



Q3 2025

SAVANNAH INDUSTRIAL MARKET REPORT

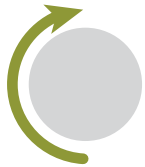
Savannah's industrial
base continues to grow,
even as new supply tests
equilibrium.

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

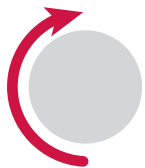
role in regional and national supply chains. Long-term commitments from major manufacturers—such as Hyundai's multi-billion-dollar plant—are drawing suppliers and logistics users to the area, building out a more diversified industrial base. While the market works through elevated availability, the underlying 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

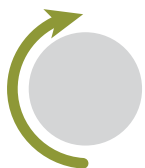
Q2: 2.0 MSF



\$8.51 PSF

Q3 AVG. ASKING RENT | YEAR

Q2: \$8.42 PSF



\$130 PSF

Q3 AVG. SALES PRICE

Q2: \$116 PSF

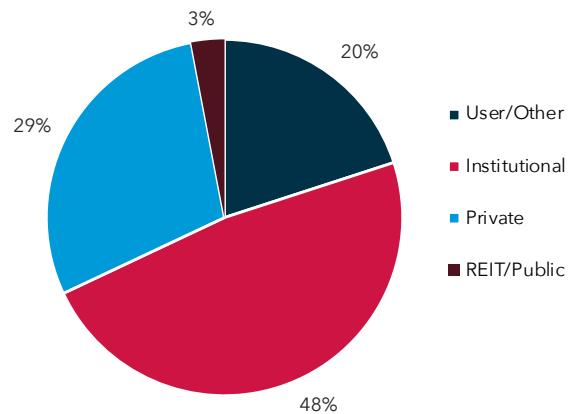


\$1.3 Billion

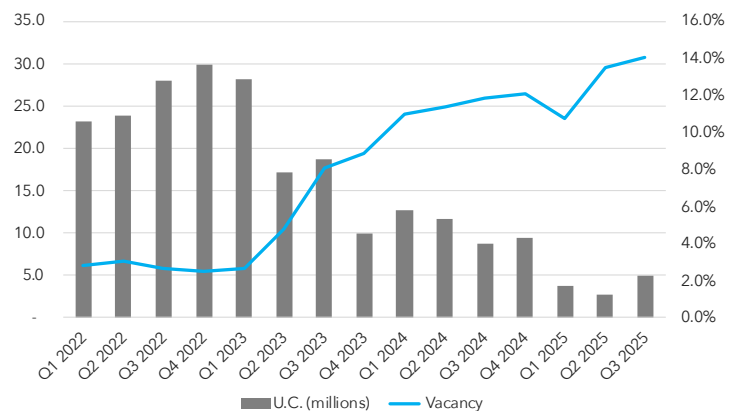
ROLLING 12-MO SALES VOLUME

Q2: \$1.5 Billion

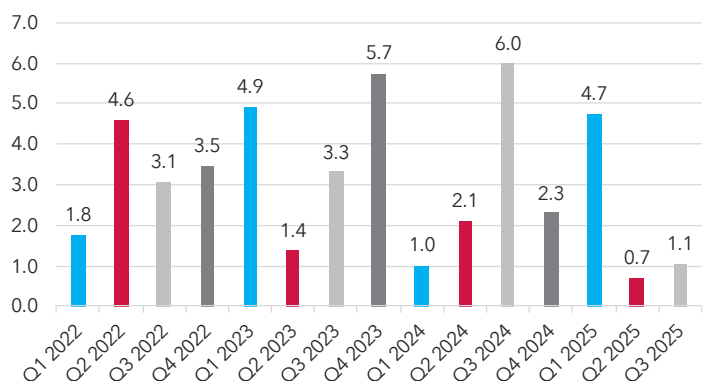
12 MONTH | BUYER COMPOSITION



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



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