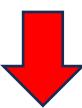


SAVANNAH INDUSTRIAL | Q4 2025

MARKET OVERVIEW

 **10.4%**
VACANCY RATE

 **6.8 MSF**
YTD ABSORPTION

 **1.2 MSF**
NEW SUPPLY

 **4.0 MSF**
UNDER CONSTRUCTION

 **\$7.00**
AVG LEASE RATE (NNN)

HIGHLIGHTS

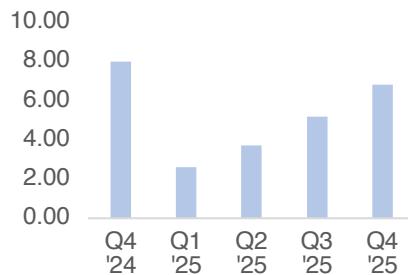
The Savannah Industrial Market posted a Year-End 2025 Annual Absorption total of 6.8M (vs. 5.8M SF for Atlanta), reflecting a strong year compared with the U.S. national and Southeast regions. While overall performance remained healthy, Q1 and Q4 experienced lower signed lease volumes than in recent years, with approximately 850,000 SF of lease transactions completed in Q4. Savannah currently has just over 16M SF of vacant space, mostly represented by new speculative deliveries from the past 18 months. Vacancy in the Savannah Industrial Market peaked in Q2 2025 at 11.4% before declining to 10.4% by year-end. Reduced tariff uncertainty, an increasing national GDP, the re-emergence of onshoring, combined with minimal new construction deliveries, should help stabilize rents and reduce speculative vacancy over the first half of 2026.

The majority of the leases completed in 2025 were infill locations or second-generation buildings, where tenants took advantage of reduced rates for older bulk properties. Meanwhile, newly delivered Class A speculative space with further travel distances to the port is currently experiencing downward pressure on rental rates.

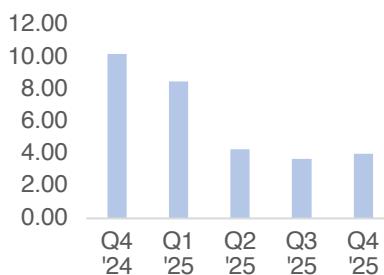
Bulk space (300K SF-1.2M SF) represents the most recent prospect activity and contributed to a large portion of Savannah Industrial's 2025 net absorption. Domestic tenants have also re-emerged after having been dormant in 2023-2024. Two well-known U.S. retailers are expected to finalize transactions in Q1 2026, each over 1M SF, generating solid leasing momentum for Savannah upon completion.

Hyundai's continued expansion has lowered vacancy in the I-16 submarket to under 6% and has also led to continued TEU volume growth for the Georgia Ports Authority. The 2025 TEU volumes for the Port of Savannah totaled 5.7M. By 2032, the Georgia Ports Authority is expecting TEU volume max capacity to exceed 12M with its current expansion plans and approved investments by the State of Georgia. This bodes very well for industrial developers that are teeing up projects this year to accommodate future demand.

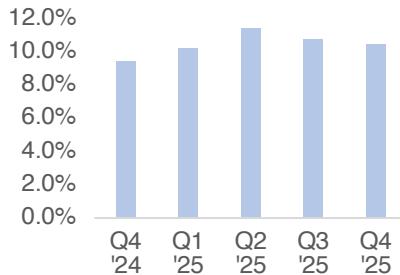
YTD ABSORPTION (MSF)



UNDER CONSTRUCTION (MSF)



VACANCY RATE



HISTORIC COMPARISON

QUARTER	VACANCY	YTD ABSORPTION (MSF)	NEW SUPPLY (MSF)	UNDER CONSTRUCTION (MSF)
Q4 '24	9.4%	8.0	4.6	10.2
Q1 '25	10.2%	2.6	4.2	8.5
Q2 '25	11.4%	3.7	4.7	4.3
Q3 '25	10.7%	5.2	2.1	3.7
Q4 '25	10.4%	6.8	1.2	*4.0

* Under-construction totals exclude approximately 5.0 million SF associated with the HMG Metaplant.

* Report includes averages from JLL, Colliers, CBRE, and Cushman & Wakefield.

SUTTON REALTY ADVISORS

SAVANNAH INDUSTRIAL | Q4 2025

NOTABLE COMPS

BUILDING SALES



PROPERTY: Savannah Gateway Bldg 1E and 2E
CLASS: A
BUYER: Pattillo Industrial Real Estate
SELLER: BROE Real Estate LLC
SIZE (SF): 628,800
SALE PRICE: \$85.9 M (\$137/SF)
SALE TYPE: Investment (Portfolio Sale)
MILES TO THE PORT OF SAVANNAH: 13.8



PROPERTY: 110 Little Hearst Pky Bldg 2 (Part of Portfolio Sale)
CLASS: A
BUYER: Ares Industrial Real Estate Income Trust Inc.
SELLER: EQT Real Estate
SIZE (SF): 281,467
SALE PRICE: \$36.2 M (\$128/SF)
SALE TYPE: Investment (Portfolio Sale)
MILES TO THE PORT OF SAVANNAH: 6.4



PROPERTY: 189 Knowlton Way
CLASS: A
BUYER: Hipacking Inc.
SELLER: Brookwood Capital Partners
SIZE (SF): 199,565
SALE PRICE: \$26.3 M (\$132/SF)
SALE TYPE: Owner-User
MILES TO THE PORT OF SAVANNAH: 7.9

LEASES

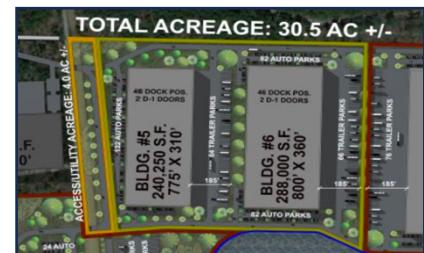


PROPERTY: 651 Bloomingdale Rd
LANDLORD: Lincoln Property Company
TENANT: JF Fulfillment
CLASS: A
SIZE (SF): 382,755
LEASE TYPE: New
MILES TO THE PORT OF SAVANNAH: 13.7



PROPERTY: 102 Norwest Court
LANDLORD: Safavieh, Inc.
TENANT: Smart Supply Chain
CLASS: A
SIZE (SF): 257,500
LEASE TYPE: New
MILES TO THE PORT OF SAVANNAH: 8.2

LAND SALES



**Transwestern Development Company
Represented by Sutton Realty Advisors**

ACRES: 30.5
LOCATION: 1600 General Way
BUYER: Transwestern Development Company
SELLER: Greenland Development
TOTAL FUTURE SF: 528,250 SF
MILES TO THE PORT OF SAVANNAH: 11.3