Colliers

Greenville - Spartanburg

Industrial 25Q1

Key Takeaways

- Speculative construction pipeline emptying as next wave is in planning
- Heavy power access of interest for manufacturing and data center users
- Deals from 2024 are pushing towards the finish line, while new activity is slowing due to economic uncertainty

		YOY	Forecast
Vacancy Rate	9.28%	▼	▼
Net Absorption	3.0M SF	▲	▼
Under Construction	2.85M SF	▼	▼
Class A Warehouse NNN Rent	$6.66/SF	▲	▲

Momentum continues despite trade uncertainty

The Greenville-Spartanburg industrial market carried momentum from a tremendous Q4 into the first quarter of 2025 as multiple bulk deals were finalized early in the year, driving vacancy below 10% for the first time in over a year. Manufacturing users, headlined by Eaton's 861,000-square-foot lease in Union County, and in-market warehousing tenants comprised the bulk of activity, while data centers are seeking space with existing heavy power infrastructure. Inland Port Greer's expansion, completed in March, brings additional connectivity across the Southeast with expanded container yards and additional rail capacity. However, tariff-driven economic uncertainty is slowing new activity even as the existing deal pipeline continues towards completion, though the market's strong fundamentals and advanced industry presence create a favorable long-term outlook.

Market Indicators

4.06% Unemployment Rate

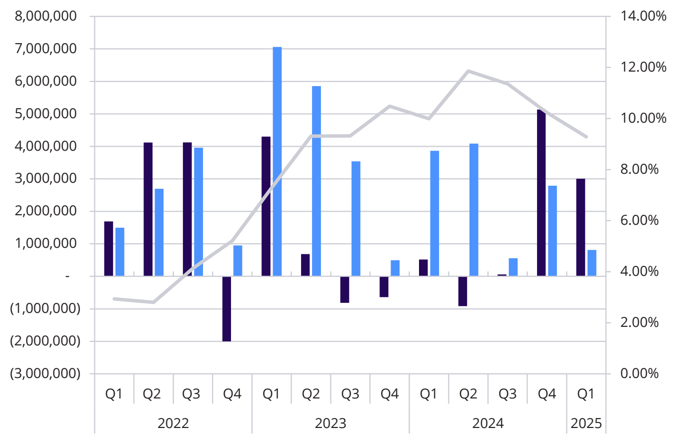
3.23% GDP - % change yr/yr

4.210% U.S. 10 Year Treasury Note

Historic Comparison

	24Q1	24Q4	25Q1
Total Inventory (in Millions of SF)	238.7	248.0	250.9
Supply Change (in Millions of SF)	0.5	2.8	0.8
Net Absorption (in Millions of SF)	0.4	5.3	3.0
Overall Vacancy	10.76%	10.23%	9.28%
Under Construction (in Millions of SF)	9.6	3.9	3.2
Overall Averaged NNN Lease Rates (in $/SF)	$5.28	$5.38	$5.47

Market Graph



Vacancy dove to 9.28% with 3,005,647 square feet of net absorption, while overall lease rates grew further to $5.47 per square foot. The delivery of 811,801 square feet of new supply further lowered the construction pipeline to 3,151,410 square feet, while less than 900,000 square feet of speculative space is expected to deliver beyond Q2.

Recent Transactions

Lease
Spartan Enterprise Bldg. 2
Greater Spartanburg
162.6K SF

Lease
Port 290 - Building A
Greer Duncan
473.8K SF

Lease
3805 Fur. Fendley Hwy.
Union County
861.0K SF

Lease
805 Victory Trail Rd.
Cherokee County
208.0K SF

Sale
14 Commerce Dr.
Cherokee County
120.0K SF | $6.2M

Sale
4000 S. Pine St.
Greater Spartanburg
905.5K SF | $20.5M

Greenville-Spartanburg Capital Investments

Q4 2024 - Q1 2025

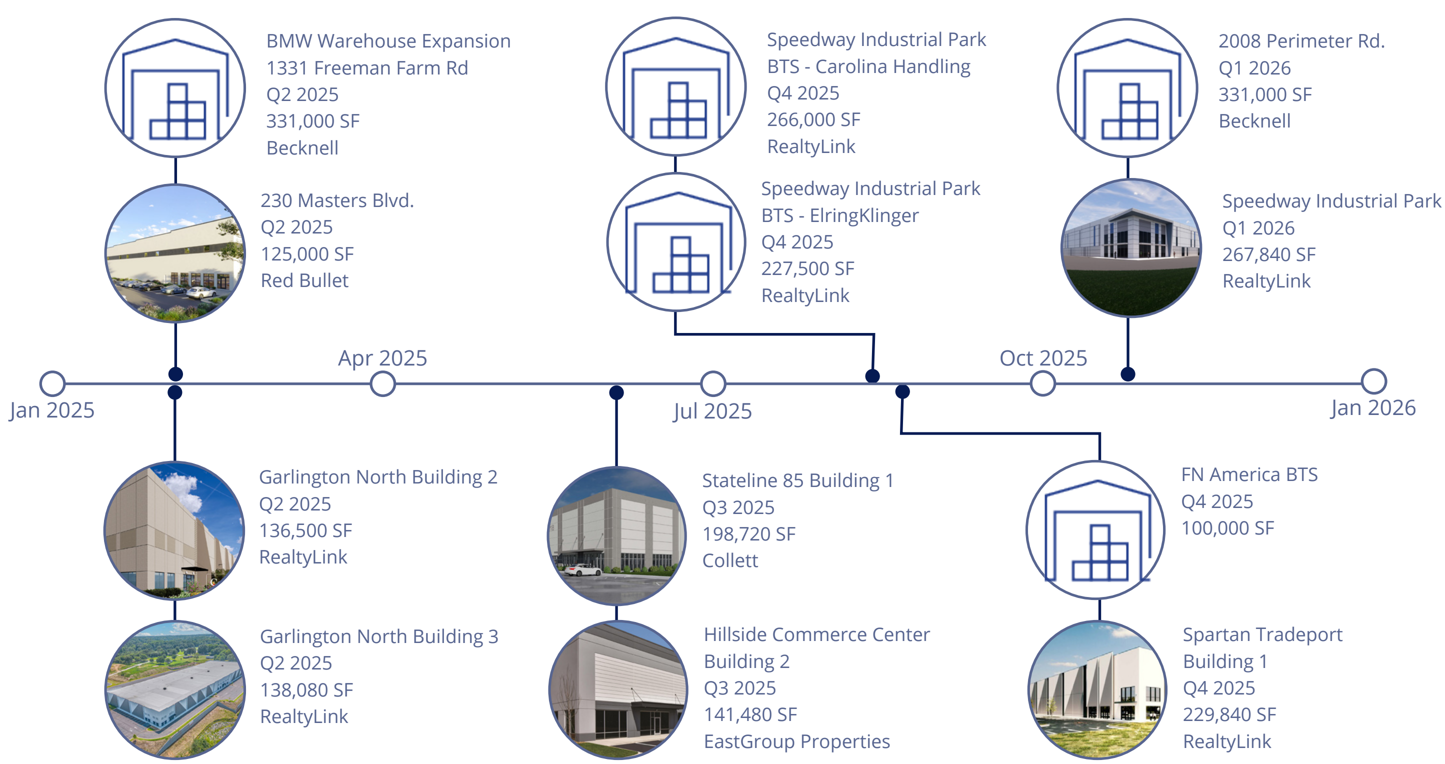
Date	Company	Investment	Jobs	County	Industry
9/10/2024	ARKU, Inc	$0	10	Spartanburg	Sheet metal leveling
9/17/2024	Keurig Dr Pepper, Inc	$141,000,000	84	Spartanburg	Producer of hot and cold beverages
9/24/2024	Smartpress	$9,600,000	150	Spartanburg	Commercial online printing company
10/29/2024	Casting Cleaning Resources	$5,000,000	42	Greenwood	Cleaning Services
10/30/2024	Koops Automation Systems	$10,200,000	26	Greenville	Custom Automation Equipment
11/7/2024	Harbor Freight Tools USA, Inc.	$30,000,000	36	Anderson	Tools manufacturer
11/13/2024	Samaritan Biologics	$5,000,000	85	Greenville	Medical technology
11/19/2024	Milo's Tea Company	$53,000,000	80	Spartanburg	Beverage company
12/3/2024	AFL (America Fujikura) - HQ	$155,000,000	150	Spartanburg	Fiber optics
12/4/2024	Magna Drive Automotive	$103,000,000	50	Greenville	Automotive components
12/4/2024	Magna Drive Automotive	$97,000,000	150	Greenville	Automotive components
12/9/2024	Meyn America, LLC	$50,000,000	172	Oconee	Poultry processing solutions
1/7/2025	Luck Companies	$132,000,000	25	Spartanburg	Crushed stone and materials provider
2/11/2025	Eaton	$340,000,000	700	Union	Three-phase transformer manufacturer
2/12/2025	Isuzu	$280,000,000	700	Greenville	Commercial automotive assembly
2/19/2025	Eastern Engineered Wood Products	$18,700,000	31	Anderson	Engineered wood distributor

Source: South Carolina Department of Commerce

Development Pipeline (100K SF+)

Greenville-Spartanburg

Total Under Construction
(all sizes)
3.1M SF

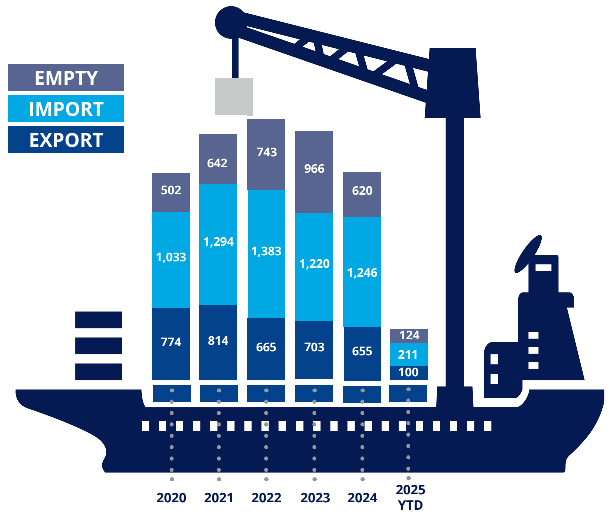


Sources: Colliers, CoStar

Port of Charleston

Through February, the Port of Charleston saw total volume grow by 4%—almost the entirely the result of increased empty container exports, while loaded container export volume decreased by 17.43% year-over-year in a potential sign of lowering demand overseas. Growing uncertainty around global trade is a factor to watch. Though sharp tariff increases on Chinese goods are likely to affect Charleston ports somewhat less than Savannah, traditional European and southeastern Asian trade partners may also see significant impacts and regional exports may be impacted by retaliatory tariffs by overseas consumers. Despite the uncertainty, the SC Ports Authority continues to invest in capacity with the rail-served Navy Base Intermodal Facility anticipating completion in July 2025 alongside an inner-harbor barge to transfer containers from the Wando Welch terminal.

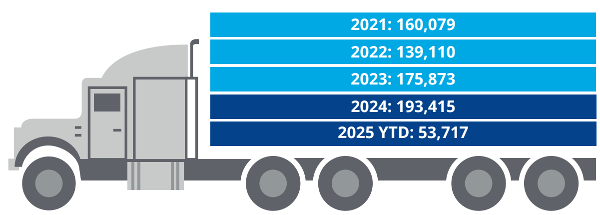
Port of Charleston
Annual Volume *(in Thousands)*



Inland Port Greer

The late March completion of Inland Port Greer's $55M expansion project, including an expanded container yard and chassis lot and 9,000 feet of new rail, marks the latest step to support the Upstate's explosive growth. This increased capacity will also enable connectivity with key rail-served inland markets such as Atlanta, Memphis and Louisville. Overall, Inland Port Greer's volume is up 18.16% year-over-year, setting a pace for another record year, with the bulk of volume growth coming from imports.

Inland Port Greer
Annual Volume



Source: South Carolina Ports Authority

Infrastructure Improvements

South Carolina

Project Name	Project Type	Description	Status	Estimated Year of Completion
Inland Port Greer Improvements	Ports	Addition of two gantry cranes, expanded rail chassis yard, and operations building	Completed	2025
Navy Base Intermodal Facility	Rail	Construction of a dual served intermodal facility near Leatherman Terminal	Under construction	2025
I-85 Widening	Road	Widening of Interstate 85 to increase traffic capacity and reduce congestion	Under construction	2025
I-26 Palmetto Commerce Parkway Interchange	Interchange	Construction of a new interchange between Ashley Phosphate and Ladson Road	Under construction	2026
I-26 Exit 119 Interchange Improvement	Road	Reconstruction of Interstate 26 at US 21/US 176 interchange	Under construction	2026
I-26 and I-95 Interchange	Interchange	Reconstruction of I-26 and I-95 interchange to improve traffic flow	Under construction	2027
Carolina Crossroads I-26/I-20/I-126	Road	Reconstruction of Interstate 26, 20, and 126 interchanges. Widening of I-26	Under construction	2030
I-77 and Scout Motors Interchange	Road	Construction of a new interchange (Exit 25) between I-77 and Scout Motors	Planning	2026
I-526 Widening from Ashley River Road to Virginia Avenue	Road	Widening of Interstate 526 from 4 to 8 lanes	Planning	2030
I-95 Widening	Road	Widen I-95 From Georgia border to mile marker 33	Planning	2030

Source: SCDOT, South Carolina Ports Authority

Greenville-Spartanburg | Q1 2025 Industrial Market Summary

Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q1 Vacancy Rate (%)	Q4 Vacancy Rate (%)	Q1 Net Absorption	YTD Net Absorption	Under Constr.	YTD Deliveries	Avg Asking Rate (NNN)
Abbeville County											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	1,831,941	8.19%	-	8.19%	8.19%	8.19%	-	-	-	-	-
Warehouse/Distribution	610,935	-	-	-	-	-	-	-	-	-	-
Abbeville Co. Total	**2,442,876**	**6.14%**	**-**	**6.14%**	**6.14%**	**6.14%**	**-**	**-**	**-**	**-**	**-**
Anderson County											
Flex/R&D	178,977	19.33%	-	19.33%	5.36%	19.33%	25,000	25,000	-	-	$12.50
Manufacturing	8,024,326	4.41%	0.61%	5.02%	3.15%	0.61%	-204,000	-204,000	213,000	-	$6.50
Warehouse/Distribution	18,756,310	8.87%	-	8.87%	8.47%	9.37%	242,321	242,321	26,250	80,000	$4.66
Anderson Co. Total	**26,959,613**	**7.61%**	**0.18%**	**7.79%**	**6.86%**	**6.82%**	**63,321**	**63,321**	**239,250**	**80,000**	**$4.81**
Cherokee County											
Flex/R&D	-	-	-	-	-	-		-	-	-	-
Manufacturing	3,392,376	7.99%	0.98%	8.97%	4.31%	3.43%	66,680	66,680	-	100,000	-
Warehouse/Distribution	9,358,265	39.45%	-	39.45%	22.72%	6.10%	-1,033,169	-1,033,169	-	555,520	$5.55
Cherokee Co. Total	**12,750,641**	**31.08%**	**0.26%**	**31.34%**	**17.82%**	**5.38%**	**-966,489**	**-966,489**	**-**	**655,520**	**$5.55**
Greater Spartanburg											
Flex/R&D	910,669	8.09%	6.04%	14.13%	14.13%	14.42%	2,577	2,577	-	-	$8.21
Manufacturing	9,117,087	12.13%	1.82%	13.96%	9.59%	8.47%	-102,078	-102,078	-	-	$5.25
Warehouse/Distribution	18,702,492	17.20%	0.34%	17.54%	17.22%	23.90%	228,634	228,634	-	-	$5.28
G. Spartanburg Total	**28,730,248**	**15.31%**	**0.99%**	**16.30%**	**14.70%**	**18.70%**	**129,133**	**129,133**	**-**	**-**	**$5.35**
Union County											
Flex/R&D	-	-	-	-	-	-		-	-	-	-
Manufacturing	379,926	-	-	-	-	-	-	-	-	-	-
Warehouse/Distribution	3,816,720	-	22.56%	22.56%	-	22.56%	861,000	861,000	-	-	-
Gville-Union Co. Total	**4,196,646**	**-**	**20.52%**	**20.52%**	**-**	**20.52%**	**861,000**	**861,000**	**-**	**-**	**-**
Greenwood County											
Flex/R&D	22,528	-	-	-	-	-	-	-	-	-	-
Manufacturing	3,335,804	12.03%	-	12.03%	12.03%	12.03%	-	-	-	-	$4.00
Warehouse/Distribution	4,761,972	27.38%	2.57%	29.95%	27.38%	27.17%	-10,000	-10,000	-	-	$2.80
Greenwood Co. Total	**8,120,304**	**21.00%**	**1.51%**	**22.50%**	**21.00%**	**20.87%**	**-10,000**	**-10,000**	**-**	**-**	**$3.87**
Greer Duncan											
Flex/R&D	1,227,631	2.49%	-	2.49%	1.75%	1.65%	-1,251	-1,251	30,000	-	$9.86
Manufacturing	13,072,382	1.09%	0.50%	1.59%	1.09%	1.15%	119,856	119,856	-	-	$4.50
Warehouse/Distribution	63,720,559	14.82%	7.65%	22.48%	13.92%	15.88%	1,121,962	1,121,962	1,223,240	-	$6.13
Greer Duncan Total	**78,020,572**	**12.33%**	**6.33%**	**18.66%**	**11.57%**	**13.19%**	**1,240,567**	**1,240,567**	**1,253,240**	**-**	**$5.98**
Laurens County											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	3,299,522	-	-	-	-	-	-	-	-	-	-
Warehouse/Distribution	8,458,514	8.17%	-	8.17%	8.17%	8.17%	-	-	-	-	-
Laurens County Total	**11,758,036**	**5.88%**	**-**	**5.88%**	**5.88%**	**5.88%**	**-**	**-**	**-**	**-**	**-**

Greenville-Spartanburg | Q1 2025 Industrial Market Summary

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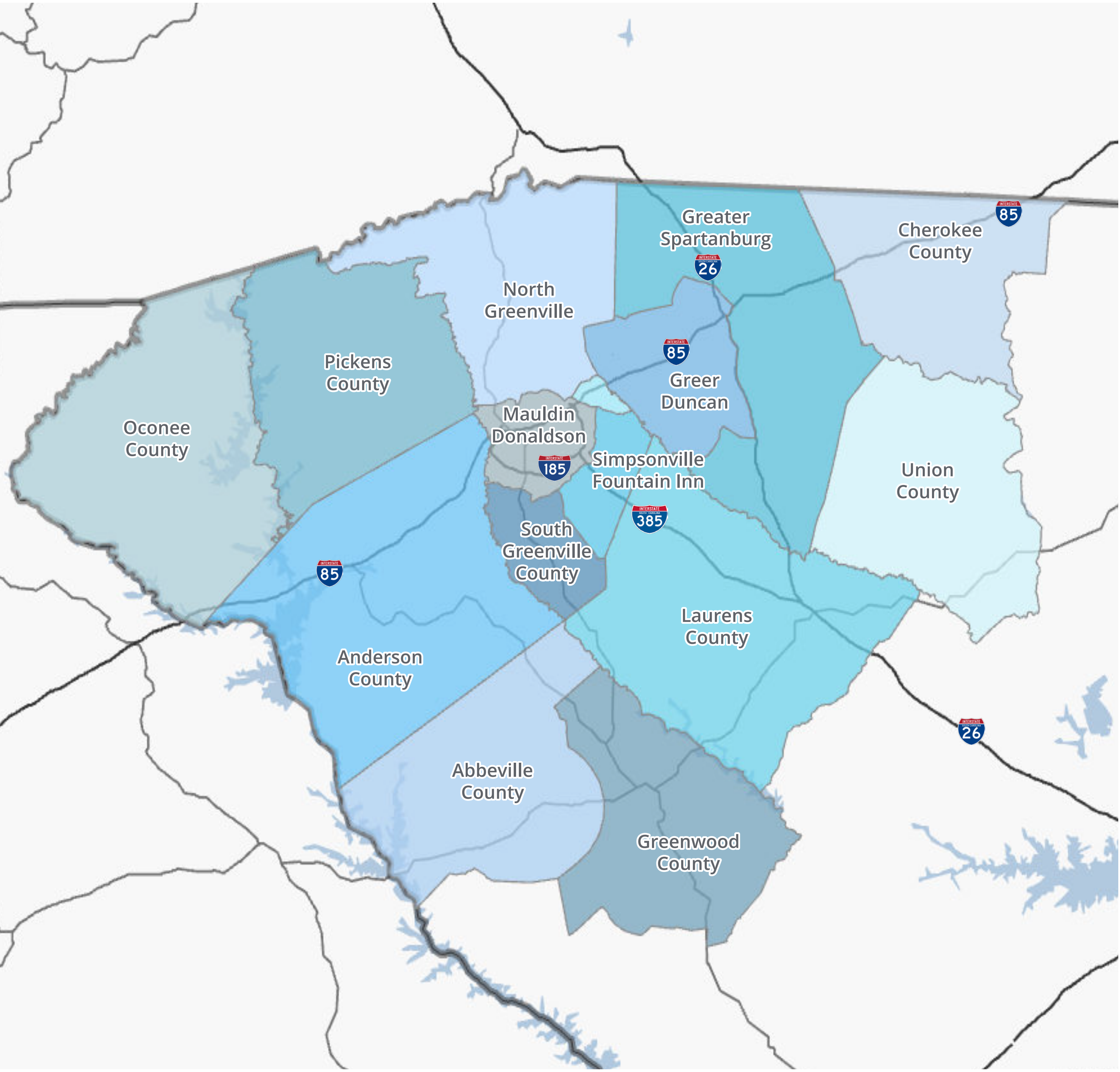
Mauldin Donaldson											
Flex/R&D	1,918,734	7.57%	7.02%	14.59%	8.13%	13.01%	-3,622	-3,622	50,000	-	$12.56
Manufacturing	7,272,165	3.12%	-	3.12%	1.88%	3.12%	90,000	90,000	-	-	-
Warehouse/Distribution	32,865,487	8.76%	1.44%	10.20%	6.00%	6.55%	216,761	216,761	161,000	-	$5.40
Mauldin Donaldson Total	**42,056,386**	**7.73%**	**1.44%**	**9.17%**	**5.38%**	**6.26%**	**303,139**	**303,139**	**211,000**	**-**	**$5.86**
North Greenville											
Flex/R&D	243,571	4.80%	-	4.80%	1.75%	1.75%	-	-	-	-	-
Manufacturing	2,366,733	12.97%	-	12.97%	13.06%	13.35%	6,971	6,971	-	-	$4.03
Warehouse/Distribution	8,395,201	2.53%	-	2.53%	2.79%	3.11%	-30,000	-30,000	-	-	$7.82
North Greenville Total	**11,005,505**	**4.83%**	**-**	**4.83%**	**4.98%**	**5.28%**	**-23,029**	**-23,029**	**-**	**-**	**$4.76**
Oconee County											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	948,829	-	-	-	-	-	76,281	76,281	-	76,281	-
Warehouse/Distribution	3,066,105	-	-	-	-	-	-	-	-	-	-
Oconee County Total	**4,014,934**	**-**	**-**	**-**	**-**	**-**	76,281	76,281	**-**	**76,281**	**-**
Pelham Road											
Flex/R&D	233,775	27.46%	-	27.46%	25.69%	28.96%	7,642	7,642	-	-	$12.17
Manufacturing	1,155,564	6.83%	-	6.83%	-	6.75%	78,913	78,913	-	-	-
Warehouse/Distribution	4,165,007	4.34%	0.58%	4.92%	4.92%	3.76%	-48,500	-48,500	136,500	-	$6.41
Pelham Road Total	**5,554,346**	**5.83%**	**0.43%**	**6.27%**	**4.77%**	**5.44%**	**38,055**	**38,055**	**136,500**	**-**	**$8.45**
Pickens County											
Flex/R&D	39,500	-	-	-	-	-	-	-	-	-	-
Manufacturing	2,115,673	-	-	-	-	-	-	-	326,000	-	-
Warehouse/Distribution	3,425,139	1.33%	-	1.33%	1.33%	1.64%	10,500	10,500	533,840	-	-
Pickens Co. Total	**5,580,312**	**0.82%**	**-**	**0.82%**	**0.82%**	**1.01%**	**10,500**	**10,500**	**859,840**	**-**	**-**
Simpsonville Fountain Inn											
Flex/R&D	33,900	-	-	-	-	-	-	-	-	-	-
Manufacturing	2,097,702	-	-	-	-	-	-	-	-	-	-
Warehouse/Distribution	6,752,548	4.17%	2.29%	6.46%	3.47%	7.17%	250,000	250,000	150,000	-	-
Simpsonville Fountain Inn Total	**8,884,150**	**3.17%**	**1.74%**	**4.91%**	**2.64%**	**5.45%**	**250,000**	**250,000**	**150,000**	**-**	**-**
South Greenville County											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	50,000	-	-	-	-	-	-	-	-	-	-
Warehouse/Distribution	813,502	7.38%	-	7.38%	-	-	-	-	-	-	-
South Greenville Co. Total	**863,502**	**6.95%**	**-**	**6.95%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Greenville-Spartanburg Overall Market											
Flex/R&D	4,809,285	7.48%	3.94%	11.43%	7.91%	10.56%	30,346	30,346	80,000	-	$11.80
Manufacturing	58,460,030	5.20%	0.54%	5.73%	4.13%	3.87%	132,623	132,623	539,000	176,281	$4.49
Warehouse/Distribution	187,668,756	12.61%	3.50%	16.12%	10.92%	12.19%	2,842,678	2,842,678	2,230,830	635,520	$5.45
Market Total	**250,938,071**	**10.79%**	**2.82%**	**13.61%**	**9.28%**	**10.23%**	**3,005,647**	**3,005,647**	**2,849,830**	**811,801**	**$5.47**

Greenville Spartanburg

Industrial

25Q1

Submarket Map



501 offices in 66 countries on 6 continents

United States: 156
Canada: 45
Latin America: 20
Asia Pacific: 41
EMEA: 112

$4.3B
Annual revenue

2B
Square feet managed

19,000
Professionals

In January 2021, Colliers benchmarked its industrial data set statewide. The new standard for collection is all industrial buildings 20,000 square feet or larger that can be readily adapted to an alternative industrial use. All properties were placed into a revised set of markets and submarkets and divided into three categories. Warehouse/Distribution, a facility primarily used for the storage or distribution or both of materials, goods and merchandise. Manufacturing, a facility used for the conversion, fabrication or assembly of raw or partly wrought materials into products or goods. Flex/R&D, a building designed to be used in a variety of ways with at least 30% of the rentable building area used as office. It is usually located in an industrial park setting. Specialized flex buildings can include service centers, showrooms, offices, warehouses and more. Due to the adjustments of the building inventory, comparison of data included in previously published market reports should be avoided.

About Colliers | South Carolina

Colliers | South Carolina is the largest full-service commercial real estate firm in South Carolina with 66 licensed real estate professionals covering the state with locations in Charleston, Columbia, Greenville and Spartanburg. Colliers is an Accredited Management Organization (AMO) through the Institute of Real Estate Management (IREM) and is the largest manager of commercial real estate properties in South Carolina with a portfolio of over 25 million square feet of office, industrial, retail and healthcare properties. Colliers' staff hold the most professional designations of any firm in South Carolina. Colliers | South Carolina's partner, LCK, provides project management services for new facilities and renovations across South Carolina.

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