



Q2 2026

SAVANNAH INDUSTRIAL MARKET REPORT

Solid Leasing
Momentum Supports
Market Fundamentals

MARKET OVERVIEW

Q2 2026

Savannah's industrial market remains supported by long-term manufacturing and logistics demand, with future growth expected from the completion of Phase 2 at Hyundai Motor Group Metaplant America, which is anticipated to continue to attract additional Tier 1 and Tier 2 suppliers to the region. Vacancy increased

slightly quarter over quarter, primarily due to new supply entering the market rather than weakening demand. Despite the modest increase in vacancy, the market continued to post solid positive net absorption, underscoring healthy underlying tenant demand as existing and new industrial inventory is absorbed.



3.3 MSF

Q2 NET ABSORPTION

Q1: 3.1 MSF



13.0%

Q2 VACANCY RATE

Q1: 12.8%



4.8 MSF

Q2 UNDER CONSTRUCTION

Q1: 4.7 MSF



4.7 MSF

Q2 NEW SUPPLY DELIVERED

Q1: 507,460 SF



\$8.86 PSF

Q2 AVG. ASKING RENT | YEAR

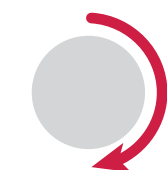
Q1: \$8.68 PSF



\$134 PSF

Q2 AVG. SALES PRICE

Q1: \$131 PSF

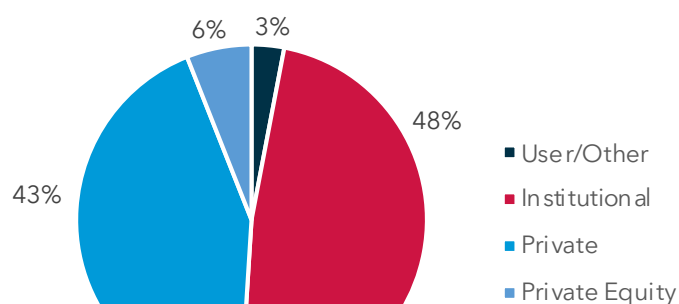


\$738.8 M

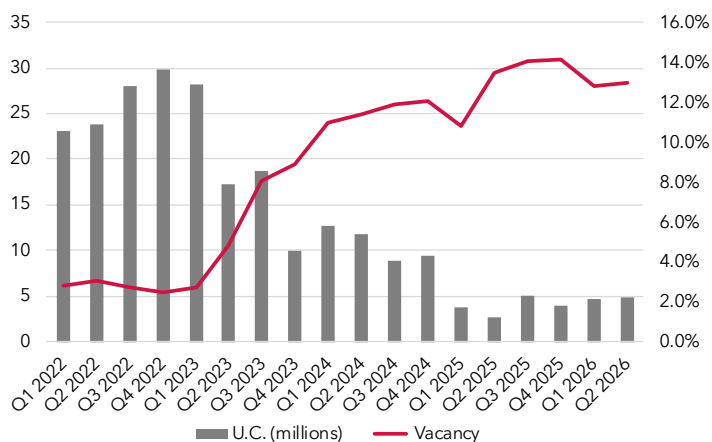
ROLLING 12-MO SALES VOLUME

Q1: \$850.4 Million

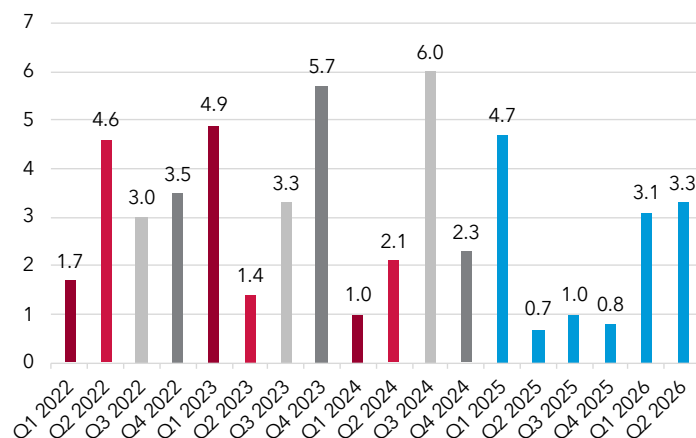
12 MONTH | BUYER COMPOSITION



QUARTERLY | VACANCY & U.C.



QUARTERLY | ABSORPTION (MSF)



MARKET ACTIVITY

Q2 2026

Q2 2026 | TOP SALES



445 NORTHPORT PKY*

SAVANNAH, GA 31407

SUBMARKET	Port Wentworth
BUYER	EQT Real Estate
SELLER	Brookfield Asset Management, Inc.
SIZE (SF)	1,001,508
SALE PRICE	\$69,950,000 (\$69.84 PSF)

* PART OF A PORTFOLIO SALE



318 GRANGE RD*

SAVANNAH, GA 31407

SUBMARKET	Port Wentworth
BUYER	Sanders Equities, LLC
SELLER	Prologis, Inc.
SIZE (SF)	195,000
SALE PRICE	\$19,254,633 (\$98.74 PSF)

* PART OF A PORTFOLIO SALE



190 GULFSTREAM RD*

SAVANNAH, GA 31408

SUBMARKET	N Savannah/Garden City
BUYER	Sanders Equities, LLC
SELLER	Prologis, Inc.
SIZE (SF)	175,000
SALE PRICE	\$16,960,040 (\$96.91 PSF)

* PART OF A PORTFOLIO SALE

Q2 2026 | TOP LEASES



590 NORTHPORT PKY

SAVANNAH, GA 31407

SUBMARKET	Port Wentworth
TENANT	Shaw Industries
SIZE (SF)	831,764
LEASE TYPE	Renewal



157 HENDLEY RD I BLDG 3

PORT WENTWORTH, GA 31407

SUBMARKET	N Savannah/Garden City
TENANT	Elogistek
SIZE (SF)	406,345
LEASE TYPE	New



DEAN FOREST RD I BLDG 3

GARDEN CITY, GA 31408

SUBMARKET	N Savannah/Garden City
TENANT	Undisclosed
SIZE (SF)	404,957
LEASE TYPE	New

Q2 2026 | TOP CONSTRUCTION

PROJECT NAME	LOCATION	BUILDING SIZE (SF)	SUBMARKET	DELIVERY
The Cubes at Interstate Centre II I Bldg D	Interstate Centre Blvd	1,131,500	Bryan County	Q4 2026
Savannah Int. Commerce Center I Bldg E	Old Augusta Rd	1,000,000	Effingham County	Q2 2027
Riverport Commerce Park	1264 Prospect Blvd	457,110	I-95 Walterboro/Hardeeville	Q3 2026
4704 Ogeechee Rd	4704 Ogeechee Rd	326,400	N Savannah/Garden City	Q3 2026
North Gate Industrial Park - Phase II I Bldg 6	1700 General Way	288,086	Effingham County	Q3 2027
Savannah Int. Commerce Center I Bldg D	Old Augusta Rd	263,500	Effingham County	Q2 2027
Savannah Int. Commerce Center I Bldg A	Old Augusta Rd	260,000	Effingham County	Q2 2027
North Gate Industrial Park - Phase II I Bldg 5	1700 General Way	240,646	Effingham County	Q3 2027



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