

COLUMBIA MARKET HIGHLIGHTS

The future of U.S. manufacturing is debated — some see a comeback of American-made goods, while others doubt its feasibility. Reviving the sector will demand addressing major labor shortages and embracing modernization.

Though manufacturing remains a \$2 trillion industry with strong economic impact, the U.S. has lost a third of its workforce since 1979, and millions of jobs risk going unfilled. Sustaining growth will require AI, automation, and a renewed focus on workforce training.

Rather than relying on new factories, the first step in onshoring is unlocking “shadow factories” — untapped capacity within existing plants. Through AI-driven efficiency gains and reduced downtime, manufacturers could add production equal to new facilities without massive capital investment.

Historic Comparison

	Current Quarter	Prior Quarter	Year Ago Period	Forecast
Total Inventory	79.1 MSF	79.0 MSF	76.6 MSF	↑
Vacancy Rate	6.2%	6.8%	4.6%	↑
Quarterly Net Absorption	505,467 SF	-404,056 SF	55,439 SF	→
Average Asking Rent	\$6.83	\$6.61	\$6.34	↑

* Asking rents are NNN



VACANCY RATE (%) NET ABSORPTION (SF)



ASKING RENT (\$/SF)



INVENTORY (SF)

NOTABLE TRANSACTIONS

Select Lease Transactions

439 Burton Rd.



825 Bistline Dr.



1364 Northpoint Blvd.



Submarket	Rent (NNN)	Type	Square Feet
Lexington	\$12.00/SF	New	±5,000 SF
Cayce/ West Columbia	\$7.00/SF	New	±200,000 SF
Northeast Columbia	Withheld	New	±98,250 SF

Select Sales Transactions

1421 Atlas Rd.



930 Rosewood Dr.



1200 Veterans Rd.



Submarket	Square Feet	Sales Price	Price/SF
Southeast Columbia	±17,000 SF	\$1,400,000	\$82.35
Southeast Columbia	±33,600 SF	\$2,870,000	\$85.27
Southeast Columbia	±7,800 SF	\$950,000	\$121.79

COLUMBIA MARKET HIGHLIGHTS

Q3 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	23,199,349	8.8%	9.8%	-276,404	\$7.27	\$12.14	\$7.67
Downtown (CBD)	693,489	1.3%	7.1%	-	\$5.61	-	\$5.61
Dutch Fork / Irmo	1,817,919	14.1%	15.2%	62,617	\$4.69	\$11.05	\$11.24
Fairfield County	3,122,710	0.3%	0.9%	-	-	-	-
Kershaw County	7,640,506	12.6%	11.6%	329,768	\$3.75	-	\$3.75
Lexington	8,178,958	0.4%	0.9%	24,775	\$8.17	\$12.73	\$9.10
North Columbia	4,675,086	5.9%	2.7%	17,935	\$6.23	\$18.00	\$6.81
Northeast Columbia	10,665,374	6.0%	8.5%	113,563	\$5.77	\$11.50	\$6.65
Southeast Columbia	17,271,757	3.6%	8.0%	606,134	\$5.94	\$8.85	\$6.10
Saint Andrews	1,781,0332	3.6%	5.0%	8,700	\$7.53	\$9.00	\$7.75
Market	79,046,180	6.2%	7.6%	505,467	\$6.19	\$11.20	\$6.83

* Asking rents are NNN

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

Catie McGovern
 Marketing and Research Coordinator
 803.255.8611
 Catie@wilsonkibler.com

WILSON KIBLER COLUMBIA
 803.779.8600
 1545 Sumter Street
 Columbia, SC 29201

WILSON KIBLER GREENVILLE
 864.679.8600
 13 E Coffee Street
 Greenville, SC 29601

All information contained in this publication is derived from sources that are deemed to be reliable. However, Wilson Kibler has not verified any such information, and the same constitutes the statements and representations only of the source thereof, and not of Wilson Kibler. Any recipient of this publication should independently verify such information and all other information that may be material to any decision that recipient may make in response to this publication and should consult with professionals of the recipient's choice with regard to all aspects of that decision, including its legal, financial, and tax aspects and implications. Any recipient of this publication may not, without the prior written approval of Wilson Kibler, distribute, disseminate, publish, transmit, copy, broadcast, upload, download, or in any other way reproduce this publication or any of the information it contains.