

# INDUSTRIAL MARKET REPORT

## Q3 MARKET SNAPSHOT

TOTAL MARKET

BULK (100,000 SF+)



OVERALL INVENTORY\*

**57.1 MILLION SF**

OVERALL INVENTORY\*

**30.3 MILLION SF**



VACANCY

**4.27%**

VACANCY

**6.07%**



ASKING RENTS

**\$5.74 PSF**

ASKING RENTS

**\$5.43 PSF**

## Q2 CONSTRUCTION & DELIVERIES



CONSTRUCTION

**2.0 MILLION SF**



YTD DELIVERIES

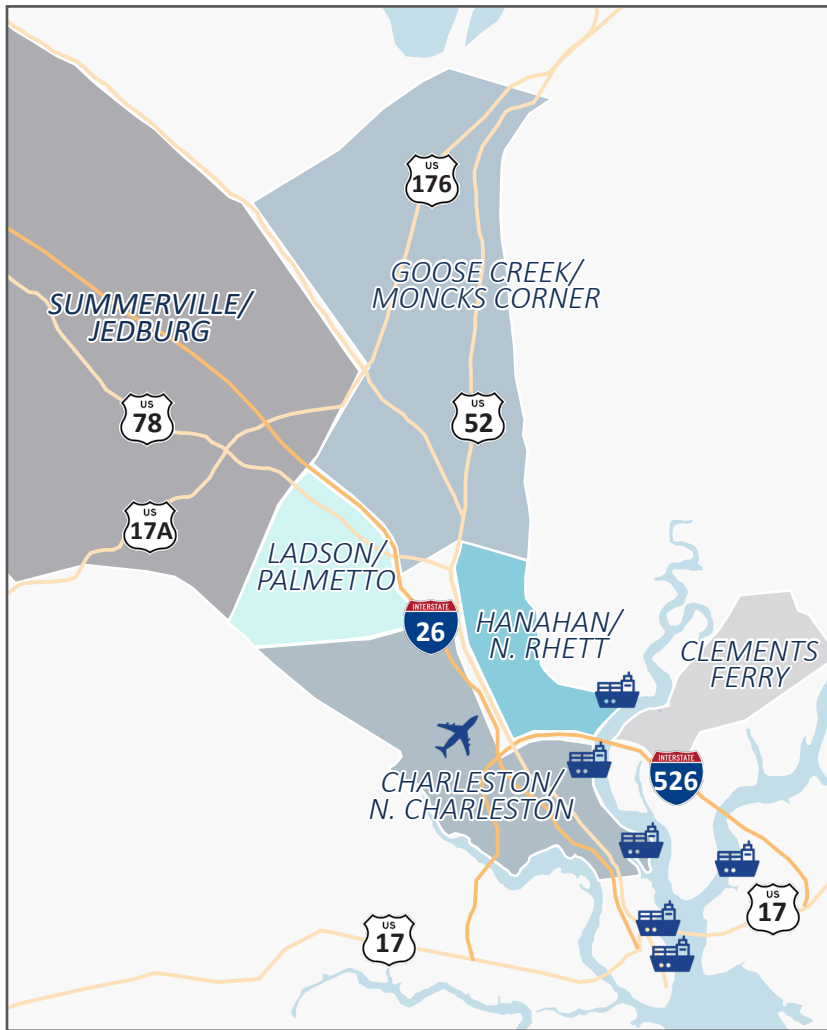
**1.2 MILLION SF**

## Q3 TRENDS & HIGHLIGHTS

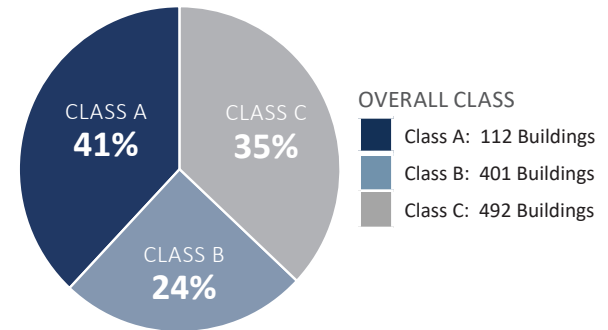
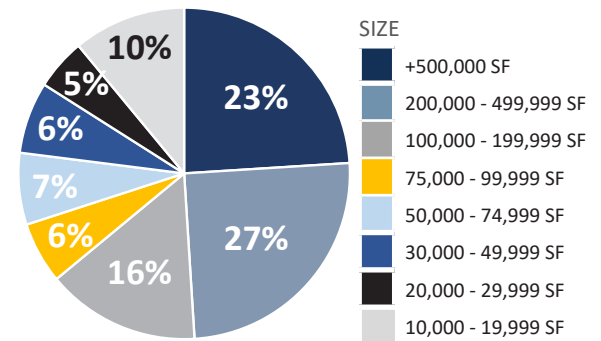
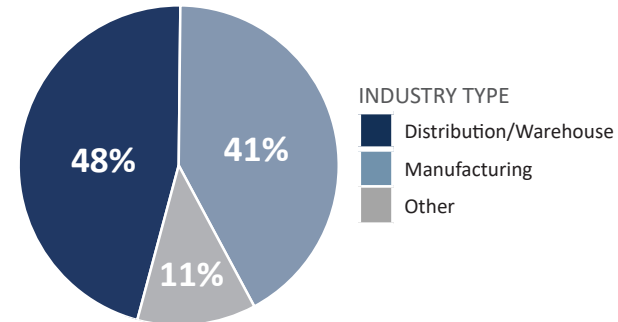
- VACANCY IS AT A RECORD LOW
- QUARTERLY AND YTD ABSORPTION REMAIN STRONG
- INDUSTRIALLY ZONED LAND SITES ARE UNDER PRESSURE TO SELL AND DEVELOP
- THE PLANNED 3,000,000 SF WALMART FACILITY IS PROVING TO BE AN ECONOMIC MULTIPLIER
- VOLVO AND MERCEDES HAVE REINSTATED FULL OPERATIONS
- BOEING DECIDES TO CONSOLIDATE 787 MANUFACTURING IN CHARLESTON
- TRANSFORMATIONAL YEAR FOR THE PORT

\* 51.7 Million SF does not include 21.6 Million SF of specialized buildings.

### Q3 SUBMARKET SUMMARY



PERCENTAGE BREAKDOWN BASED ON OVERALL SQUARE FOOTAGE BY TYPE, SIZE & CLASS



### ALL NON-SPECIALIZED BUILDINGS (+10,000 SF)

SUBMARKET	RBA SF	# OF BLDGS	TOTAL VACANT SF	VACANCY RATE	WEIGHTED AVG. ASKING BASE RENT	UNDER CONSTRUCTION SF	YTD DELIVERIES SF
Charleston/N. Charleston	16,056,029	478	531,134	3.31%	\$7.95	550,000	-
Hanahan/North Rhett	4,987,565	47	103,000	2.07%	\$5.15	-	-
Ladson/Palmetto	7,080,706	94	623,785	8.81%	\$5.96	124,800	795,703
Clements Ferry	5,641,491	105	150,235	2.66%	\$6.22	-	-
Summerville/Jedburg	13,467,638	167	477,920	3.55%	\$5.03	507,000	362,498
Goose Creek/Moncks Corner	2,680,087	44	275,000	10.26%	\$1.91	815,000	-
Other*	1,753,059	80	46,500	2.65%	\$6.25	-	-
<b>TOTAL MARKET**</b>	<b>51,666,575</b>	<b>1,015</b>	<b>2,207,574</b>	<b>4.27%</b>	<b>\$5.72</b>	<b>1,996,800</b>	<b>1,158,201</b>

Bridge tracks buildings 10,000 SF and greater.

Bridge uses only internal research within its Charleston office for its market research.

\*Other includes Ridgeville, St. George and other outlying rural areas within +/-50 miles of I-26/526.

\*\*Total market statistics do not include specialty or specialty manufacturing buildings (21.4 Million SF).

Source: Bridge Commercial

## CHARLESTON'S INDUSTRIAL MARKET - FULL SPEED AHEAD

### PORT MAKES HUGE ADVANCES

- 3,000,000 SF Walmart import distribution center announced for Ridgeville Industrial Campus. The Walmart facility will create 1,000 jobs and will be the center for direct imports.

*\*Source: CRDA*

- Once completed, the new storage and cross-dock Walmart facility will be served by the Port of Charleston and will supply several regional distribution centers supporting approximately 850 Walmart stores and Sam's Clubs across South Carolina and beyond.

*\*Source: CRDA*

- Record CAPEX in 2020 with ongoing construction of Leatherman Terminal. Anticipate early 2021 port utilization.

*\*Source: SCSPA*

- Biggest container ship to ever call on US East Coast, 15,072 TEU "Brazil", made Charleston the last US port of call before it headed overseas illustrating the success of the harbor deepening strategy and the investment in infrastructure.

*\*Source: SCSPA*

### FLY BOEING - 787 CONSOLIDATION

- The Boeing Company has confirmed it will consolidate production of its 787 Dreamliner jet in South Carolina, closing the 787 production line in Everett, Washington.

### VOLVO - THE EMERGING GIANT

- Volvo Cars plans to build an electric battery manufacturing facility at its \$1.1 billion campus along Interstate 26 near Ridgeville.

*\*Source: Post & Courier*

- Volvo's plan is part of the \$600 million additional investment in the site that Volvo announced in 2017 (after the original \$500 million investment announcement in 2015 to build S60 sedans) and will include new offices, a second production line and training center called Volvo Car University.

*\*Source: Post & Courier*

### THE RACE IS ON

- The Charleston industrial market absorbed several of the larger, Class "A" options within the past quarter. With only one space option of 300,000 SF that is vacant and available, the market needs more larger concept buildings.
- The Silverman Group will deliver a much needed 537,000 SF cross-dock building in August of 2021.

## NOTABLE TRANSACTIONS



### WALMART

3,000,000 SF build-to-suit in Ridgeville Industrial Campus.



### 3G EXPANSION

587,000 SF lease in Omni Industrial Campus.



### DAYE

310,000 SF lease in Ladson Industrial Park



### CONFIDENTIAL

247,000 SF lease in North Pointe Commerce Park



### CONFIDENTIAL

103,000 SF lease in North Rhett Commerce Center

## INDUSTRIAL OPPORTUNITIES



**7770 PALMETTO COMMERCE PKWY**  
Palmetto Commerce  
±196,540 SF Available



**1020 NORTHPOINTE INDUSTRIAL BLVD**  
Hanahan/N. Rhett  
305,423 SF Available



**1124 NEWTON WAY**  
Summerville/Jedburg  
±171,846 SF Available



**2550 W. 5TH NORTH STREET**  
Summerville/Jedburg  
50,000 - 600,000 SF Available



**CHARLESTON LOGISTICS CENTER**  
Summerville/Jedburg  
± 64,000 - 163,182 SF Available



**BERKELEY CHARLESTON TRADEPORT**  
Summerville/Jedburg  
±247,830 SF Available

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*Bridge Commercial uses only internal research within its Charleston office for its market data.*

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