

SAVANNAH INDUSTRIAL | Q1 2026

9.8%
VACANCY RATE

1.9 MSF
YTD ABSORPTION

1.2 MSF
NEW SUPPLY

4.2 MSF
UNDER CONSTRUCTION

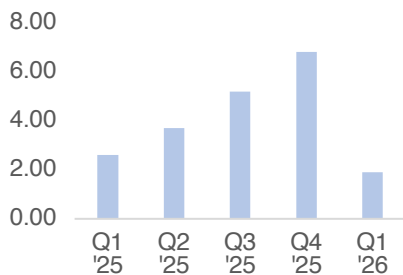
\$7.02
AVG LEASE RATE (NNN)

The Savannah industrial market posted a positive Q1 2026 absorption gain of 1.9 million square feet. Whirlpool's 1.1 million square foot new lease with Capital Development Partners and US Elogistics' 320,000 square foot new lease with Trammell Crow were the main contributors to Q1's absorption.

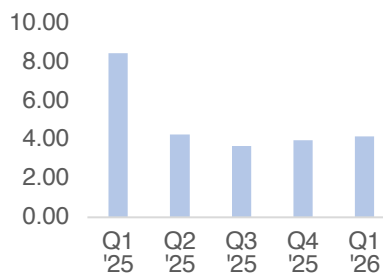
New deliveries for Q1 totaled only 1.2 million square feet. This led to a slight vacancy rate reduction, which now stands at 9.8%. New construction starts are beginning to increase, but are still relatively low, with 4.2 million square feet under construction. Current user demand in the market is very strong, particularly for properties larger than 1 million square feet.

Looking forward, the Port of Savannah will increase its TEU capacity from a current throughput of 5.7 million TEUs annually to over 8 million TEUs by 2030/2031. The Georgia Ports expansion plans through continued investments will secure the Port of Savannah's place as the gateway to the South and the third largest port in North America.

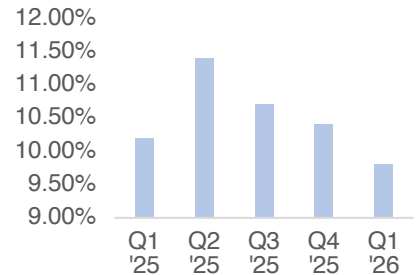
YTD ABSORPTION (MSF)



UNDER CONSTRUCTION (MSF)



VACANCY RATE



HISTORIC COMPARISON

QUARTER	VACANCY	YTD ABSORPTION (MSF)	NEW SUPPLY (MSF)	UNDER CONSTRUCTION (MSF)
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
Q1 '26	9.8%	1.9	1.2	4.2

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

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NOTABLE LEASES



PROPERTY: 100 Landmark Blvd - Bldg 1
LANDLORD: Capital Development Partners
TENANT: Whirlpool
CLASS: A
SIZE (SF): 1,106,560
LEASE TYPE: New
MILES TO THE PORT OF SAVANNAH: 9



PROPERTY: 3300 Coastal Trade Center Pky
LANDLORD: Trammell Crow Company
TENANT: US Elogistics Service Corp
CLASS: A
SIZE (SF): 320,320
LEASE TYPE: New
MILES TO THE PORT OF SAVANNAH: 16



PROPERTY: 500 Morgan Lakes Blvd
LANDLORD: GIC (EQT)
TENANT: Nazek
CLASS: A
SIZE (SF): 137,500
LEASE TYPE: New
MILES TO THE PORT OF SAVANNAH: 11



PROPERTY: 101 Clyde Alexander Ln
LANDLORD: Granite
TENANT: OLW
CLASS: A
SIZE (SF): 122,960
LEASE TYPE: New
MILES TO THE PORT OF SAVANNAH: 7

NOTABLE BUILDING SALES



PROPERTY: Main Gate Logistics Center
BUYER: AEW Capital Management
SELLER: McCraney Property Company
SIZE (SF): 1.27 million SF
SALE PRICE: \$168.5M (\$132/SF)
SALE TYPE: Investment (Portfolio)
MILES TO THE PORT OF SAVANNAH: 7



PROPERTY: 1 Bonnybridge Rd
BUYER: American Industrial Partners
SELLER: International Paper Company
SIZE (SF): 265,050
SALE PRICE: \$40M (\$151/SF)
SALE TYPE: Investment (Portfolio)
MILES TO THE PORT OF SAVANNAH: 4