INDUSTRIAL

Q1 2026

Charlotte

Net absorption in Charlotte surpassed 1 million square feet for the third straight quarter. Consistent leasing activity, paired with moderate supply additions, compressed vacancy to 8.13 percent.

Jessica Henn | *Research Analyst*

Q1 2026 | INDUSTRIAL

Charlotte

Colliers

OVERALL VACANCY RATE	NET ABSORPTION (SF)	UNDER CONSTRUCTION (SF)	OVERALL ASKING LEASE RATES (NNN)
8.13% ▲ YOY ▼ Forecast	1.1M ▲ YOY ▲ Forecast	5.5M ▼ YOY ▼ Forecast	$9.57/SF ▲ YOY ▲ Forecast

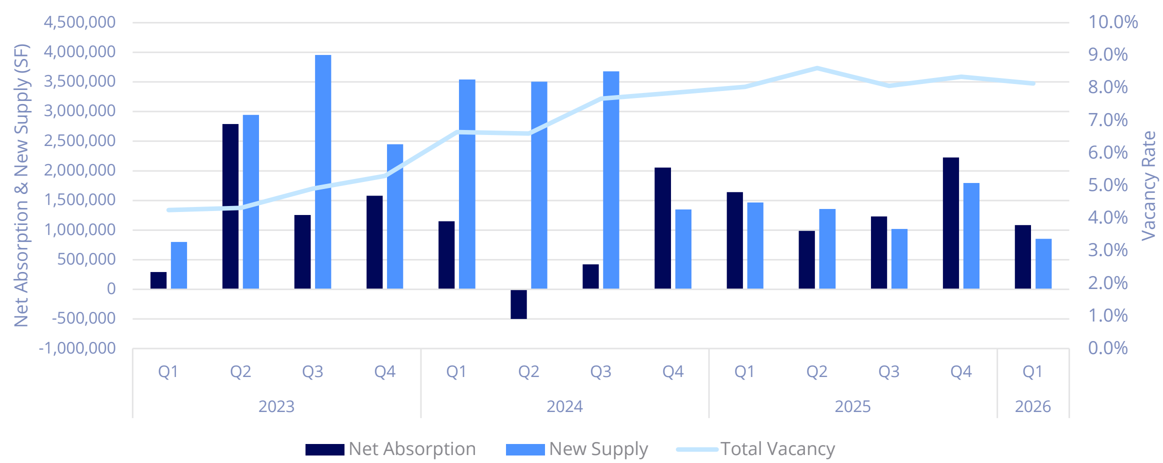
MARKET TRENDS

- Charlotte's industrial vacancy declined to 8.13 percent as net absorption exceeded new supply. For the first time since early 2023, quarterly completions fell below 1 million square feet, while net absorption surpassed 1 million square feet for a third consecutive quarter.
- Construction activity has stabilized at roughly 5.5 million square feet underway. This represents a more sustainable pace than the 2021–2023 supply boom and is better aligned with expected annual net absorption. Overall, construction activity has declined 68 percent over the past three years.
- Class A assets captured the majority of first-quarter leasing activity, supporting the current development pipeline and anticipated groundbreakings in 2026. Larger-scale projects are warranted as big box, Class A space dwindles.

HISTORIC COMPARISON

	Q1 2026	Q4 2025	Q1 2025
Total Inventory (in millions of SF)	399.2 M	399.1 M	394.6 M
New Supply (in millions of SF)	0.853 M	1.80 M	1.47 M
Net Absorption (in millions of SF)	1.08 M	2.23 M	1.64 M
Overall Vacancy Rate	8.13%	8.34%	8.03%
Under Construction (in millions of SF)	5.48 M	4.88 M	5.52 M
Overall Asking Lease Rates (NNN)	$9.57 PSF	$9.56 PSF	$9.48 PSF

NET ABSORPTION, NEW SUPPLY & VACANCY TRENDS



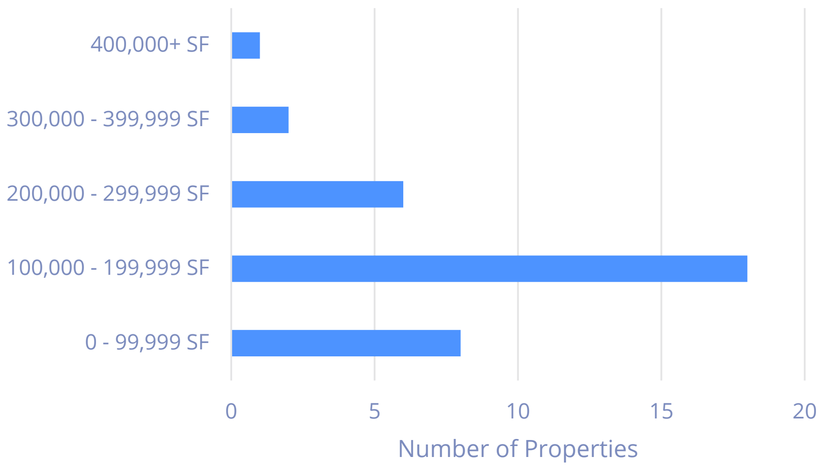
Source: Colliers

Mid-Sized Leasing Activity Picks Up, Aligning With Construction

Net absorption in Charlotte exceeded 1 million square feet for the third consecutive quarter, as consistent leasing demand combined with moderate supply growth to compress vacancy to 8.13 percent. After peaking at a five-year high in the first half of 2025, the vacancy rate has gradually compressed. While the delivery of roughly 5 million square feet of new space could cause short-term fluctuations in 2026, renewed tenant demand is expected to keep vacancy anchored in the low 8 percent range. Leasing activity within the 100,000 square foot size tranche also accelerated in the first quarter, totaling approximately 637,000 square feet. This momentum bodes well for the construction pipeline, as most projects currently underway fall within the 100,000 to 200,000 square foot range. By the end of 2026, an estimated 2 million square feet of space in this size segment will deliver. If first-quarter leasing trends persist and tenants continue to favor new, Class A assets, the majority of this space should be absorbed by early 2027.

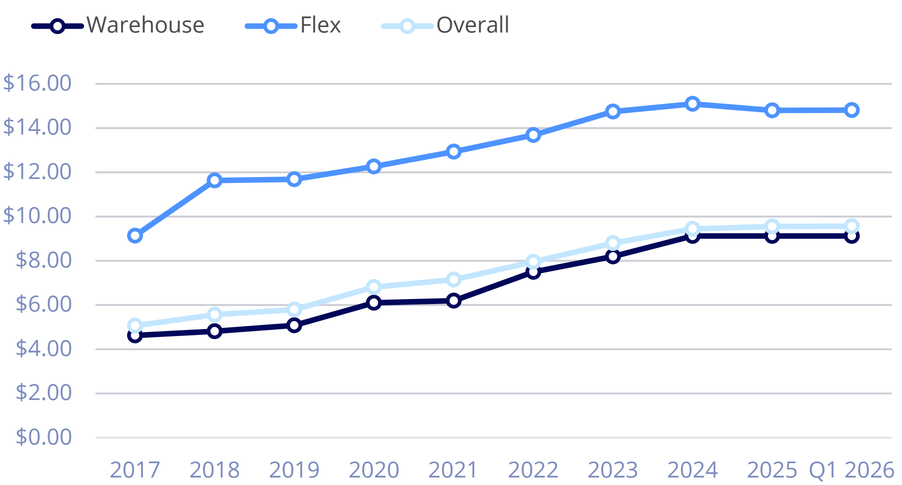
While leasing activity in mid-sized product dominated the first quarter, momentum for big box transactions carried into 2026. Domtar Paper and UTZ Quality Foods collectively leased 595,500 square feet in the South and Gaston County submarkets, respectively. In addition, a single tenant committed to the full 729,872-square-foot Overlook 85 Building 100 in Rowan County, with occupancy commencing in the second quarter of 2026. As a result, availability of large-scale Class A space has tightened significantly, leaving less than 2 million square feet of Class A inventory over 500,000 square feet across the entire Charlotte metro. As of March, there were no speculative buildings over 500,000 square feet under construction, a dynamic that is likely to push future big box demand toward older existing assets. This shift should further compress vacancy across large-format product. Overall, Charlotte's industrial market demonstrated healthy leasing activity to open 2026, matching the construction pipeline and signaling sustainable momentum carrying throughout the year.

Buildings Under Construction by Size



Source: Colliers

Historical Rental Rates



Source: Colliers

Active Construction Timeline

Clear Creek Trade Center
Q2 2026
55,467 SF
Bamboo Equity

Nevada Logistics Center
Q2 2026
164,358 SF
IDI Logistics

Westside Logistics
Q2 2026
173,252 SF
GTIS Partners

***Overhill Drive**
Q2 2026
60,000 SF
Victory Lane Development

321 Exchange
Q2 2026
305,760 SF
Crow Holdings

13021 General Dr
Q2 2026
150,515 SF
Beacon Partners

85 Exchange
Q2 2026
213,900 SF
Trinity Capital

***Crossroads Commerce Center**
Q2 2026
204,120 SF
Collett

Concord Commerce Center Phase 1
Q2 2026
70,800 SF
75,000 SF
74,900 SF
Greenberg Gibbons

***Mooresville Business Park East**
Q2 2026
111,488 SF
Wilcombs II, LLC

Graham Park CLT
Q3 2026
172,250 SF
Trinity Capital | Crow Holdings

Intersect
Q3 2026
462,000 SF
Intersect Development Group

Runway Logistics
Q3 2026
294,570 SF
104,624 SF
104,624 SF
120,570 SF
120,570 SF
83,604 SF
69,467 SF
Foundry Commercial

Pineville Distribution Center
Q3 2026
194,232 SF
Iconic Equities | LaSalle

***77 Beltway - Bldg. B**
Q4 2026
208,918 SF
Strategic Capital Partners

NorthChase at the Park
Q4 2026
135,212 SF
201,940 SF
McDonald Development

74 Junction
Q4 2026
119,321 SF
117,703 SF
Foundry Commercial

***Metro Air**
Q4 2026
113,800 SF
202,500 SF
Strategic Capital

***Westinghouse Commons**
Q1 2027
146,785 SF
Seefried

North Graham Exchange
Q1 2027
112,145 SF
Griffin Partners

Axial Commerce Station
Q1 2027
327,261 SF
137,775 SF
Crescent

Alliance Rock Hill at 77
Q1 2027
196,560 SF
Alliance Building Co

Q2 2026 | Q3 2026 | Q4 2026 | Q1 2027

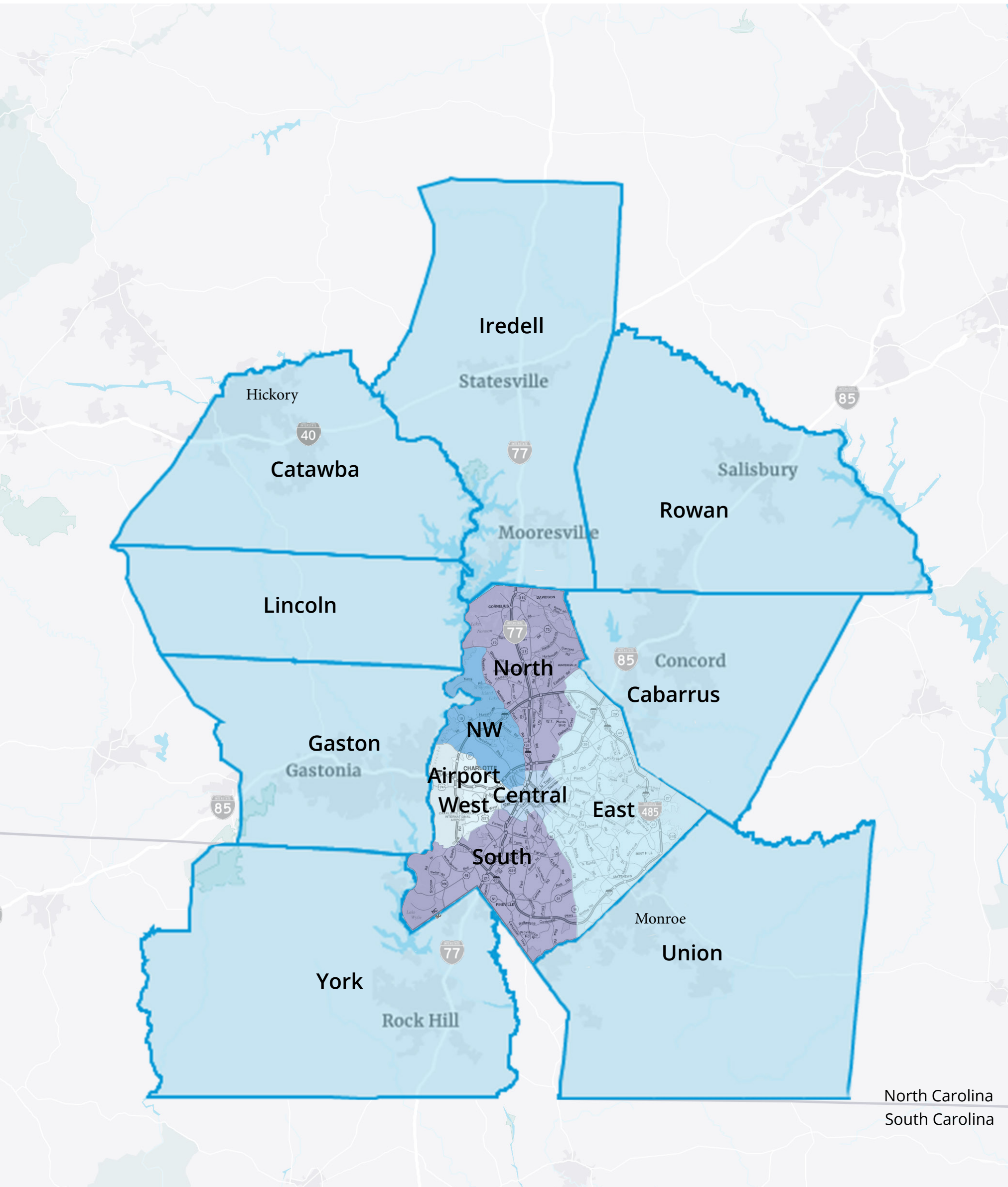
TOTAL TO BE DELIVERED:

Q2 & Q3 2026
3,455,595 SF

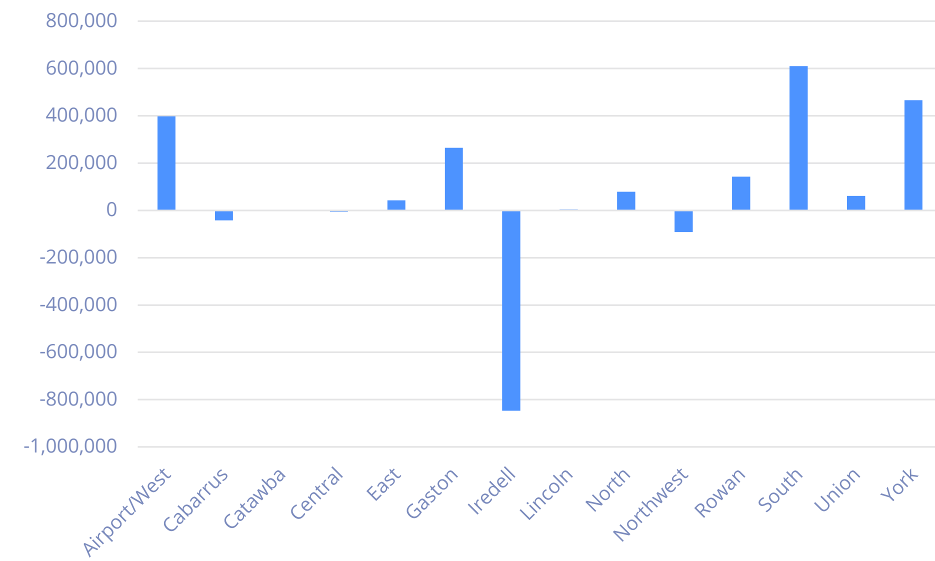
Q4 2026 & Q1 2027
2,019,920 SF

** Represented by Colliers*

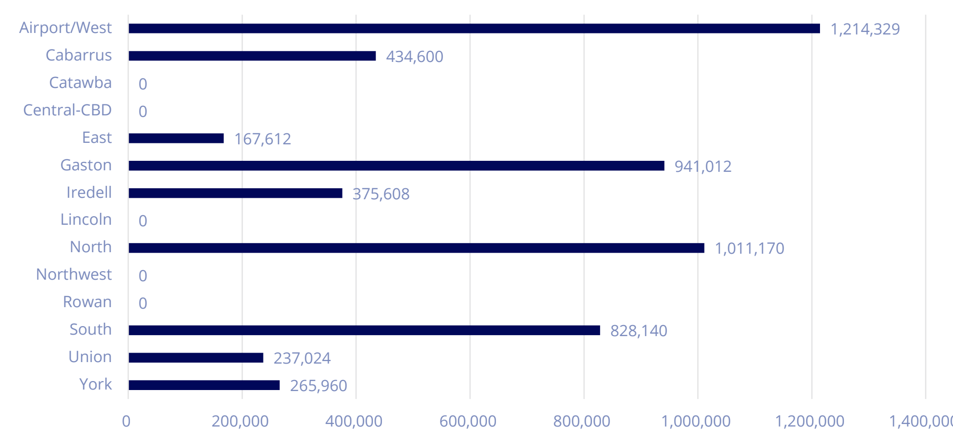
Submarket Breakdown



Net Absorption by Submarket



Under Construction Pipeline by Submarket



Source: Colliers

Significant Sales Activity

ADDRESS	SUBMARKET	SIZE (SF)	SALES PRICE	PRICE / SF	BUYER
2121 Heilig Rd	Rowan County	422,315	$60,910,000	$144.23	SMBC Leasing & Finance Inc
Link Portfolio (5 Properties)	Multi	793,522	$119,251,000	$150.28	Trinity Capital Advisors
685 Pitts School Rd	Cabarrus County	247,000	$30,000,000	$121.46	National Kitchen & Bath Cabinetry
13005 Sam Nealy	South	403,000	$95,620,000	$237.27	Ferncroft Capital

Significant Lease Activity

ADDRESS	SUBMARKET	SIZE (SF)	TENANT	TYPE
2400 Old Beatty Ford Rd	Rowan County	729,872	Confidential	New
1275 Shannon Bradley Rd	Gaston County	339,450	UTZ Quality Foods	New
11922 General Dr	South	256,052	Domtar Paper	New
3623 Lazy Hawk	York County	197,004	Darden Supply	New
* 1205 Ridgeview St	Rowan County	121,800	Confidential	New
12830 Virkler Dr	South	115,500	AVL Manufacturing	New
* 211 Celriver Rd	York County	89,876	Atlas Copco	Expansion
* 12730 Virkler Dr	South	86,749	Genesis Metalworks	New
2745 Piedmont Commerce St	Cabarrus County	78,414	Hendrick Motorsports	New
1786 Overview Dr	York County	74,934	Cornell Pump Co	New
* 540 Canterbury Rd	Gaston County	70,412	Confidential	New

** Represented by Colliers*

Charlotte | Q1 2026 | Industrial | Market Statistics

SUBMARKET/ SUBTYPE	BUILDINGS	TOTAL INVENTORY SF	DIRECT VACANT SF	SUBLEASE VACANT SF	VACANCY RATE	VACANCY RATE PREVIOUS	NET ABSORPTION CURRENT	NET ABSORPTION YTD	UNDER CONSTRUCTION	DELIVERIES YTD	AVG ASKING RATE (NNN)
Airport / West											
Warehouse	290	20,660,816	1,537,071	46,648	7.67%	11.10%	365,649	365,649	1,214,329	0	$10.69
Flex	48	1,956,907	50,458	0	2.58%	2.96%	32,391	32,391	0	0	$16.94
Total	**338**	**22,617,723**	**1,587,529**	**46,648**	**7.23%**	**10.40%**	**398,040**	**398,040**	**1,214,329**	**0**	**$11.23**
Cabarrus County											
Warehouse	302	26,608,728	3,210,505	56,846	12.28%	5.57%	-42,026	-42,026	434,600	480,040	$9.85
Flex	74	2,444,108	8,350	4,820	0.54%	1.02%	0	0	0	0	$14.49
Total	**376**	**29,052,836**	**3,218,855**	**61,666**	**11.29%**	**5.19%**	**-42,026**	**-42,026**	**434,600**	**480,040**	**$10.24**
Catawba County											
Warehouse	528	40,510,471	733,777	0	1.81%	1.47%	2,490	2,490	0	0	$6.22
Flex	24	982,532	21,070	0	2.14%	5.60%	-2,109	-2,109	0	0	$8.89
Total	**552**	**41,493,003**	**754,847**	**0**	**1.82%**	**1.57%**	**381**	**381**	**0**	**0**	**$6.28**
Central											
Warehouse	204	5,782,180	154,702	0	2.68%	2.41%	-6,200	-6,200	0	0	$11.22
Flex	15	334,218	47,467	0	14.20%	11.97%	0	0	0	0	$17.15
Total	**219**	**6,116,398**	**202,169**	**0**	**6.70%**	**6.70%**	**-6,200**	**-6,200**	**0**	**0**	**$11.54**
East											
Warehouse	476	19,264,529	1,542,714	57,113	8.30%	8.53%	28,534	28,534	112,145	0	$12.69
Flex	93	3,074,320	241,578	38,260	9.10%	6.64%	14,316	14,316	55,467	0	$15.12
Total	**569**	**22,338,849**	**1,784,292**	**95,373**	**8.41%**	**8.27%**	**42,850**	**42,850**	**167,612**	**0**	**$13.02**
Gaston County											
Warehouse	395	36,051,671	3,731,844	492,477	11.72%	12.67%	265,015	265,015	941,012	67,413	$7.16
Flex	35	1,153,731	35,231	0	3.05%	3.36%	0	0	0	0	$10.90
Total	**430**	**37,205,402**	**3,767,075**	**492,477**	**11.45%**	**12.38%**	**265,015**	**265,015**	**941,012**	**67,413**	**$7.28**

Charlotte | Q1 2026 | Industrial | Market Statistics

SUBMARKET/ SUBTYPE	BUILDINGS	TOTAL INVENTORY SF	DIRECT VACANT SF	SUBLEASE VACANT SF	VACANCY RATE	VACANCY RATE PREVIOUS	NET ABSORPTION CURRENT	NET ABSORPTION YTD	UNDER CONSTRUCTION	DELIVERIES YTD	AVG ASKING RATE (NNN)
Iredell County											
Warehouse	460	34,974,224	1,850,486	841,338	7.70%	7.17%	-855,433	-855,433	375,608	0	$6.92
Flex	120	3,426,283	23,574	20,070	1.27%	1.35%	8,637	8,637	0	0	$13.47
Total	**580**	**38,400,507**	**1,874,060**	**861,408**	**7.12%**	**6.66%**	**-846,796**	**-846,796**	**375,608**	**0**	**$7.50**
Lincoln County											
Warehouse	150	11,930,482	1,165,928	431,974	13.39%	14.31%	4,049	4,049	0	0	$6.99
Flex	12	342,997	0	0	0.00%	0.00%	0	0	0	0	$12.39
Total	**162**	**12,273,479**	**1,165,928**	**431,974**	**13.02%**	**13.91%**	**4,049**	**4,049**	**0**	**0**	**$7.14**
North											
Warehouse	263	26,900,305	3,744,069	433,306	15.53%	12.84%	75,615	75,615	1,011,170	306,450	$11.43
Flex	100	4,573,247	174,919	34,391	4.58%	3.91%	3,864	3,864	0	0	$15.77
Total	**363**	**31,473,552**	**3,918,988**	**467,697**	**13.94%**	**11.51%**	**79,479**	**79,479**	**1,011,170**	**306,450**	**$12.06**
Northwest											
Warehouse	229	13,799,407	579,929	45,105	4.53%	4.08%	-94,833	-94,833	0	0	$9.39
Flex	12	456,031	3,748	0	0.82%	0.82%	3,744	3,744	0	0	$15.19
Total	**241**	**14,255,438**	**583,677**	**45,105**	**4.41%**	**3.97%**	**-91,089**	**-91,089**	**0**	**0**	**$9.58**
Rowan County											
Warehouse	217	20,662,423	3,074,959	24,256	15.00%	20.24%	137,008	137,008	0	0	$6.47
Flex	16	401,449	3,200	0	0.80%	1.69%	6,000	6,000	0	0	$12.33
Total	**233**	**21,063,872**	**3,078,159**	**24,256**	**14.73%**	**19.89%**	**143,008**	**143,008**	**0**	**0**	**$6.58**
South											
Warehouse	734	58,706,903	3,321,308	434,819	6.40%	8.20%	570,469	570,469	828,140	0	$11.46
Flex	225	8,025,853	456,436	30,900	6.07%	6.60%	39,660	39,660	0	0	$15.63
Total	**959**	**66,732,756**	**3,777,744**	**465,719**	**6.36%**	**8.01%**	**610,129**	**610,129**	**828,140**	**0**	**$11.96**

Charlotte | Q1 2026 | Industrial | Market Statistics

SUBMARKET/ SUBTYPE	BUILDINGS	TOTAL INVENTORY SF	DIRECT VACANT SF	SUBLEASE VACANT SF	VACANCY RATE	VACANCY RATE PREVIOUS	NET ABSORPTION CURRENT	NET ABSORPTION YTD	UNDER CONSTRUCTION	DELIVERIES YTD	AVG ASKING RATE (NNN)
Union County											
Warehouse	331	16,907,421	196,788	12,547	1.24%	4.78%	43,047	43,047	237,024	0	$7.73
Flex	104	1,763,708	47,910	0	2.72%	2.93%	18,139	18,139	0	0	$15.42
Total	**435**	**18,671,129**	**244,698**	**12,547**	**1.38%**	**4.61%**	**61,186**	**61,186**	**237,024**	**0**	**$8.46**
York County											
Warehouse	310	35,704,345	2,641,393	801,197	9.64%	9.07%	449,460	449,460	196,560	0	$10.19
Flex	66	1,769,641	53,515	0	3.02%	4.66%	16,365	16,365	69,400	0	$14.41
Total	**376**	**37,473,986**	**2,694,908**	**801,197**	**9.33%**	**8.87%**	**465,825**	**465,825**	**265,960**	**0**	**$10.39**
Market Total											
Warehouse	4,889	368,463,905	27,485,473	3,677,626	8.46%	8.68%	942,844	942,844	5,350,588	853,903	$9.13
Flex	944	30,705,025	1,167,456	128,441	4.22%	4.30%	141,007	141,007	124,867	0	$14.81
Total	**5,833**	**399,168,930**	**28,652,929**	**3,806,067**	**8.13%**	**8.34%**	**1,083,851**	**1,083,851**	**5,475,455**	**853,903**	**$9.57**

** Construction not inclusive of 2.4 M SF Red Bull Manufacturing Complex*

Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fueled by visionary leadership, significant inside ownership and substantial recurring earnings. With $5.5 billion in annual revenues, a team of 24,000 professionals, and $108 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

Copyright

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Industrial Disclaimer

Colliers' statistical tracked set for Charlotte includes all single and multi-tenant industrial properties above 10,000 square feet. Heavy manufacturing and data center facilities are excluded from the total tracked inventory.

$5.6B+
ANNUAL REVENUE

70
COUNTRIES WE OPERATE IN

$108B+
ASSETS UNDER MANAGEMENT

44,000
LEASE AND SALE TRANSACTIONS

2B
SQUARE FEET MANAGED

24,000
PROFESSIONALS

Number of countries includes affiliates

Market Contacts

Jessica Henn
Research Analyst
+1 704 409 2916
jessica.henn@colliers.com

Tiffany Johnson
Market Leader
+1 704 409 2915
tiffany.johnson@colliers.com