

Port Performance Sets the Floor for Savannah's 2026 Industrial Market

January 2026

Savannah enters 2026 with industrial fundamentals increasingly influenced by global trade flows rather than short-term real estate cycles. While industrial markets nationally continue to adjust following several years of elevated supply growth, Savannah remains differentiated by its role as one of the most efficient and fastest-growing container gateways in the United States.

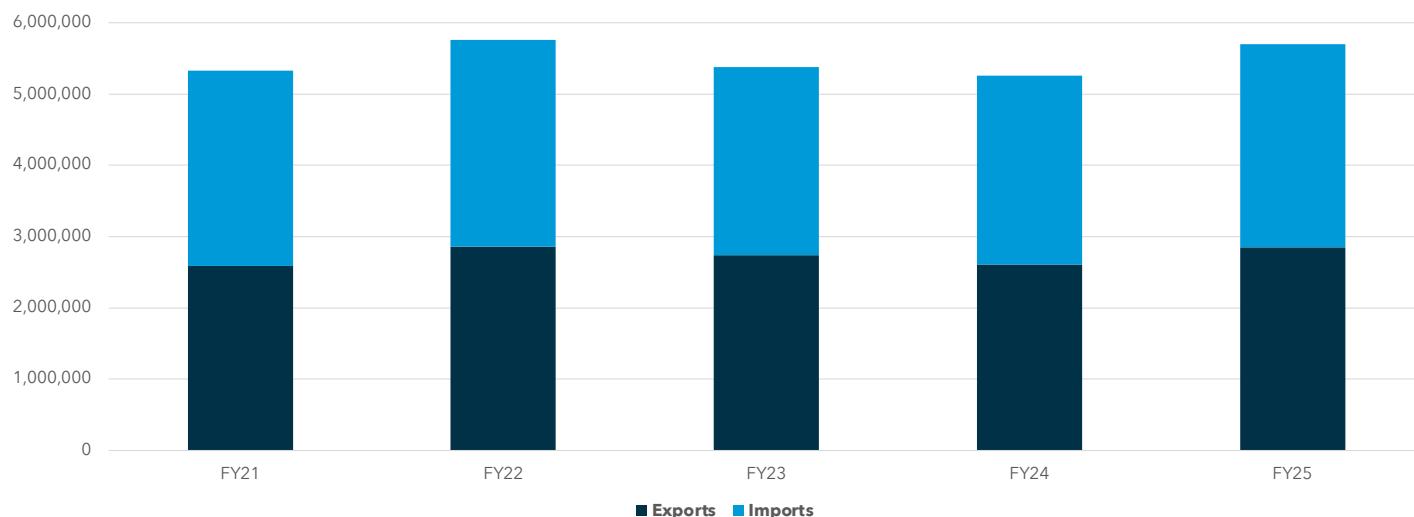
In fiscal year 2025, the Port of Savannah handled approximately 5.7 million TEUs, an 8.6% year-over-year increase and one of the strongest performances in the port's history. Growth was balanced, driven by exports up 10% and imports up 4%, reinforcing Savannah's position as a two-way trade gateway. Continued investment in terminal capacity and landside infrastructure has supported efficient cargo movement and sustained Savannah's role as a leading East Coast gateway.

Trade activity remains a key driver of long-term industrial demand in Savannah. As detailed in [Lee & Associates' Q4 2025 Savannah Industrial Market Report](#), vacancy remained elevated late in the year, largely reflecting the delivery of new supply following several years of accelerated development. Sustained container volumes continue to support demand fundamentals for warehouse and distribution users as the market works through this inventory.

Looking ahead, container throughput will remain a primary variable shaping Savannah's industrial outlook. Ongoing infrastructure investment and steady trade growth are expected to support absorption as recently delivered supply is digested. That outlook is underpinned by more than \$4.5 billion in planned port and intermodal infrastructure projects by the Georgia Ports Authority over the next decade, along with federal and state grants exceeding \$120 million allocated across Georgia's ports, including Savannah.

Port of Savannah Container Throughput | FY 2021-2025

Metric: Total Annual TEUs (Millions)



Sources: Georgia Ports Authority - Annual and Fiscal Year Container Statistics | Global Trade Magazine | Lee & Associates - Atlanta Research