



"Columbia's industrial market continues to evolve, with moderated net absorption and elevated deliveries pushing the vacancy rate to 6.1%—still below national and regional averages. While long-term fundamentals remain strong, including ongoing investment in the EV sector and a strategic logistical position, the market is feeling the effects of rising construction activity and more calculated tenant demand. Adding to this dynamic environment, recent shifts in federal trade policy and tariff adjustments have introduced new layers of volatility, particularly for manufacturers and logistics firms navigating cost uncertainties in supply chains."

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INDUSTRIAL OVERVIEW

Columbia's slower population growth and a less dynamic economy have kept speculative industrial construction levels lower than in-state rivals such as Charleston and Greenville. Compared to historical levels, however, the Columbia market concluded its third consecutive year of record deliveries in 2024.

Moderating net absorption has led supply to outpace demand, lifting the vacancy rate by more than 200 basis points to 6.1%. This is still well below the national average, the market's historical norm, and faster-growing industrial markets such as Charleston and Spartanburg, where a wave of speculative construction pushed vacancy rates into the double digits.

A diverse group of manufacturers, logistics operations, and retail distributors occupy the metro's largest floor plans here. However, Columbia's economy is driven largely by the state government and the state's flagship University of South Carolina. As a result, private industry has clustered near more dynamic markets such as Greenville and Charleston.

More recently, though, Columbia is benefitting from federal and state investments in attracting manufacturers, especially in the electric vehicle sector. Volkswagen subsidiary Scout Motors is underway on a 600,000-SF production facility in Blythewood, which will eventually hire more than 1,000. Once production begins there, demand from suppliers for manufacturing space could follow.

Industrial Trends



Vacancy

Q1



YOY



Rent/SF

Q1



YOY



Absorption

Q1



YOY



Construction

Q1



YOY



Market Indicators

	Current Q1 2025	Prior Q4 2024	Year Ago Q1 2024
Inventory	73,069,175 SF	72,428,175 SF	70,579,343 SF
Vacancy	6.1%	6.3%	5.0%
Net Absorption	729,572 SF	482,299 SF	379,616 SF
Market Rent/SF	\$6.30	\$6.19	\$6.39
Availability	5.3 MSF 7.1%	5.3 MSF 7.1%	5.2 MSF 7.1%
Under Construction	2.5 MSF	3.1 MSF	3.0 MSF
Delivered	641,000 SF	1.5 MSF	704,040 SF

Source: CoStar

Industrial

INDUSTRIAL OVERVIEW - COUNTY

	Inventory	Rental Rate	Vacancy	Availability	Net Absorption	Under Construction
Calhoun	3.3 MSF	\$6.73	35.8%	34.4%	(10,000) SF	226,000 SF
Fairfield	3.1 MSF	\$2.50	0.3%	0.9	-	-
Kershaw	7.1 MSF	\$3.98	18.0%	16.7%	(97,776) SF	-
Lexington	27.2 MSF	\$7.03	2.4%	3.5	317,059 SF	412,500 SF
Richland	31.5 MSF	\$6.41	4.2%	5.9%	520,289 SF	1.9 MSF
Saluda	607,931 SF	\$10.00	-	-	-	-

Source:  CoStar

NOTABLE TRANSACTIONS



S Assembly St | Columbia, SC
13,409 SF | \$1,200,000
Ben Kelly & Patrick Chambers



Old Dunbar Rd | West Columbia, SC
21,370 SF | \$1,425,000
John Gregory, Bill Lamar, & Tristan Lee

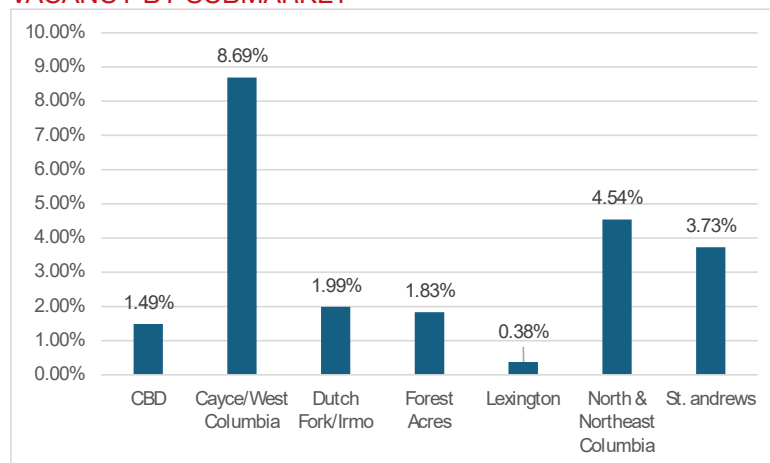


1908 Richland Ave | Aiken, SC
2,633 SF
John Gregory & Bill Lamar

RENTAL RATE BY SUBMARKET



VACANCY BY SUBMARKET



ABOUT NAI COLUMBIA

NAI Columbia is a full-service commercial real estate firm located in Columbia, South Carolina providing customized brokerage, property management, project management, development, research, and consulting services throughout South Carolina and beyond. NAI Columbia is broker-owned with over 200 years of combined local experience among its eight partners. Founded in 2019, the firm is a partnership with NAI Earle Furman in Greenville, S.C., along with eight local partners that served as senior brokers with NAI Avant, which derived from national real estate developer Edens and Avant, before its sunseting and reformation as NAI Columbia under new leadership and a new company structure. NAIC is a member of the NAI Global commercial real estate network providing real estate solutions through 375+ offices worldwide. For more information visit www.naicolumbia.com.