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Q3 2025

SAVANNAH INDUSTRIAL MARKET REPORT

Savannah's industrial base continues to grow, even as new supply tests equilibrium.

3500 Lenox Road, Suite 300 | Atlanta, GA 30326
404.442.2810 | lee-associates.com/atlanta

WHAT'S HAPPENING?

Q3 2025

Savannah's industrial market remains active and strategically important, even as the vacancy rate rose to 14.1% in Q3 2025. The increase reflects a supply-heavy environment, but demand fundamentals remain solid, with continued positive absorption and over 5 million square feet under construction. Asking rents climbed to $8.51 PSF, showing that users continue to value access to Savannah's infrastructure, workforce, and port proximity. The Georgia Ports Authority reported strong monthly volumes, reinforcing Savannah's role in regional and national supply chains. Long-term commitments from major manufacturers—such as Hyundai's multi-billion-dollar plant—are drawing suppliers and logistics users to the area, building out a more diversified industrial base. While the market works through elevated availability, the underlying drivers of growth remain intact. With its balance of port access, connectivity, and development-ready land, Savannah is well-positioned to support the next wave of industrial expansion in the Southeast.

1.1 MSF
Q3 NET ABSORPTION
Q2: 733,814 SF

14.1%
Q3 VACANCY RATE
Q2: 13.5%

5.0 MSF*
Q3 UNDER CONSTRUCTION
Q2: 2.8 MSF
**Excludes Hyundai Metaplant's ±5 MSF Development*

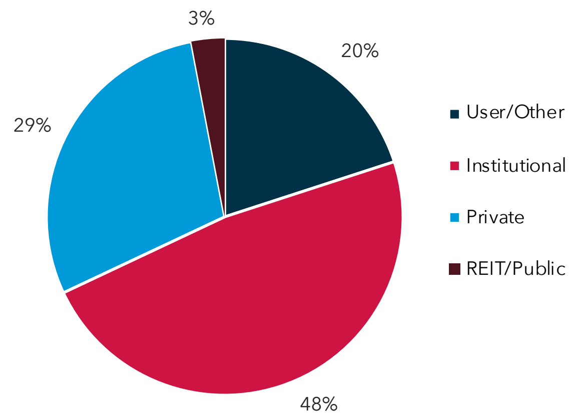
607,424 SF
Q3 NEW SUPPLY DELIVERED
Q2: 2.0 MSF

$8.51 PSF
Q3 AVG. ASKING RENT | YEAR
Q2: $8.42 PSF

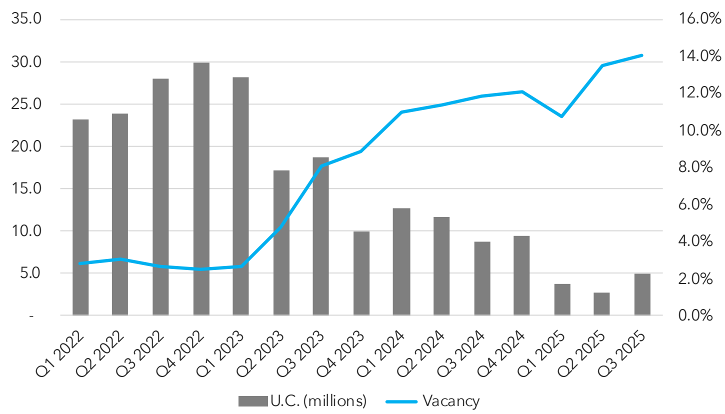
$130 PSF
Q3 AVG. SALES PRICE
Q2: $116 PSF

$1.3 Billion
ROLLING 12-MO SALES VOLUME
Q2: $1.5 Billion

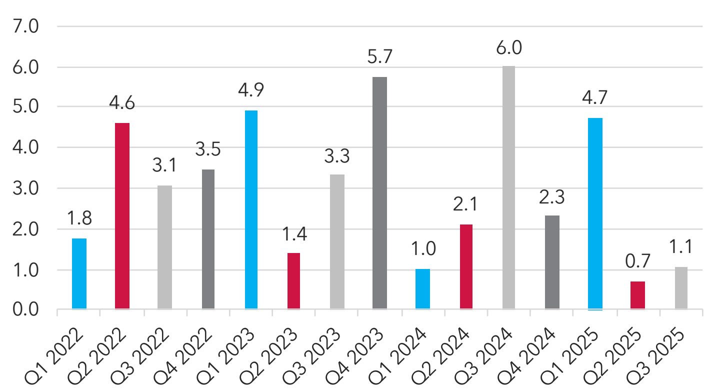
12 MONTH | BUYER COMPOSITION



QUARTERLY | VACANCY & U.C.



QUARTERLY | ABSORPTION (MSF)



MARKET ACTIVITY

Q3 2025

Q3 2025 | TOP SALES

OLD AUGUSTA COMMERCE CENTER

RINCON, GA 31326

SUBMARKET	Effingham County
BUYER	Stockbridge Capital Group, LLC
SELLER	Becknell Industrial
SIZE (SF)	1,026,606
SALE PRICE	$104,400,000 *($101.69 PSF)*

** PART OF A PORTFOLIO SALE*

DSP I-16 LOGISTICS CENTER

ELLABELL, GA 31308

SUBMARKET	Bryan County
BUYER	MetLife Investment Mgmt.
SELLER	Dayton Street Partners LLC
SIZE (SF)	548,818
SALE PRICE	$72,000,000 *($131.19 PSF)*

104 COLEMAN BLVD

SAVANNAH, GA 31408

SUBMARKET	Bloomingdale/Pooler
BUYER	The Pete Store
SELLER	Citi Trends
SIZE (SF)	71,675
SALE PRICE	$12,000,000 *($167.42 PSF)*

** PART OF A PORTFOLIO SALE*

Q3 2025 | TOP LEASES

250 GRANGE RD

SAVANNAH, GA 31407

SUBMARKET	Port Wentworth
TENANT	Confidential
SIZE (SF)	284,400
LEASE TYPE	New

SAVANNAH GATEWAY INDUSTRIAL | 2E

RINCON, GA 31326

SUBMARKET	Effingham County
TENANT	Aertessen Logistics
SIZE (SF)	248,000
LEASE TYPE	New

311 INTERNATIONAL TRADE PKY | A

PORT WENTWORTH, GA 31407

SUBMARKET	Port Wentworth
TENANT	Confidential
SIZE (SF)	236,910
LEASE TYPE	New

Q3 2025 | TOP CONSTRUCTION

PROJECT NAME	LOCATION	BUILDING SIZE (SF)	SUBMARKET	DELIVERY
Central Port Logistics Center Bldg 6	100 Feldspar Dr	769,500	Outlying Chatham County	Q4 - 2025
Savannah Interchange Park	95 Fort Argyle Rd	670,022	Outlying Chatham County	Q2 - 2026
Savannah Gateway Industrial Hub- Building 2F	1014 Gateway Pkwy	584,820	Effingham County	Q2 - 2026
Central Port Logistics Center - Bldg 5	100 Feldspar Dr	284,580	Outlying Chatham County	Q4 - 2025
Stateline 95 Hardeeville Commerce Park	0 Hummingbird Ln	268,136	I-95 Walterboro/ Hardeeville	Q4 - 2025
Pky 16 West - Bldg 1	2901 Jimmy Deloach Pky	224,640	Bloomingdale/Pooler	Q4 - 2025
3438 US Highway 80 E - Bldg F	3438 US Highway 80 E	215,460	Bryan County	Q1 - 2026
Horizon 16 Industrial Park - Bldg 6	Jimmy Deloach Blvd	213,040	Bloomingdale/Pooler	Q3 -2026

Q3 2025 | SAVANNAH INDUSTRIAL

Report analysis by: Daniel Wagner, Chief Data Officer | Kate Hunt, Research Director
Report created by: Julia Whitlark, Marketing Director

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