Wilson Kibler
COMMERCIAL REAL ESTATE

Q326 INDUSTRIAL

COLUMBIA MARKET HIGHLIGHTS

Columbia's industrial sector's rents continue to rise with low vacancy. Inventory via new construction has grown, showing signs of confidence in the market.

Transaction volume remains steady as Columbia's market continues to evolve. While large box developments of 200,000 square feet and above are still being built, we are seeing smaller speculative developments in the sub-50,000 square foot range. This construction has been rare since before the Great Recession.

The demand for this reduced-size product is strong, and higher demand has created rising rents near $12.00 per square foot, NNN, for 5,000 to 16,000 square foot bays. These increased rents make new, speculative construction of less than 20,000 square feet feasible again.

Historic Comparison

	Current Quarter	Prior Quarter	Year Ago Period	Forecast
Total Inventory	85.1 MSF	84.9 MSF	84.5 MSF	↑
Vacancy Rate	5.4%	5.0%	5.3%	↑
Quarterly Net Absorption	-300,874 SF	67,935 SF	525,920 SF	↓
Average Asking Rent	$7.27	$6.88	$6.68	↑

**Asking rents are NNN*

5.4%
VACANCY RATE (%)

-300,874 SF
NET ABSORPTION (SF)

$7.27
ASKING RENT ($/SF)

85.1M
INVENTORY (SF)

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Q3 26 INDUSTRIAL

COLUMBIA MARKET HIGHLIGHTS

NOTABLE TRANSACTIONS

Select Sales Transactions

	Submarket	Square Feet	Sales Price	Price/SF
1020 2nd Ave	Southeast Columbia	±134,000 SF	$6,500,000	$48.50
225 Old Wire Rd	West Columbia	±43,750 SF	$5,700,000	$130.29
1030 Metso Way	Northeast Columbia	±244,945 SF	$18,700,000	$76.39

Select Lease Transactions

	Submarket	Rent (NNN)	Type	Square Feet
1630 Old Dunbar Rd	Cayce/West Columbia	$7.05/SF	New	±21,841 SF
481 Industrial Dr	Lexington	$12.00/SF	New	±6,000 SF
1135 Walter Price Dr	West Columbia	$8.50/SF	New	±24,000 SF

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COLUMBIA MARKET HIGHLIGHTS

Q3 2026 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	22,819,315	2.4%	6.6%	65,827	$7.28	$12.57	$7.92
Downtown (CBD)	643,489	1.4%	4.9%	-	$4.95	$6.00	$5.25
Dutch Fork/Irmo	1,804,585	4.2%	4.3%	-19,800	$15.06	$11.43	$11.89
Fairfield County	3,298,710	2.6%	2.6%	-	-	-	-
Forest Acres	269,259	0.3%	0.3%	6,060	$10.50	$10.00	$10.16
Kershaw County	9,401,199	10.3%	6.4%	-111,618	$4.50	$6.25	$4.56
Lexington	8,228,043	1.0%	2.3%	-30,779	$9.70	$11.35	$9.99
North Columbia	4,710,986	4.3%	2.1%	20,418	$8.30	-	$8.30
Northeast Columbia	10,803,590	9.4%	9.3%	-252,883	$6.75	$9.72	$7.00
Outlying Calhoun County	1,065,418	26.2%	26.2%	16,200	$8.25	-	$8.25
Outlying Lexington County	1,289,891	1.5%	2.6%	-10,000	-	-	-
Outlying Richland County	449,331	0.0%	0.0%	-	-	-	-
Saint Andrews	1,365,416	1.8%	2.9%	30,000	$8.54	$9.21	$8.76
Saluda	609,553	28.0%	28.0%	-2,526	$3.49	$16.00	$3.68
Southeast Columbia	17,922,626	5.9%	7.5%	6815	$7.03	$10.22	$7.23
Market	85,093,744	5.4%	6.2%	-300,874	$6.78	$10.89	$7.27

Asking rents are NNN

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