

## COLUMBIA MARKET HIGHLIGHTS

Tariffs continue to weigh heavy and are delaying many real estate decisions. Hopefully once this settles out, we will get deals flowing better again. One example is EV battery manufacturing AESC in Florence paused their construction project of their plant.

Also, China controls up to 70% of rare Earth minerals and magnets. This has auto companies (and others) in a tizzy according to Frank Eckard, CEO of a German magnet Company.

Despite this, Columbia has weathered the storm better than most and activity is still moderate. Unfortunately, spaces are sitting longer than in 2024.

Vacancy is still relatively low at 6.1%, but as noted above, quarterly net absorption is at -337,356 SF.

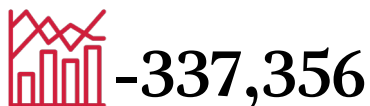
### Historic Comparison

	Current Quarter	Prior Quarter	Year Ago Period	Forecast
Total Inventory	78.7 MSF	78.4 MSF	76.1 MSF	↑
Vacancy Rate	6.1%	5.8%	4.6%	→
Quarterly Net Absorption	-337,356 SF	748,568 SF	231,735 SF	→
Average Asking Rent	\$6.62	\$6.76	\$6.41	→

\* Asking rents are NNN



VACANCY RATE (%)



NET ABSORPTION (SF)



ASKING RENT (\$/SF)



INVENTORY (SF)

### NOTABLE TRANSACTIONS

#### Select Lease Transactions

##### 2 C Trotter Rd.



##### 1340 Old Dairy Dr.



##### 1414 Old Dairy Dr.



Submarket	Rent (NNN)	Type	Square Feet
Cayce/West Columbia	\$15.00/SF	Renewal	±6,500 SF
Southeast Columbia	\$7.50/SF	New	±20,000 SF
Southeast Columbia	\$7.50/SF	New	±15,000 SF

#### Select Sales Transactions

##### 825 Garland St.



##### 1104 Shop Rd.



##### 3150 Charleston Hwy



Submarket	Square Feet	Sales Price	Price/SF
Southeast Columbia	±67,000 SF	\$5,200,000	\$77.61
Southeast Columbia	±36,326 SF	\$3,600,000	\$99.10
Cayce/West Columbia	±235,000 SF	\$8,500,000	\$36.17

#### Q2 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	22,931,850	7.7%	7.5%	1,927	\$7.36	\$12.00	\$7.74
Downtown (CBD)	693,489	1.3%	7.1%	-	\$5.61	-	\$5.61
Dutch Fork / Irmo	1,806,612	17.1%	17.9%	-210,684	10.00	\$10.75	\$10.98
Fairfield County	3,135,842	0.3%	0.9%	-	-	-	-
Kershaw County	7,585,534	17.0%	15.8%	-5,109	-	-	\$4.00
Lexington	8,146,493	0.5%	0.5%	-5,292	\$7.92	\$12.92	\$8.64
North Columbia	4,616,546	6.4%	4.6%	-24,215	\$6.23	\$18.00	\$6.81
Northeast Columbia	10,413,519	5.8%	7.7%	571	\$5.67	\$10.08	\$5.90
Southeast Columbia	17,584,704	4.8%	5.8%	-101,019	\$6.27	\$8.45	\$6.57
Saint Andrews	1,787,782	4.1%	4.4%	-2,335	\$8.09	\$9.00	\$8.29
<b>Market</b>	<b>78,702,371</b>	<b>6.1%</b>	<b>7.6%</b>	<b>-337,356</b>	<b>\$6.14</b>	<b>\$10.32</b>	<b>\$6.62</b>

\* 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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