



# Q4 2025

SAVANNAH INDUSTRIAL  
MARKET REPORT

Supply and Demand  
Move Toward Balance

# WHAT'S HAPPENING?

Q4 2025

Savannah's industrial market ended Q4 2025 on more stable footing as vacancy remained unchanged from the prior quarter, reflecting a gradual rebalancing between recent supply additions and tenant demand. Leasing activity has slowed from the elevated levels recorded earlier in the cycle, though demand fundamentals remain intact and supported by the region's port-related logistics, manufacturing, and distribution base. Development activity continued to trend lower through year-end, reducing near-term supply pressure

and allowing the market additional time to absorb recently delivered space. Rent growth has moderated accordingly, shifting toward a more normalized pace following several years of outsized increases. Overall, market conditions point to a transition away from the rapid expansion phase and toward a more sustainable operating environment, characterized by steadier leasing activity, improved supply-demand alignment, and a more disciplined development pipeline heading into 2026.

**834,890 SF**

Q4 NET ABSORPTION  
Q3: 1.1 MSF

**14.1%**

Q4 VACANCY RATE  
Q3: 14.1%

**4.0 MSF\***

Q4 UNDER CONSTRUCTION  
Q3: 5.0 MSF\*

\*Excludes Hyundai Metaplant's ±5 MSF Development

**2.3 MSF**

Q4 NEW SUPPLY DELIVERED  
Q3: 607,424 SF

**\$8.54 PSF**

Q4 AVG. ASKING RENT | YEAR  
Q3: \$8.51 PSF

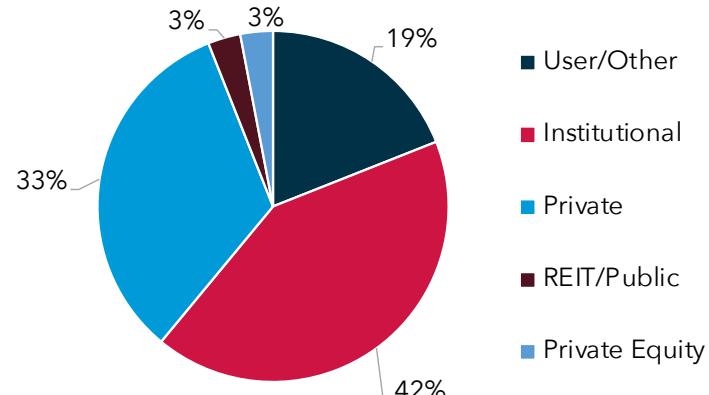
**\$133 PSF**

Q4 AVG. SALES PRICE  
Q3: \$130 PSF

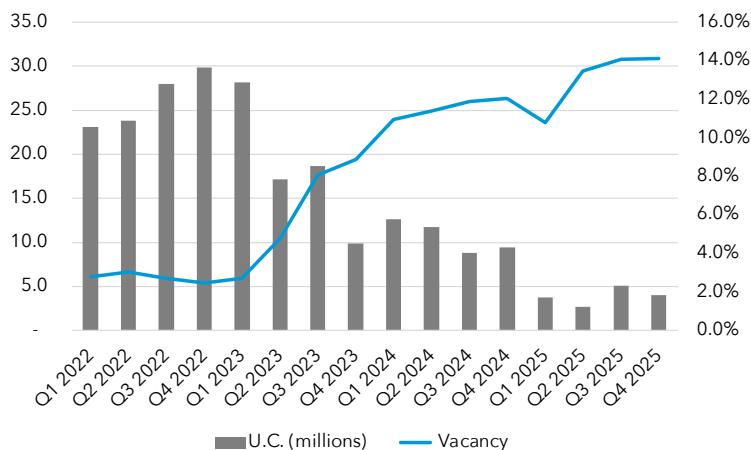
**\$1.3 Billion**

ROLLING 12-MO SALES VOLUME  
Q3: \$1.3 Billion

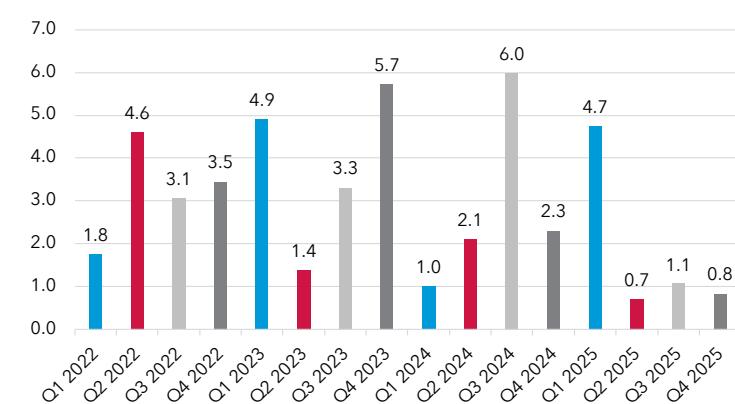
## ANNUAL | BUYER COMPOSITION



## QUARTERLY | VACANCY & U.C.



## QUARTERLY | ABSORPTION (MSF)



# MARKET ACTIVITY

Q4 2025

## Q4 2025 | TOP SALES



### 1000 GATEWAY PKY - BLDG 1E\*

RINCON, GA 31326

SUBMARKET	Effingham County
BUYER	Pattillo Industrial Real Estate
SELLER	BROE Real Estate LLC
SIZE (SF)	380,800
SALE PRICE	\$52,509,188 (\$137.89 PSF)

\* PART OF A PORTFOLIO SALE



### 110 LITTLE HEARST PKY - BLDG 2\*

POOLER, GA 31407

SUBMARKET	Port Wentworth Submarket
BUYER	Ares Industrial Real Estate Income Trust Inc.
SELLER	EQT Real Estate
SIZE (SF)	281,467
SALE PRICE	\$36,200,000 (\$128.61 PSF)

\* PART OF A PORTFOLIO SALE



### 1010 BRANCH RD - BLDG 2E\*

RINCON, GA 31326

SUBMARKET	Effingham County
BUYER	Pattillo Industrial Real Estate
SELLER	BROE Real Estate LLC
SIZE (SF)	248,000
SALE PRICE	\$33,390,812 (\$134.64 PSF)

\* PART OF A PORTFOLIO SALE

## Q4 2025 | TOP LEASES



### 122 DORCHESTER VILLAGE RD

MIDWAY, GA 31320

SUBMARKET	N Savannah/Garden City
TENANT	Smart Supply Chain
SIZE (SF)	594,522
LEASE TYPE	New



### 651 BLOOMINGDALE RD

BLOOMINGDALE, GA 31302

SUBMARKET	N Savannah/Garden City
TENANT	JF Fulfillment / Patio Mall
SIZE (SF)	482,755
LEASE TYPE	New



### 102 NORWEST CT - BLDG 1

POOLER, GA 31322

SUBMARKET	Bloomingdale/Pooler
TENANT	Cosmos Surfaces
SIZE (SF)	147,000
LEASE TYPE	New

## Q4 2025 | TOP CONSTRUCTION

### PROJECT NAME

Central Port Logistics Center - Bldg 6

### LOCATION

Savannah Interchange Park

### BUILDING SIZE (SF)

Savannah Gateway Industrial Hub - Bldg 2F

### SUBMARKET

Port Wentworth Commerce Center

### DELIVERY

Horizon 16 Industrial Park - Bldg 11

100 Feldspar Dr

3438 US Highway 80 E - Bldg F

769,500

Horizon 16 Industrial Park - Bldg 6

Horizon 16 Industrial Park - Bldg 12

670,022

584,820

538,775

249,413

215,460

213,040

194,195

Effingham County

Port Wentworth

Bloomingdale/Pooler

Bryan County

Bloomingdale/Pooler

Bloomingdale/Pooler

Outlying Chatham County

Outlying Chatham County

Q2 - 2026

Q2 - 2026

Q2 - 2026

Q1 - 2026

Q3 - 2026

Q2 - 2026

# Q4 2025 | SAVANNAH INDUSTRIAL



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