

# Charleston, SC **OFFICES**

**Market & Forecast Report** 



**Q4'19** 

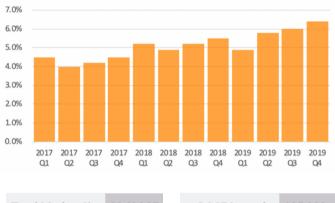
Q3'20 Q1'20 Q2'20







# **Vacancy**



6.4 %

Q1'20





Q2'20 Q3'20

**Total Market Size 30.8M SF** 

Q4 SF Leased

135,380

# **Net Absorption**



Q4'19

Q2'20 Q3'20









MIKE FERRER, CCIM, MCR (843) 568-3427



FERRER COMMERCIAL REAL ESTATE ADVISORS, LLC

### **Fconomic Drivers**

- · Booming tech sector ranked #9 place in the USA to launch a startup
- · Quality of life
- Diversified economy

### Headwinds

- Global political instability
- Base Realignment and Closure
- Cooling global economy
- · Increased demand on infrastructure, water, power, and increased traffic
- Lack of affordable buildable sites

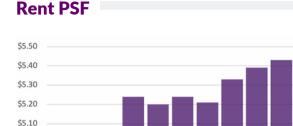
Statistics from Costar.com. The information contained herein was obtained from sources believed reliable, however, Ferrer Commercial Real Estate Advisors, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.



# Charleston, SC INDUSTRIAL

**Market & Forecast Report** 

Q4 2019





**Q**4′19

\$5.43

Q1'20 Q2'20 Q3'2







# **Vacancy**

02

03 04 01 02 03 04

\$5.00

\$4.90



2017 2017 2017 2018 2018 2018 2018 2019 2019 2019 2019

01 02

Q3



6.90 %

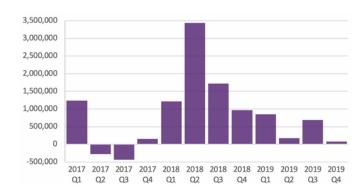
Q1'20 Q2'20 Q3'20







# **Net Absorption**



**0** Q4'19

80,856 SF

Q1'20 Q2'20 Q3'20







MIKE FERRER, CCIM, MCR (843) 568-3427



FERRER COMMERCIAL REAL ESTATE ADVISORS, LLC

### **Economic Drivers**

- Booming tech sector ranked #9 place in the USA to launch a startup
- Quality of life
- Diversified economy
- SC Port Authority saw 5% growth in volumes.

### **Headwinds**

- Global political instability
- Trade Wars and uncertain tariff situation negatively impacting demand for warehouse space
- Labor disputed and rise in base pay and minimum wage to force some regional jobs to relocate to cheaper labor markets
- Boeing Suspending production of 737 Max will reduce demand for space from suppliers
- Base Realignment and Closure
- · Cooling global economy
- Inland ports in upstate moving demand away from the coast of logistic services and space
- Increased demand on infrastructure, water, power, and increased traffic
- Lack of affordable buildable sites

Statistics from Costar.com. The information contained herein was obtained from sources believed reliable, however, Ferrer Commercial Real Estate Advisors, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.