

COLUMBIA MARKET HIGHLIGHTS

In the current quarter, Columbia's industrial market remains resilient, supported by broader economic momentum. The Fear & Greed Index edged up to 58, signaling mild expansion and improving business confidence, and South Carolina's ranking is the No. 2 state for overall business. Nearshoring trends, particularly strong across the Southern U.S., are reinforcing demand for well-located industrial markets like Columbia, as companies prioritize supply-chain efficiency and domestic manufacturing. Some short-term uncertainty remains - especially as the upcoming 2026 USMCA (former NAFTA) review will help clarify future trade relationships between the U.S., Mexico, and Canada, further influencing industrial activity and cross-border logistics throughout the region.

Locally, Columbia benefits from these trends due to its central location within South Carolina, access to major interstate corridors, and proximity to the Port of Charleston. As nearshoring and domestic production activity continue to favor the Southeast, Columbia is well positioned to capture spillover industrial demand from larger coastal and port-driven markets, supporting stable absorption and continued interest from both regional and national users this quarter. Recently, the nicer buildings with sprinklers and tall ceilings have had the edge, despite costing more.

Historic Comparison

	Current Quarter	Prior Quarter	Year Ago Period	Forecast
Total Inventory	79.4 MSF	79.4 MSF	78.4 MSF	↑
Vacancy Rate	4.4%	6.2%	6.2%	→
Quarterly Net Absorption	1,397,603 SF	510,967 SF	380,432 SF	↓
Average Asking Rent	\$6.55	\$6.83	\$6.48	↑

* Asking rents are NNN



4.4%



1,397,603



\$6.55



79.4 M

VACANCY RATE (%)

NET ABSORPTION (SF)

ASKING RENT (\$/SF)

INVENTORY (SF)

NOTABLE TRANSACTIONS

Select Lease Transactions

439 Burton Rd.



3197 Chs Hwy.



425 Distribution Dr.



Submarket	Rent (NNN)	Type	Square Feet
Lexington	\$12.00/SF	New	±15,000 SF
Cayce/ West Columbia	\$9.69/SF	New	±13,591 SF
Cayce/ West Columbia	Withheld	New	±56,160 SF

Select Sales Transactions

1703 Atlas Rd.



541 Industrial Dr.



2822 Commerce Dr.



Submarket	Square Feet	Sales Price	Price/SF
Southeast Columbia	±67,000 SF	\$2,500,000	\$36.88
Lexington	±110,000 SF	\$5,500,000	\$49.55
Southeast Columbia	±80,000 SF	\$2,921,800	\$36.52

Q4 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	23,321,243	2.5%	4.2%	1,473,003	\$7.33	\$11.55	\$7.50
Downtown (CBD)	693,489	1.4%	7.7%	-	\$5.61	-	\$5.61
Dutch Fork / Irmo	1,823,690	13.1%	14.2%	4,200	\$8.00	\$11.25	\$11.46
Fairfield County	3,122,710	0.3%	0.9%	-	-	-	-
Kershaw County	7,643,746	13.9%	12.9%	-99,856	\$4.29	-	\$4.29
Lexington	8,182,411	0.4%	0.4%	1,400	\$8.09	\$12.48	\$9.30
North Columbia	4,678,445	6.8%	2.4%	-40,713	\$6.34	\$18.00	\$6.80
Northeast Columbia	10,769,011	3.5%	7.8%	260,571	\$6.09	\$11.50	\$6.90
Southeast Columbia	17,377,995	4.7%	7.3%	-183,376	\$6.11	\$10.52	\$6.35
Saint Andrews	1,788,217	4.6%	4.9%	-17,626	\$8.00	\$9.00	\$8.12
Market	79,350,957	4.4%	5.7%	1,397,603	\$6.03	\$11.34	\$6.55

* 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.