



# 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

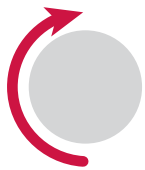
strong, with 12-month sales volume reaching \$1.5B—up from \$1.1B—demonstrating continued confidence in Savannah's long-term potential. Anchored by transformative projects like the \$20B Hyundai EV plant, 8,000 new jobs, and the expansion of the Port of Savannah, the region is poised for sustained industrial 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**

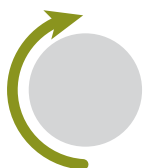
Q1: \$8.45 PSF



**\$116 PSF**

**Q2 AVG. SALES PRICE**

Q1: \$123 PSF

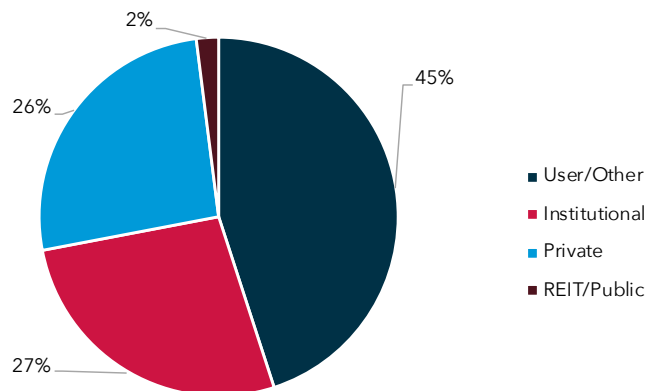


**\$1.5 Billion**

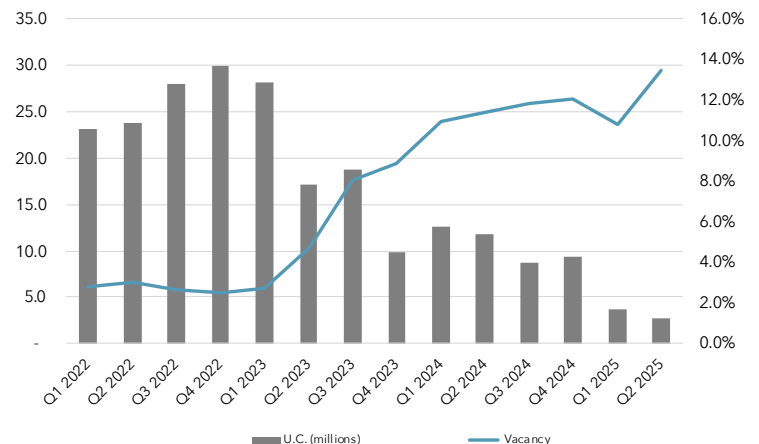
**ROLLING 12-MO SALES VOLUME**

Q1: \$1.1 Billion

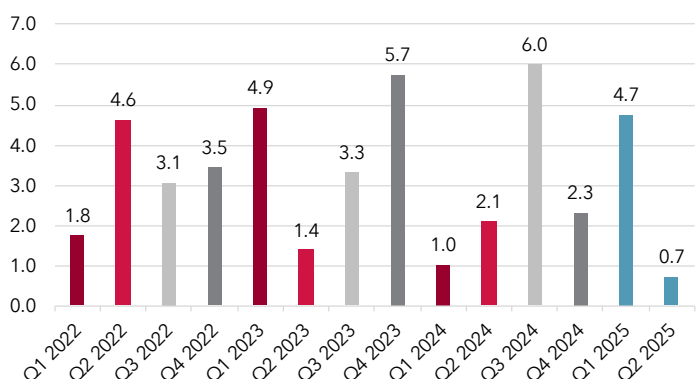
## ANNUAL | BUYER COMPOSITION



## 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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