%**	**18.27%**	**289,908**	**523,258**	**108,000**	**-**	**$3.01**
Hampton											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	150,000	-	-	-	-	-	-	-	50,000	-	-
Warehouse/Distribution	207,225	11.69%	-	11.69%	-	-	-	-	300,000	-	-
Hampton Total	**357,225**	**6.78%**	**-**	**6.78%**	**-**	**-**	**-**	**-**	**350,000**	**-**	**-**
Horry											
Flex/R&D	252,212	10.80%	-	10.80%	4.24%	-	-10,701	-10,701	-	-	$12.00
Manufacturing	1,819,342	5.85%	-	5.85%	5.85%	5.85%	-	32,329	-	-	$6.97
Warehouse/Distribution	5,706,017	9.30%	-	9.30%	9.28%	8.41%	-49,377	-25,797	202,504	100,490	$7.52
Horry Total	**7,777,571**	**8.54%**	**-**	**8.54%**	**8.31%**	**7.54%**	**-60,078**	**-4,169**	**202,504**	**100,490**	**$7.50**
Jasper											
Flex/R&D	131,600	-	-	-	-	-	-	25,000	-	-	-
Manufacturing	433,334	-	-	-	15.87%	18.08%	9,572	25,558	118,000	-	-
Warehouse/Distribution	4,450,936	11.23%	-	11.23%	17.01%	16.06%	-42,197	664,630	537,280	892,247	$8.09
Jasper Total	**5,015,870**	**9.96%**	**-**	**9.96%**	**16.46%**	**15.81%**	**-32,625**	**715,188**	**655,280**	**892,247**	**$8.09**
Kershaw											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	1,438,172	-	-	-	-	-	-	-	-	-	-
Warehouse/Distribution	4,451,499	18.12%	-	18.12%	22.40%	22.40%	-	101,077	-	-	$4.50
Kershaw Total	**5,889,671**	**13.69%**	**-**	**13.69%**	**16.93%**	**16.93%**	**-**	**101,077**	**-**	**-**	**$4.50**
Lancaster											
Flex/R&D	102,000	13.48%	-	13.48%	-	-	-	-	-	-	-
Manufacturing	2,384,318	-	-	-	-	-	-	-	-	-	-
Warehouse/Distribution	1,810,787	5.13%	-	5.13%	5.13%	7.38%	40,728	-11,436	-	-	$16.00
Lancaster Total	**4,297,105**	**2.48%**	**-**	**2.48%**	**2.16%**	**3.11%**	**40,728**	**-11,436**	**-**	**-**	**$16.00**
Laurens											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	3,449,522	-	-	-	-	-	-	-	-	-	-
Warehouse/Distribution	9,435,482	6.59%	-	6.59%	6.59%	6.59%	-	70,000	-	-	$6.00
Laurens Total	**12,885,004**	**4.82%**	**-**	**4.82%**	**4.82%**	**4.82%**	**-**	**70,000**	**-**	**-**	**$6.00**

South Carolina | Q3 2025 Industrial Market Summary By County

Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q2 Vacancy Rate (%)	Q1 Vacancy Rate (%)	Q2 Net Absorption	YTD Net Absorption	Under Constr.	YTD Deliveries	Avg Asking Rate (NNN)
Lee											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	708,115	-	-	-	-	-	-	-	-	-	-
Warehouse/Distribution	143,005	-	-	-	-	-	-	-	200,000	-	-
Lee Total	**851,120**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**200,000**	**-**	**-**
Lexington											
Flex/R&D	531,567	5.94%	1.28%	7.22%	6.37%	7.08%	3,767	8,539	-	-	$8.39
Manufacturing	5,337,092	4.32%	-	4.32%	-	-	-	-	226,020	-	$6.00
Warehouse/Distribution	13,321,161	5.49%	1.13%	6.62%	2.29%	3.31%	168,973	293,773	587,000	290,733	$7.30
Lexington Total	**19,189,820**	**5.18%**	**0.82%**	**6.00%**	**1.77%**	**2.50%**	**172,740**	**302,312**	**813,020**	**290,733**	**$7.27**
Marion											
Flex/R&D	73,000	-	-	-	-	-	-	-	-	-	-
Manufacturing	2,783,696	-	-	-	5.20%	3.59%	-16,456	-115,355	-	-	-
Warehouse/Distribution	2,521,622	-	-	-	-	5.12%	129,042	129,042	-	-	$3.00
Marion Total	**5,378,318**	**-**	**-**	**-**	**2.69%**	**4.26%**	**112,586**	**13,687**	**-**	**-**	**$3.00**
Marlboro											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	1,483,575	-	-	-	-	-	-	-	-	-	-
Warehouse/Distribution	384,475	-	-	-	-	-	-	-	-	-	-
Marlboro Total	**1,868,050**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
McCormick											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	-	-	-	-	-	-	-	-	-	-	-
Warehouse/Distribution	177,300	-	-	-	-	-	-	-	-	-	-
McCormick Total	**177,300**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Newberry											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	2,279,676	-	-	-	-	-	-	-	-	-	-
Warehouse/Distribution	871,294	4.96%	-	4.96%	4.96%	4.96%	-	-43,235	-	-	$5.50
Newberry Total	**3,150,970**	**4.56%**	**-**	**4.56%**	**1.37%**	**1.37%**	**-**	**-43,235**	**-**	**-**	**$5.50**
Oconee											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	1,247,433	-	-	-	-	-	-	76,281	110,000	76,281	-
Warehouse/Distribution	3,066,105	-	-	-	-	-	-	-	-	-	-
Oconee Total	**4,313,538**	**-**	**-**	**-**	**-**	**-**	**-**	**76,281**	**110,000**	**76,281**	**-**
Orangeburg											
Flex/R&D	93,812	39.20%	-	39.20%	-	-	-	-	-	-	-
Manufacturing	5,154,217	4.27%	-	4.27%	0.14%	0.14%	-	-3,790	-	-	$15.00
Warehouse/Distribution	6,792,907	14.33%	0.44%	14.77%	7.74%	6.85%	-60,000	2,300	-	-46,517	$4.71
Orangeburg Total	**12,040,936**	**10.22%**	**0.25%**	**10.47%**	**4.42%**	**3.92%**	**-60,000**	**-1,490**	**-**	**-46,517**	**$4.84**
Pickens											
Flex/R&D	39,500	-	-	-	-	-	-	-	-	-	-
Manufacturing	2,441,673	-	-	-	-	-	326,000	326,000	-	326,000	-
Warehouse/Distribution	3,691,139	0.70%	-	0.70%	-	1.24%	45,691	322,191	267,840	266,000	-
Pickens Total	**6,172,312**	**0.42%**	**-**	**0.42%**	**-**	**0.78%**	**371,691**	**648,191**	**267,840**	**592,000**	**-**
Richland											
Flex/R&D	984,573	3.47%	-	3.47%	3.14%	2.54%	13,560	67,299	-	66,000	$12.42
Manufacturing	9,046,640	0.04%	-	0.04%	0.04%	0.56%	47,000	21,000	-	-	-
Warehouse/Distribution	15,117,625	10.96%	1.21%	12.17%	5.45%	6.73%	194,263	641,711	-	227,000	$6.72
Richland Total	**25,148,838**	**6.74%**	**0.73%**	**7.47%**	**3.41%**	**4.35%**	**254,823**	**730,010**	**-**	**293,000**	**$6.94**

South Carolina | Q3 2025 Industrial Market Summary By County

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Saluda											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	150,929	-	-	-	-	-	-	-	-	-	-
Warehouse/Distribution	271,550	-	22.10%	22.10%	-	-	-	-	-	-	-
Saluda Total	**422,479**	**-**	**14.20%**	**14.20%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Spartanburg											
Flex/R&D	1,401,600	10.72%	3.57%	14.29%	10.72%	12.21%	47,205	26,752	-	30,000	$7.18
Manufacturing	22,794,437	2.03%	0.63%	2.66%	2.22%	2.46%	1,032,076	1,528,674	264,000	1,000,000	$4.98
Warehouse/Distribution	80,160,632	9.80%	6.02%	15.83%	10.58%	14.67%	3,567,509	6,318,580	651,160	331,000	$5.97
Spartanburg Total	**104,356,669**	**8.12%**	**4.81%**	**12.93%**	**8.75%**	**12.06%**	**4,646,790**	**7,874,006**	**915,160**	**1,361,000**	**$5.90**
Sumter											
Flex/R&D	144,163	-	-	-	-	-	-	-	-	-	-
Manufacturing	2,236,285	13.59%	-	13.59%	16.29%	13.59%	-60,181	-364,181	484,000	-	$5.50
Warehouse/Distribution	3,985,467	7.44%	-	7.44%	5.75%	5.75%	-	62,087	-	-	$3.73
Sumter Total	**6,365,915**	**9.43%**	**-**	**9.43%**	**9.32%**	**8.38%**	**-60,181**	**-302,094**	**484,000**	**-**	**$4.74**
Union											
Flex/R&D	-	-	-	-	-	-	-		-	-	-
Manufacturing	379,926	30.27%	-	30.27%	30.27%	-	-115,000	-115,000	-	-	-
Warehouse/Distribution	3,816,720	-	-	-	-	-	-	861,000	-	-	-
Union Total	**4,196,646**	**2.74%**	**-**	**2.74%**	**2.74%**	**-**	**-115,000**	**746,000**	**-**	**-**	**-**
Williamsburg											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	2,233,813	-	-	-	49.72%	49.72%	-	-1,110,759	-	-	-
Warehouse/Distribution	557,336	6.46%	-	6.46%	6.46%	6.46%	-	-	-	-	$3.00
Williamsburg Total	**2,791,149**	**1.29%**	**-**	**1.29%**	**41.09%**	**41.09%**	**-**	**-1,110,759**	**-**	**-**	**$3.00**
York											
Flex/R&D	729,202	6.08%	-	6.08%	6.43%	6.46%	180	25,755	-	53,820	$11.72
Manufacturing	5,484,758	1.46%	-	1.46%	2.38%	1.74%	-35,384	54,900	-	-	$8.50
Warehouse/Distribution	26,279,829	9.77%	4.09%	13.87%	11.92%	10.18%	-275,740	-372,047	686,793	201,223	$7.86
York Total	**32,493,789**	**8.29%**	**3.31%**	**11.60%**	**10.18%**	**8.66%**	**-310,944**	**-291,392**	**686,793**	**255,043**	**$8.47**
South Carolina											
Flex/R&D	12,381,470	6.52%	1.80%	8.32%	5.39%	6.60%	196,598	255,216	1,813,649	149,820	$10.79
Manufacturing	144,445,509	4.53%	0.32%	4.85%	5.72%	5.38%	877,679	1,436,344	2,752,020	1,711,221	$5.93
Warehouse/Distribution	370,237,033	10.86%	2.86%	13.72%	11.06%	11.99%	4,380,446	11,111,570	7,278,118	6,191,373	$6.55
South Carolina Total	**527,064,012**	**9.02%**	**2.14%**	**11.16%**	**9.46%**	**10.06%**	**5,454,723**	**12,803,130**	**11,843,787**	**8,052,414**	**$6.55**

646 offices in 74 countries on 6 continents

United States: 238
Canada: 56
Latin America: 25
Asia Pacific: 183
EMEA: 144

$4.6B
Annual revenue

2B+
Square feet managed

22,000
Professionals

In January 2021, Colliers benchmarked its industrial data set statewide. The new standard for collection is all industrial buildings 20,000 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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