



Q2 2025

SAVANNAH INDUSTRIAL MARKET REPORT

Vacancy Rises, But
Investor Confidence
Holds.

WHAT'S HAPPENING?

Q2 2025

In Q2 2025, Savannah's industrial market saw vacancy rise to 13.48%, up from 10.77%, as net absorption slowed to 733,814 SF. Softer leasing activity, combined with a significant wave of recent completions—particularly large-format facilities—continued to weigh on occupancy and vacancy. New supply and construction starts also declined, reflecting a more cautious pace of development. Average asking rents dipped slightly to \$8.42/SF, while sales prices moderated to \$116/SF. Still, investor interest remains

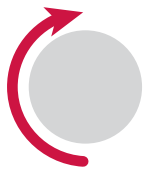
strong, with 12-month sales volume reaching \$1.5B—up from \$1.1B—demonstrating continued confidence in Savannah's long-term potential. Anchored by transformative projects like the \$20B Hyundai EV plant, 8,000 new jobs, and the expansion of the Port of Savannah, the region is poised for sustained industrial growth. While current headwinds persist, Savannah's fundamentals remain solid—and the market is well-positioned to outperform as demand rebounds and new supply is absorbed.



733,814 SF

Q2 NET ABSORPTION

Q1: 4.8 MSF



13.48%*

Q2 VACANCY RATE

Q1: 10.77%

*Statistical set expanded Q2 2025 to include previously untracked buildings



2.8 MSF*

Q2 UNDER CONSTRUCTION

Q1: 3.8 MSF

*Excludes Hyundai Metaplant's ±7 MSF Development



2 MSF

Q2 NEW SUPPLY DELIVERED

Q1: 4.6 MSF



\$8.42 PSF

Q2 AVG. ASKING RENT | YEAR

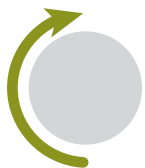
Q1: \$8.45 PSF



\$116 PSF

Q2 AVG. SALES PRICE

Q1: \$123 PSF

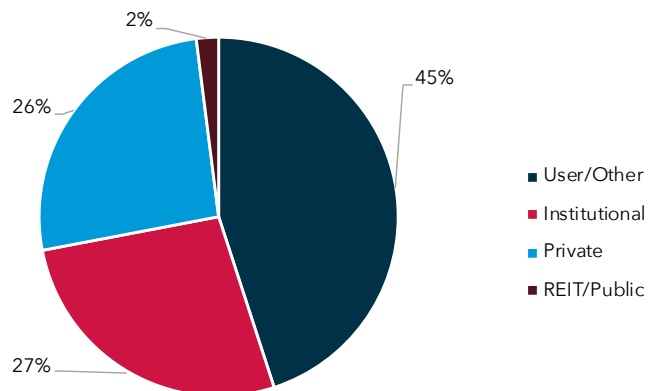


\$1.5 Billion

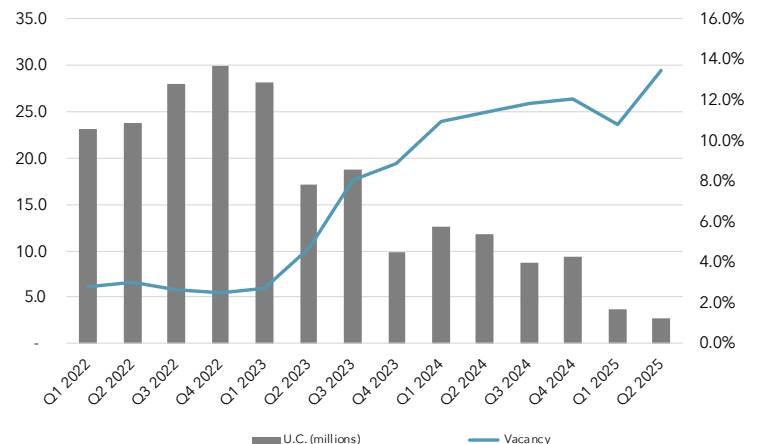
ROLLING 12-MO SALES VOLUME

Q1: \$1.1 Billion

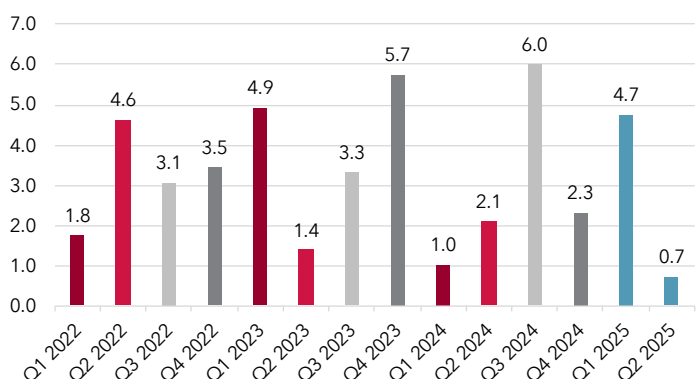
ANNUAL | BUYER COMPOSITION



QUARTERLY | VACANCY & U.C.



QUARTERLY | NET ABSORPTION (MSF)



MARKET ACTIVITY

Q2 2025

Q2 2025 | TOP SALES



GA INTERNATIONAL TRADE CTR | 3B*

RINCON, GA 31326

SUBMARKET Effingham County
BUYER Hines Global Income Trust, Inc.
SELLER Stonemont Financial Group
SIZE (SF) 1,500,815
SALE PRICE \$116,980,000
(\$77.94 PSF)

* PART OF A 2 PROPERTY PORTFOLIO SALE



CUBES AT INTERSTATE CENTRE II | C

ELLABELL, GA 31308

SUBMARKET Bryan County
BUYER KISS Nail Products
SELLER CRG
SIZE (SF) 1,262,940
SALE PRICE \$121,242,240
(\$95.00 PSF)



GA INTERNATIONAL TRADE CTR | 4A*

RINCON, GA 31326

SUBMARKET Port Wentworth
BUYER Hines Global Income Trust, Inc.
SELLER Stonemont Financial Group
SIZE (SF) 733,200
SALE PRICE \$77,420,000
(\$105.59 PSF)

* PART OF A 2 PROPERTY PORTFOLIO SALE

Q2 2025 | TOP LEASES



GA INTERNATIONAL COMMERCE CTR

BLACK CREEK, GA 31308

SUBMARKET Bryan County
TENANT Confidential
SIZE (SF) 477,832
LEASE TYPE New



NORTH GATE INDUSTRIAL

RINCON, GA 31326

SUBMARKET Effingham County
TENANT Discovery SCM
SIZE (SF) 310,290
LEASE TYPE New



SAVANNAH RIVER INT'L TRADE PARK

POOLER, GA 31407

SUBMARKET Port Wentworth
TENANT RJ Schinner
SIZE (SF) 281,467
LEASE TYPE New

Q2 2025 | TOP CONSTRUCTION

PROJECT NAME	LOCATION	BUILDING SIZE (SF)	SUBMARKET	DELIVERY
Savannah Interchange Park	95 Fort Argyle Rd	670,022	Outlying Chatham County	Q2 - 2026
Savannah Gateway Ind Hub - 2G	2010 Branch Rd	322,844	Effingham County	Q3 - 2025
Rockingham Farms Commerce Center - 7B	Warehouse Dr	284,580	Outlying Chatham County	Q3 - 2025
Central Port Logistics Center - Bldg 5	Feldspar Dr	281,170	Outlying Chatham County	Q4 - 2025
Stateline 95 Hardeeville Commerce Park	0 Hummingbird Ln	268,136	I-95 Walterboro/ Hardeeville	Q3 - 2025
Parkway 16 West - Bldg 1	1 Jimmy DeLoach Pkwy	224,640	Bloomington/Pooler	Q4 - 2025
The Cubes at West Port - Bldg F	3438 US Highway 80 E	215,460	Bryan County	Q1 - 2026
Horizon 16 - Bldg 7	Jimmy Deloach Pkwy	181,993	Bloomington/Pooler	Q2 - 2026

Q2 2025 | SAVANNAH INDUSTRIAL



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