Colliers

INDUSTRIAL REPORT

Q2 2026

Greenville-Spartanburg
South Carolina

Accelerating investment, labor strength and rising construction activity are driving a new wave of I-85 corridor expansion and establishing Cherokee County as a critical bridge between Greenville-Spartanburg and Charlotte.

Strong bulk demand continues as the market enters its next growth cycle.

OVERALL VACANCY RATE	NET ABSORPTION (SF)	UNDER CONSTRUCTION (SF)	CLASS A WAREHOUSE AVG. NNN LEASE RATE
7.00%	2.2M	3.1M	$7.30/SF
▼ YOY ▼ Forecast	▲ YOY ▲ Forecast	▼ YOY ▲ Forecast	▲ YOY ▲ Forecast

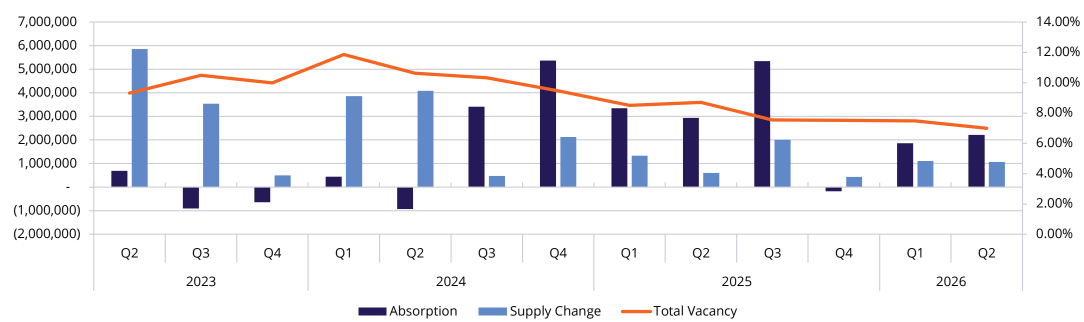
MARKET TRENDS

- Cherokee County activity is accelerating as users close the gap between Spartanburg and Charlotte.
- Owner-user sales continue to rise as companies work to secure remaining bulk space in an increasingly competitive market.
- The next wave of development is taking shape, though developers are approaching this cycle with more caution than 2022-2024.
- Despite slowing global trade, the market continues to see robust, large-format distribution activity.
- Manufacturers remain drawn to the region, attracted by sustained labor force growth and a deepening pool of high-skill talent.

HISTORIC COMPARISON

	Q2 2026	Q1 2026	Q2 2025
Total Inventory (in millions of SF)	254.6	253.5	250.0
New Supply (in millions of SF)	1.1	1.1	0.6
Net Absorption (in millions of SF)	2.2	1.9	2.9
Overall Vacancy Rate	7.00%	7.84%	8.70%
Under Construction (in millions of SF)	3.1	3.7	5.4
Overall Asking Lease Rates (NNN)	$5.88	$5.80	$5.65

MARKET GRAPH



The Greenville-Spartanburg Industrial market saw 2,210,701 SF of absorption this quarter, and 1,063,595 SF of supply deliver. Total vacancy decreased to 7.00%, which is the lowest vacancy that this market has seen in over 3 years.

Market Summary

The Greenville–Spartanburg industrial market is seeing the I-85 corridor enter a new phase of expansion as growth between Spartanburg and Charlotte begins to close the long-standing gap in Cherokee County. After years of limited large-scale activity, the submarket is gaining meaningful traction, highlighted by USA Rare Earth's $1.4 billion manufacturing facility and continued investment from major users such as Amazon and First Solar.

This emerging cluster is supported by fundamentals that mirror early-stage versions of neighboring submarkets as labor availability remains a key advantage, pulling from an estimated 15,000 daily outbound commuters. Lower land costs and competitive incentives continue to attract developers seeking relief from tightening site availability elsewhere along I-85.

Development activity is strengthening, with BTS requirements rising and rear-load product performing well. The next wave of construction is underway, though developers are approaching this cycle more cautiously, with 3.1 million square feet currently under construction and more in planning.

Owner-user sales are increasing as companies work to secure remaining bulk opportunities in an inventory-restricted marketed, highlighted by Revman Industries' 431,460-square-foot acquisition. Distribution demand remains solid, even as the national logistics sector experiences a broader slowdown amidst ongoing global trade challenges.

15K
Estimated outbound Cherokee County workforce

1995
Weighted average year built of buildings with vacancy

7.00%
Lowest market vacancy since 2022

Significant deliveries this quarter included Seefried's 251,810 SF last-mile BTS for Amazon, AIRSYS' 264,000 SF headquarters and production facility and 181,596 SF of speculative distribution space at Magnolia Grove Business Park.

DELIVERING SOON

Q3 2026

406,680 SF

Q4 2026

1,040,480 SF

Augusta Arbor II Building B
Q3 2026
142,560 SF
Mauldin Donaldson
Blue Road Investments

Augusta Arbor II Building A
Q3 2026
116,640 SF
Mauldin Donaldson
Blue Road Investments

Augusta Arbor II Building C
Q3 2026
87,480 SF
Mauldin Donaldson
Blue Road Investments

Piedmont Industrial Park
Q3 2026
60,000 SF
Anderson County

Q3

First Solar Expansion CCC85
Q4 2026
740,480 SF
Cherokee County
Glenstar

Woodward
Q4 2026
300,000 SF
Greer/Duncan
Red Rock Development

Q4

Lift-Tek Expansion
Q1 2027
110,000 SF
Oconee County

1095 Simel Rd-BTS
Q1 2027
30,000 SF
Greater Spartanburg

Anderson Gateway Commerce Bldg. 2
Q1 2027
226,000 SF
Anderson County

Q127

Aptiv
Q4 2027
200,000 SF
Laurens County
Suncap Properties

SouthPoint Commerce Center-Building F
Q3 2027
25,200 SF
Mauldin Donaldson

Q227+

Significant Q2 Sales Activity

Address	Submarket	Size (SF)	Sale Price	Price/SF	Sale Type	Buyer
805 Namesake Rd.	Greer Duncan	431.46K	$40.13M	$93.00	Owner-User	Revman Industries
1751 Victor Hill Rd. Building 1	Greer Duncan	498.96K	$70.00M	$140.29	Owner-User	Schluter Systems LP
115 Coastline Rd.	Greer Duncan	245.89K	$17.75M	$72.19	Owner-User	Feralloy Corporation
4201 SC-81	Anderson	251.00K	$47.91M	$190.89	Investment	SMBC Leasing & Finance Inc.
350 Tanner Price Way-Building 3	Pelham Rd.	136.1K	$18.3M	$134.48	Owner-User	QualFlex Technologies

805 Namesake Rd. (Sale)

Significant Q2 Lease Activity

Address	Submarket	Size (SF)	Lease type	User
520 Logistics Dr.	Greer Duncan	917.70K	New lease	BMW
Hunter Industrial Park-Building A	Laurens	621.47K	New lease	Sunvia, Inc.
50 Peachview Blvd.	Mauldin-Donaldson	226.97K	New lease	UFP Structural Packaging
2781 New Cut Rd.	Greer Duncan	175.00K	New lease	Detpak USA
1104 Piedmont Hwy.	Mauldin-Donaldson	100.00K	New lease	Tristar Glass
7039 Spartan Enterprise Dr.	Greater Spartanburg	1.01M	Renewal	DHL

7039 Spartan Enterprise Dr. (Lease)

Greenville-Spartanburg Capital Investments

Q2 2025 - Q2 2026

Date	Company	Investment	Jobs	County	Industry
6/3/2026	Mosdorfer	$44,550,000	107	Oconee	Energy infrastructure manufacturer
6/2/2026	USA Rare Earth	$1,200,000,000	490	Cherokee	Rare earth manufacturer
4/14/2026	Suniva, Inc.	$350,000,000	564	Laurens	Solar cell manufacturer
4/2/2026	Signature Foods USA	$11,500,000	202	Anderson	Food products manufacturer
3/19/2026	United Composite Materials	$17,500,000	50	Greenville	Advanced carbon composite materials manufacturer
2/3/2026	Huwell US Inc.	$11,600,000	25	Cherokee	Cosmetics and hair care products manufacturer
12/16/2025	Fenner Precision Polymers	$30,000,000	51	Cherokee	Manufacturer of reinforced polymer
11/25/2025	Baxter Manufacturing	$15,700,000	36	Oconee	Supplier for the plastics Industry
11/14/2025	First Solar	$330,000,000	600	Cherokee	Solar technology and manufacturing
11/12/2025	DartPoints	$125,000,000	10	Greenville	High performance data/AI
10/29/2025	ElringKilnger	$68,500,000	294	Pickens	Automotive supplier
10/22/2025	Ulbrich Specialty Wire	$5,000,000	15	Oconee	Specialty wire
9/23/2025	ZF Chassis	$55,400,000	30	Spartanburg	Chassis systems, modules, and assemblies
9/16/2025	Woodward	$200,000,000	275	Spartanburg	Aerospace components
9/3/2025	Peabody Engineering	$9,200,000	20	Pickens	Plastics manufacturing

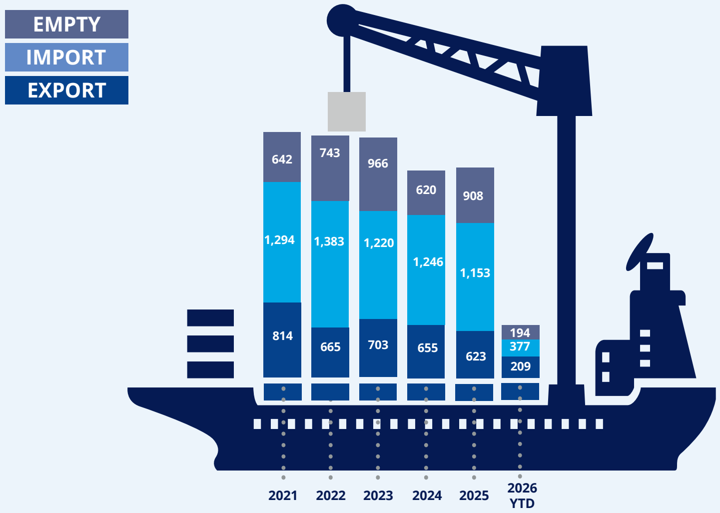
Port Activity Update

PORT OF CHARLESTON

Charleston's port system is preparing for a notable operational shift as the Leatherman Terminal enters a temporary pause in August, consolidating container activity to Wando Welch and North Charleston. Import volumes have softened compared to last year—likely reflecting tariff-driven front-loading in 2025—while export levels remain broadly in line with prior performance. During the pause, MSC's weekly calls will shift to North Charleston, further concentrating activity at the region's primary terminals.

North Charleston is also positioned for long-term growth with a newly approved ro-ro expansion supporting BMW and statewide auto manufacturing. The project requires demolition of the former paper mill site, with construction beginning in 2027 and finishing in 2028. Once complete, Ro-ro operations will relocate from Columbus Street Terminal, freeing capacity there and potentially easing future pressure on Leatherman when operations resume.

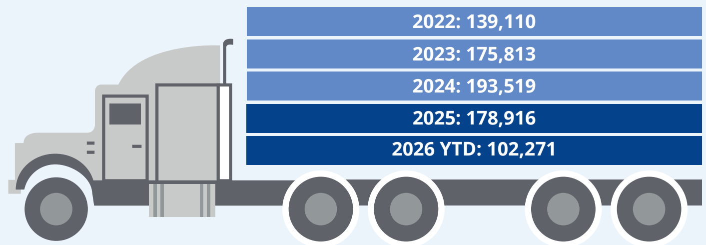
Port of Charleston
Annual Volume *(in Thousands)*



INLAND PORT GREER

Despite softening international trade, Inland Ports Greer and Dillon remain critical logistics engines for South Carolina. The pending Norfolk Southern–Union Pacific merger, which would create a coast-to-coast rail network, further strengthens the inland ports' ability to extend the Port of Charleston's reach into interior markets. Inland Port Greer has been a major driver of bulk demand in the Greenville–Spartanburg industrial market through the first half of 2026, even as TEU volumes eased from last year. The decline suggests a normalization following 2025's elevated activity tied to tariff-related uncertainty, while the long-term outlook points to continued growth as the Port's presence ensures that the market remains increasingly competitive for regional and national distribution users.

Inland Port Greer Annual Volume



Source: South Carolina Ports Authority

Infrastructure Project Tracker

Project	Project type	Investment	Status	Estimated completion
Navy Base Intermodal Facility	Rail	Construction of a dual served intermodal facility near Leatherman Terminal at the Port of Charleston, serving the state	Under construction	2027
Greenville-Spartanburg International Airport Runway Resurfacing	Air	Runway resurfacing to enhance cargo and passenger capacity	Planning	2026
I-85/US-178	Interchange	Traffic improvements at the I-85/178 interchange in Spartanburg County	Planning	2026
I-85 Corridor Study	Plan	Comprehensive planning study for the I-85 corridor from Anderson to Spartanburg	Planning	2026
I-585/SC-85 Circle	Highway	Intersection improvements to enhance traffic flow	Planning	2027
I-85 Widening (MM40-69)	Highway	Widening of I-85 between mile markers 40 and 69	Planning	2030
Duke Energy Gas Power Plant	Power	New 1,365 MW facility in Anderson County	Planning	2031

Industrial Submarket Statistics | Greenville-Spartanburg | Q2 2026

Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q2 Vacancy Rate (%)	Q1 Vacancy Rate (%)	Q2 Net Absorption	YTD Net Absorption	Under Construction	YTD Deliveries	Avg Asking Rate (NNN)
Abbeville County											
Flex/R&D/Data	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	2,178,635	0.00%	0.00%	0.00%	0.00%	6.89%	150,000	150,000	-	-	-
Warehouse/Distribution	610,935	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Submarket Total	**2,789,570**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**5.38%**	**150,000**	**150,000**	-	**-**	**-**
Anderson County											
Flex/R&D/Data	255,148	13.48%	0.00%	13.48%	3.68%	3.68%	-	76,171	-	76,171	$10.50
Manufacturing	7,237,326	4.97%	0.00%	4.97%	4.97%	4.97%	-	(30,000)	-	-	$5.39
Warehouse/Distribution	19,074,256	6.93%	0.42%	7.35%	3.38%	3.49%	70,456	152,069	247,520	112,100	$4.96
Submarket Total	**26,566,730**	**6.46%**	**0.30%**	**6.76%**	**3.82%**	**3.89%**	**70,456**	**198,240**	247,520	**188,271**	**$5.15**
Cherokee County											
Flex/R&D/Data	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	3,687,226	4.29%	0.00%	4.29%	4.29%	4.29%	-	(158,000)	-	-	-
Warehouse/Distribution	9,979,750	19.21%	2.08%	21.29%	22.46%	22.02%	(43,466)	(277,728)	740,480	1,742	$4.83
Submarket Total	**13,666,976**	**15.18%**	**1.52%**	**16.71%**	**17.55%**	**17.24%**	**(43,466)**	**(435,728)**	**740,480**	**1,742**	**$4.83**
Greater Spartanburg											
Flex/R&D/Data	1,762,215	7.17%	0.00%	7.17%	7.17%	3.24%	(69,250)	(5,660)	338,000	-	$9.93
Manufacturing	9,311,167	3.68%	1.18%	4.87%	4.68%	3.57%	(129,846)	(12,084)	-	(27,846)	$4.58
Warehouse/Distribution	18,023,170	5.96%	0.77%	6.73%	6.18%	5.90%	(3,811)	959,201	30,000	50,000	$4.83
Submarket Total	**29,096,552**	**5.30%**	**0.86%**	**6.16%**	**5.76%**	**4.99%**	**(202,907)**	**941,457**	**368,000**	**22,154**	**$5.32**

Industrial Submarket Statistics | Greenville-Spartanburg | Q2 2026

Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q2 Vacancy Rate (%)	Q1 Vacancy Rate (%)	Q2 Net Absorption	YTD Net Absorption	Under Construction	YTD Deliveries	Avg Asking Rate (NNN)
Union County											
Flex/R&D/Data	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	379,926	30.27%	0.00%	30.27%	30.27%	30.27%	-	-	-	-	-
Warehouse/Distribution	3,816,720	3.21%	0.00%	3.21%	3.21%	3.21%	-	(122,556)	-	-	-
Submarket Total	**4,196,646**	**5.66%**	**0.00%**	**5.66%**	**5.66%**	**5.66%**	**-**	**(122,556)**	**-**	**-**	**-**
Greenwood County											
Flex/R&D/Data	22,528	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Manufacturing	3,276,404	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Warehouse/Distribution	4,869,972	21.13%	0.00%	21.13%	24.17%	19.67%	(132,012)	(117,012)	-	108,000	$2.80
Submarket Total	**8,168,904**	**12.60%**	**0.00%**	**12.60%**	**14.41%**	**11.62%**	**(132,012)**	**(117,012)**	**-**	**108,000**	**$2.80**
Greer Duncan											
Flex/R&D/Data	1,257,631	3.22%	0.00%	3.22%	4.47%	3.83%	(8,096)	5,504	-	-	$7.61
Manufacturing	13,949,164	2.08%	0.23%	2.31%	2.08%	2.20%	274,500	263,610	300,000	264,000	$5.19
Warehouse/Distribution	63,856,258	8.78%	5.81%	14.59%	9.54%	11.00%	1,001,730	1,321,537	422,280	420,930	$5.22
Submarket Total	**79,063,053**	**7.51%**	**4.73%**	**12.24%**	**8.14%**	**9.36%**	**1,268,134**	**1,590,651**	**722,280**	**684,930**	**$5.26**
Laurens County											
Flex/R&D/Data	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	3,299,522	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	200,000	-	-
Warehouse/Distribution	8,458,514	0.00%	2.24%	2.24%	2.24%	9.59%	621,468	621,468	-	-	-
Submarket Total	**11,758,036**	**0.00%**	**1.61%**	**1.61%**	**1.61%**	**6.90%**	**621,468**	**621,468**	200,000	**-**	**-**
Mauldin Donaldson											
Flex R&D	2,028,334	14.37%	0.18%	14.54%	11.20%	10.62%	24,454	92,339	25,200	80,600	$13.98
Manufacturing	6,925,531	1.78%	1.82%	3.60%	6.59%	6.59%	-	-	294,000	-	-
Warehouse/Distribution	33,776,597	7.91%	0.86%	8.76%	6.46%	6.12%	86,364	303,847	404,120	212,221	$7.17
Submarket Total	**42,730,462**	**7.22%**	**0.98%**	**8.20%**	**6.70%**	**6.41%**	**110,818**	**396,186**	**723,320**	**292,821**	**$7.82**
North Greenville											
Flex/R&D/Data	673,571	19.44%	0.00%	19.44%	19.44%	23.69%	28,624	26,062	-	-	$9.07
Manufacturing	2,270,667	16.07%	0.00%	16.07%	16.07%	17.84%	40,000	40,000	-	-	$4.93
Warehouse/Distribution	7,777,259	0.54%	0.00%	0.54%	4.81%	5.06%	19,424	(46,669)	-	(102,025)	$10.29
Submarket Total	**10,721,497**	**5.02%**	**0.00%**	**5.02%**	**8.12%**	**8.94%**	**88,048**	**19,393**	**-**	**(102,025)**	**$6.22**

Industrial Submarket Statistics | Greenville-Spartanburg | Q2 2026

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Oconee County											
Flex/R&D/Data	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	948,829	7.27%	0.00%	7.27%	0.00%	0.00%	-	-	110,000	-	-
Warehouse/Distribution	2,845,855	0.06%	0.00%	0.06%	2.14%	2.14%	-	(60,976)	-	-	-
Submarket Total	**3,794,684**	**1.86%**	**0.00%**	**1.86%**	**1.61%**	**1.61%**	**-**	**(60,976)**	**110,000**	-	**-**
Pelham Road											
Flex/R&D/Data	233,775	13.79%	0.00%	13.79%	10.57%	17.90%	17,142	38,353	-	-	$12.86
Manufacturing	1,155,564	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Warehouse/Distribution	4,338,357	3.07%	1.19%	4.26%	8.04%	7.87%	26,210	(51,605)	-	36,850	$8.49
Submarket Total	**5,727,696**	**2.89%**	**0.90%**	**3.79%**	**6.52%**	**6.68%**	**43,352**	**(13,252)**	**-**	**36,850**	**$9.73**
Pickens County											
Flex/R&D/Data	39,500	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Manufacturing	2,441,673	0.00%	0.00%	0.00%	0.00%	0.00%	-	24,522	-	-	-
Warehouse/Distribution	3,945,699	2.23%	0.00%	2.23%	1.57%	1.57%	-	205,899	-	267,840	$5.35
Submarket Total	**6,426,872**	**1.37%**	**0.00%**	**1.37%**	**0.96%**	**0.96%**	**-**	**230,421**	-	**267,840**	**$5.35**
Simpsonville Fountain Inn											
Flex/R&D/Data	33,900	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Manufacturing	2,375,693	0.00%	0.00%	0.00%	0.81%	0.81%	-	288,096	-	277,991	-
Warehouse/Distribution	7,192,878	6.57%	0.00%	6.57%	6.03%	6.04%	236,810	385,661	-	398,177	$4.74
Submarket Total	**9,340,136**	**5.10%**	**0.00%**	**5.10%**	**4.69%**	**5.05%**	**426,422**	**426,422**	**235,000**	**413,833**	**$4.50**
South Greenville County											
Flex/R&D/Data	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	50,000	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Warehouse/Distribution	195,500	30.69%	0.00%	30.69%	0.00%	0.00%	-	-	-	-	-
Submarket Total	**245,500**	**24.44%**	**0.00%**	**24.44%**	**0.00%**	**0.00%**	**-**	**-**	**-**	**-**	**-**
Greenville-Spartanburg Overall Market											
Flex/R&D/Data	6,306,602	10.40%	0.06%	10.45%	9.11%	8.41%	(7,126)	232,769	363,200	156,771	$10.82
Manufacturing	59,487,327	3.07%	0.45%	3.52%	3.70%	3.88%	334,654	566,144	904,000	514,145	$4.96
Warehouse/Distribution	188,761,720	7.75%	2.47%	10.22%	7.97%	8.58%	1,883,173	3,273,136	1,844,600	1,505,835	$5.69
Market Total	**254,555,649**	**6.72%**	**1.94%**	**8.66%**	**7.00%**	**7.48%**	**2,210,701**	**4,072,049**	**3,111,800**	**2,176,751**	**$5.88**

Disclaimer

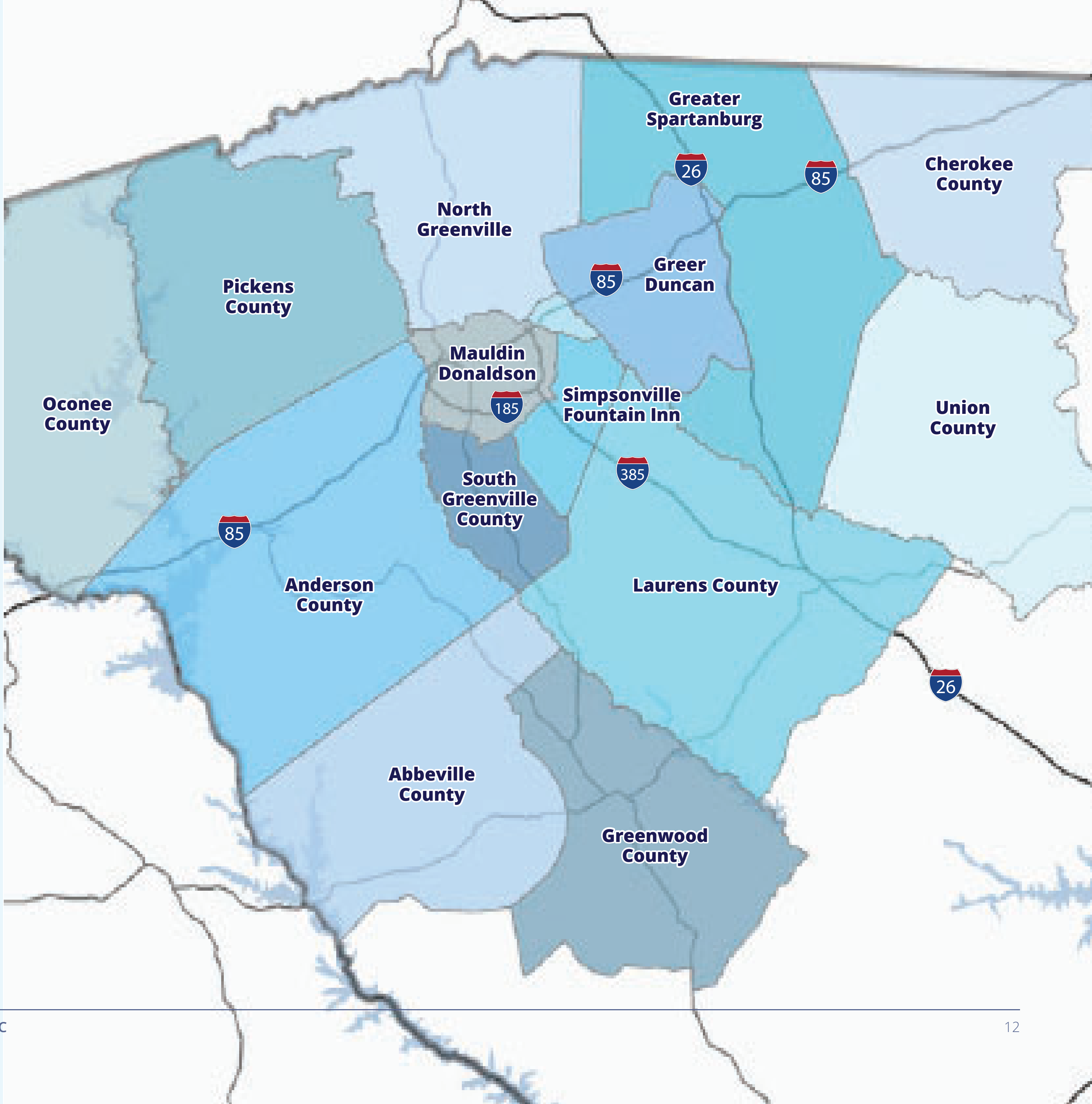
In January 2021, Colliers benchmarked its industrial data set statewide. The new standard for collection is all industrial buildings 20,000 square feet or larger that can be readily adapted to an alternative industrial use. All properties were placed into a revised set of markets and submarkets and divided 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.

Colliers adjusts building inventory data and classification on an ongoing basis, and comparisons should not be made to previously published market reports.

About Colliers | South Carolina

Colliers | South Carolina is the largest full-service commercial real estate firm in South Carolina with 225 real estate professionals covering the state with locations in Charleston, Greenville-Spartanburg, 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 31 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

Submarket Map



$5.6B+
ANNUAL REVENUE

70
COUNTRIES WE OPERATE IN

$108B+
ASSETS UNDER MANAGEMENT

46,000
LEASE AND SALE TRANSACTIONS

2B
SQUARE FEET MANAGED

24,000
PROFESSIONALS

Number of countries includes affiliates

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