



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

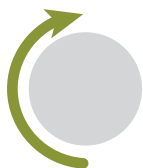
Q3: 607,424 SF



\$8.54 PSF

Q4 AVG. ASKING RENT | YEAR

Q3: \$8.51 PSF



\$133 PSF

Q4 AVG. SALES PRICE

Q3: \$130 PSF

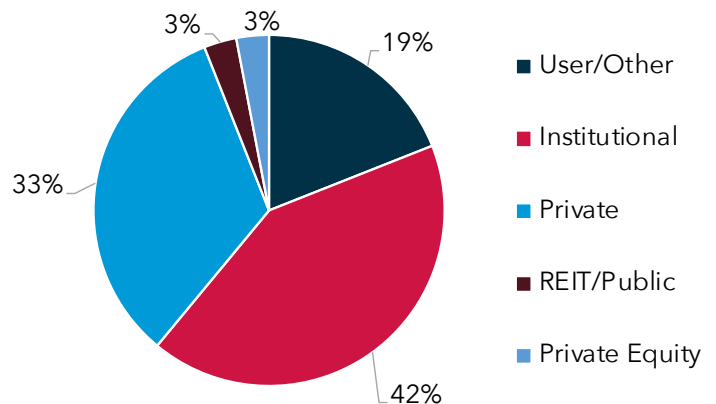


\$1.3 Billion

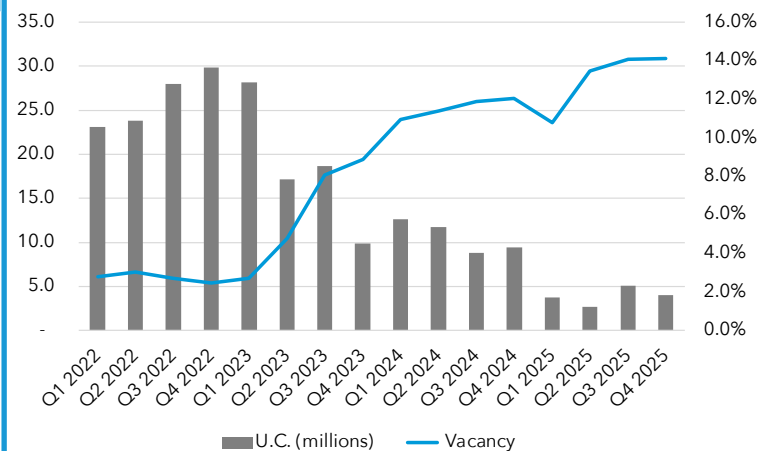
ROLLING 12-MO SALES VOLUME

Q3: \$1.3 Billion

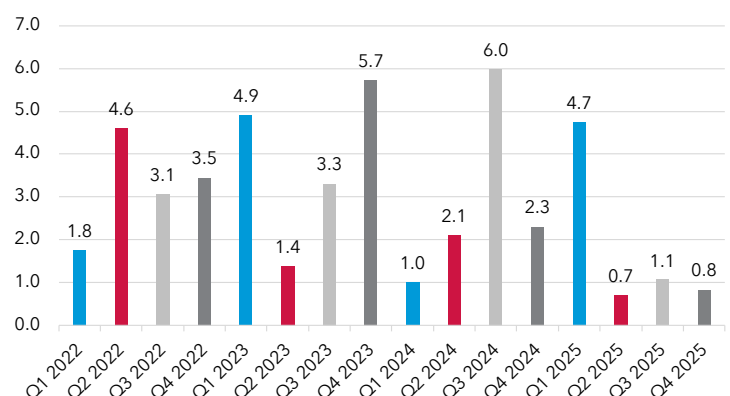
ANNUAL | BUYER COMPOSITION



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	LOCATION	BUILDING SIZE (SF)	SUBMARKET	DELIVERY
Central Port Logistics Center - Bldg 6	100 Feldspar Dr	769,500	Outlying Chatham County	Q1 - 2026
Savannah Interchange Park	95 Fort Argyle Rd	670,022	Outlying Chatham County	Q2 - 2026
Savannah Gateway Industrial Hub - Bldg 2F	1014 Gateway Pkwy	584,820	Effingham County	Q2 - 2026
Port Wentworth Commerce Center	Augusta Rd	538,775	Port Wentworth	Q2 - 2026
Horizon 16 Industrial Park - Bldg 11	Jimmy Deloach Blvd	249,413	Bloomingdale/Pooler	Q2 - 2026
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
Horizon 16 Industrial Park - Bldg 12	Jimmy Deloach Blvd	194,195	Bloomingdale/Pooler	Q2 - 2026



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Report analysis by: Daniel Wagner, Chief Data Officer | Kate Hunt, Research Director
Report created by: Julia Whitlark, Marketing Director



**LEE &
ASSOCIATES**

LEE & ASSOCIATES - ATLANTA

3500 Lenox Road | Suite 300 | Atlanta, GA 30326
404.442.2810 | lee-associates.com/atlanta