

COLUMBIA MARKET HIGHLIGHTS

Tariffs are currently a focal point of national attention. In a recent SIOR webinar, economist Mark Dotzour highlighted that it's not surprising other countries are upset by the U.S. reciprocating tariffs. After all, many have benefited from unbalanced trade practices with the U.S. for over four decades. Dotzour also emphasized the importance of addressing the trade deficit. Failure to do so could lead to increased inflation, which typically favors real estate assets over others.

While uncertainty looms on a national level, the Southeast market remains resilient. Currently, we are maintaining a healthy 6.0% vacancy rate in the Columbia Market. Additionally, with Scout Motors' suppliers beginning to explore available spaces, we anticipate upward pressure on rents as these spaces are leased over the next 5-6 months.

Historic Comparison

	Current Quarter	Prior Quarter	Year Ago Period	Forecast
Total Inventory	77.5 MSF	76.8 MSF	74.9 MSF	↑
Vacancy Rate	6.0%	6.2%	4.9%	→
Quarterly Net Absorption	727,518 SF	372,632 SF	382,741 SF	↑
Average Asking Rent	\$6.78	\$6.50	\$5.67	↑

* Asking rents are NNN



6.0%

VACANCY RATE (%)



727,518 SF

NET ABSORPTION (SF)



\$6.78

ASKING RENT (\$/SF)



77.5 M

INVENTORY (SF)

NOTABLE TRANSACTIONS

Select Lease Transactions

7216-7218 Middle St



1250 Kitty Hawk



1000 Fontaine Rd



Submarket	Rent (NNN)	Type	Square Feet
Northeast Columbia	\$7.50/SF	New	±7,500 SF
Cayce/West Columbia	\$8.00/SF	New	±10,500 SF
Northeast Columbia	\$6.95/SF	New	±14,500 SF

Select Sales Transactions

2301 Airport Blvd



971 Harbor Dr



1051 Gates Rd



Submarket	Square Feet	Sales Price	Price/SF
Cayce/West Columbia	±8,666 SF	\$760,000	\$87.70
Cayce/West Columbia	±28,000 SF	\$2,300,000	\$82.14
Dutch Fork/Irmo	±5,000 SF	\$510,000	\$102.00

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Q1 2025 Industrial Market Summary | Columbia

	Inventory (SF)	Vacancy Rate	Availability Rate	Qtr Absorption (SF)	INDUSTRIAL Asking Rent (Price/SF)	FLEX Asking Rent (Price/SF)	Total Asking Rent (Price/SF)
Cayce/W Columbia	22,646,428	7.8%	9.2%	315,396	\$7.07	\$11.76	\$7.51
Downtown (CBD)	710,789	1.3%	6.9%	3,100	\$5.61	-	\$5.61
Dutch Fork / Irmo	1,819,545	5.9%	6.4%	-1,940	\$8.00	\$11.24	\$9.62
Fairfield County	3,135,842	0.3%	0.9%	-	-	-	-
Kershaw County	7,573,269	17.0%	15.8%	-97,776	\$3.98	-	\$3.98
Lexington	8,108,206	0.4%	0.7%	1,600	\$9.68	\$12.92	\$10.33
North Columbia	4,562,090	5.9%	4.3%	31,136	\$5.77	\$18.00	\$6.39
Northeast Columbia	10,023,814	3.8%	7.4%	352,658	\$6.31	\$8.60	\$6.46
Southeast Columbia	17,086,907	4.4%	5.7%	142,056	\$6.29	\$8.88	\$6.50
Saint Andrews	1,791,406	3.9%	4.8%	-18,712	\$8.99	\$9.00	\$8.99
Market	77,458,506	6.0%	7.1%	727,518	\$6.31	\$10.66	\$6.78

* Asking rents are NNN

* Market Summary Data does not include Forest Acres, Saluda, Outlying Richland, Outlying Lexington, or Outlying Calhoun County

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