



Q3 2026

SAVANNAH INDUSTRIAL MARKET REPORT

Savannah Industrial
Demand Stays Positive
as Investment Grows

MARKET OVERVIEW

Q3 2026

Savannah's industrial market continued to post positive net absorption in the quarter, adding nearly 1.7 million square feet of occupied space. Vacancy edged down to 12.9% while deliveries slowed. The development pipeline moved higher, with 6.5 million square feet under construction. Average asking rents eased to \$8.33 per square foot, while the average sale price increased to \$140 per square foot. Long-term growth prospects remain tied to Savannah's

manufacturing and logistics base, with the planned OpenAI data center campus in nearby Effingham County adding a major new investment to the region's development story. As that project and other economic development initiatives move forward, they could strengthen the area's appeal to businesses and suppliers over time. For now, continued positive absorption and lower vacancy point to sustained demand, even as construction activity begins to build again.



1.7 MSF

Q3 NET ABSORPTION

Q2: 3.3 MSF



12.9%

Q3 VACANCY RATE

Q2: 13.0%



6.5 MSF

Q3 UNDER CONSTRUCTION

Q2: 4.8 MSF



1.3 MSF

Q3 NEW SUPPLY DELIVERED

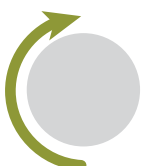
Q2: 4.7 MSF



\$8.33 PSF

Q3 AVG. ASKING RENT | YEAR

Q2: \$8.86 PSF



\$140 PSF

Q3 AVG. SALES PRICE

Q2: \$134 PSF

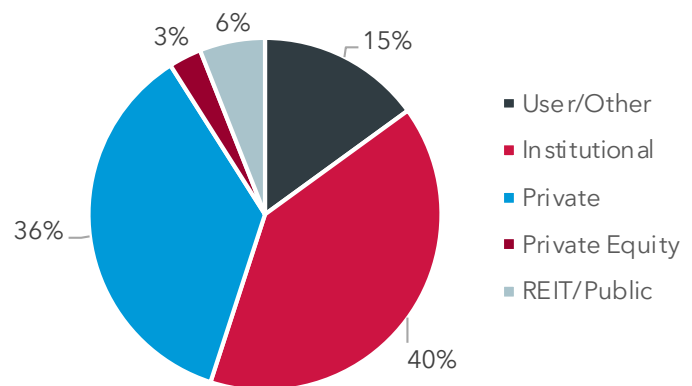


\$1.1 Billion

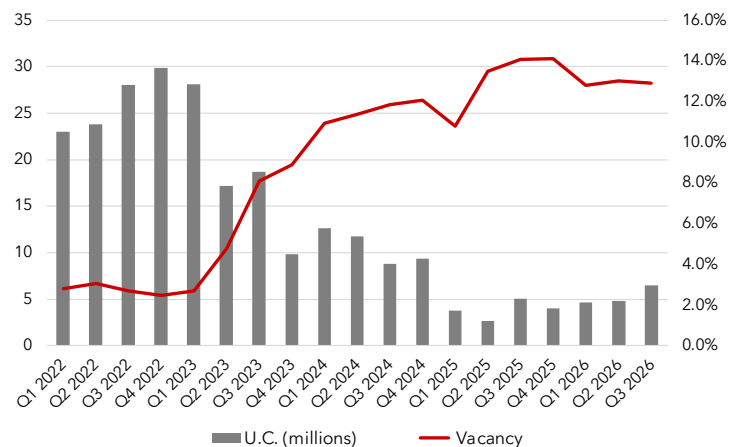
ROLLING 12-MO SALES VOLUME

Q2: \$738.8 Million

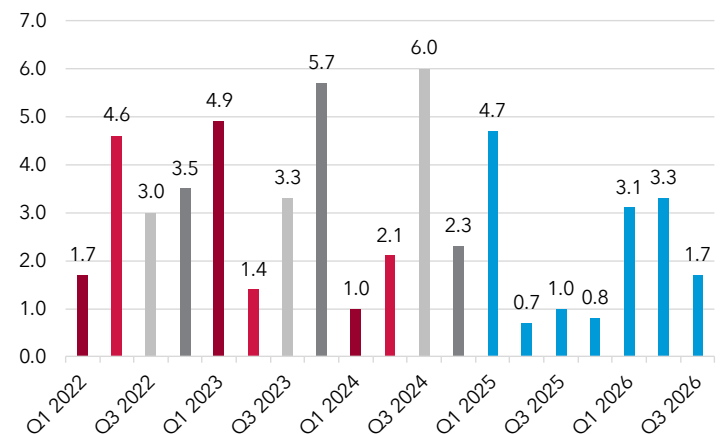
12 MONTH | BUYER COMPOSITION



QUARTERLY | VACANCY & U.C.



QUARTERLY | ABSORPTION (MSF)



MARKET ACTIVITY

Q3 2026

Q3 2026 | TOP SALES



2512 BELFAST KELLER RD - BLDG 1

RICHMOND HILL, GA 31324

SUBMARKET	Bryan County
BUYER	Amazon
SELLER	Xebec
SIZE (SF)	1,037,309
SALE PRICE	\$99,581,664 (\$96.00 PSF)



110 COMMERCE PKY - BLDG 2

BLACK CREEK, GA 31308

SUBMARKET	Bryan County
BUYER	Highline Real Estate Partners, LLC
SELLER	Chesterfield, LLC
SIZE (SF)	983,791
SALE PRICE	\$89,525,000 (\$91.00 PSF)



309 LITTLE HEARST PKY

SAVANNAH, GA 31407

SUBMARKET	Port Wentworth
BUYER	NorthPoint Development
SELLER	Link Logistics Real Estate
SIZE (SF)	660,490
SALE PRICE	\$72,075,000 (\$109.12 PSF)

Q3 2026 | TOP LEASES



120 FELDSPAR - BLDG 6

SAVANNAH, GA 31405

SUBMARKET	Outlying Chatham County
TENANT	Creative Innovations, Inc
SIZE (SF)	769,500
LEASE TYPE	New Lease



521 MORGAN LAKES IND. BLVD

POOLER, GA 31322

SUBMARKET	N Savannah/Garden City
TENANT	East Coast Warehouse & Distribution
SIZE (SF)	499,200
LEASE TYPE	New Lease



301 SAVANNAH PORTSIDE INTL PKY

BLOOMINGDALE, GA 31302

SUBMARKET	Effingham County
TENANT	Undisclosed
SIZE (SF)	259,000
LEASE TYPE	New Lease

Q3 2026 | TOP CONSTRUCTION

PROJECT NAME	LOCATION	BUILDING SIZE (SF)	SUBMARKET	DELIVERY
The Cubes at Interstate Centre II - Bldg D	Interstate Centre Blvd	1,131,500	Bryan County	Q4 - 2026
Port Wentworth Commerce Center- Bldg D	Port Wentworth Commerce Center	1,113,975	Port Wentworth	Q4 - 2027
Savannah Int. Commerce Center - Bldg E	2685 Old Augusta Rd S	1,000,000	Effingham County	Q3 - 2027
Port Wentworth Commerce Center - Bldg B	Port Wentworth Commerce Center	740,375	Port Wentworth	Q4 - 2027
Port Wentworth Commerce Center - Bldg A	Port Wentworth Commerce Center	538,775	Port Wentworth	Q4 - 2027
E-Park - Bldg 2	Effingham Pky	368,280	Effingham County	Q1 - 2027
North Gate Industrial Park - Phase II - Bldg 6	1700 General Way	288,086	Effingham County	Q4 - 2027
Savannah Int. Commerce Center - Bldg D	2685 Old Augusta Rd S	263,500	Effingham County	Q2 - 2027



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