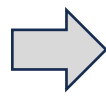


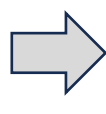
SAVANNAH INDUSTRIAL | Q2 2026

 **10.2%**
VACANCY RATE

 **3.2 MSF**
YTD ABSORPTION

 **2.1 MSF**
NEW SUPPLY

 **4.9 MSF**
UNDER CONSTRUCTION

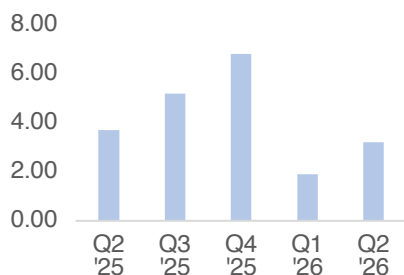
 **\$7.04**
AVG LEASE RATE (NNN)

The Savannah industrial market posted a modest 3.2 million square feet of year-to-date absorption through Q2 2026. Elogistek's 406,656 square foot new lease at Terminal East and Elogistics' 320,320 square foot expansion at Coastal Trade Center led leasing activity, while Shaw Industries' 832,000 square foot renewal was the quarter's largest completed lease transaction.

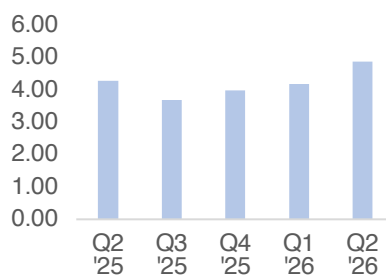
New deliveries of 2.1 million square feet slightly outpaced absorption in Q2, pushing vacancy up to 10.2%. Tenant demand remains intact, though deal execution slowed in the small and mid size segments. With several requirements over 500,000 square feet currently in the market, bulk demand continues to accelerate into Q3 and Q4.

Looking forward, the Port of Savannah's expansion plans remain the market's demand engine, with throughput projected to eclipse 8 million TEUs by 2032 through the execution of infrastructure investments already in place. In the near term, Savannah will steadily rebalance industrial supply and demand, as bulk transactions in particular pick up through the remainder of 2026.

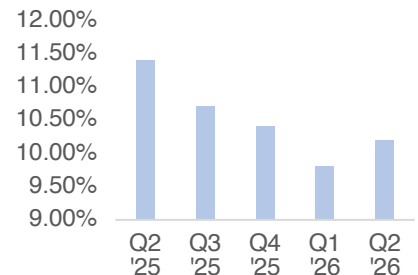
YTD ABSORPTION (MSF)



UNDER CONSTRUCTION (MSF)



VACANCY RATE



HISTORIC COMPARISON

QUARTER	VACANCY	YTD ABSORPTION (MSF)	NEW SUPPLY (MSF)	UNDER CONSTRUCTION (MSF)
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
Q2 '26	10.2%	3.2	2.1	4.9

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

SAVANNAH INDUSTRIAL | Q2 2026

NOTABLE LEASES



PROPERTY: Terminal East – Bldg. 3
LANDLORD: Crow Holdings
TENANT: Elogistek
CLASS: A
SIZE (SF): 406,656
LEASE TYPE: New
MILES TO THE PORT OF SAVANNAH: 5.5



PROPERTY: 590 Northport Pkwy
LANDLORD: Industrial Logistics Prop Trust
TENANT: Shaw Industries
CLASS: A
SIZE (SF): 831,764
LEASE TYPE: Renewal
MILES TO THE PORT OF SAVANNAH: 7.7



PROPERTY: Coastal Trade Center – Bldg. 4
LANDLORD: Trammell Crow Company
TENANT: Elogistics
CLASS: A
SIZE (SF): 320,320
LEASE TYPE: Expansion
MILES TO THE PORT OF SAVANNAH: 16



PROPERTY: 47 Sonny Perdue Dr
LANDLORD: CenterPoint Properties
TENANT: Ryder Integrated Logistics
CLASS: A
SIZE (SF): 315,810
LEASE TYPE: New
MILES TO THE PORT OF SAVANNAH: 5.4

NOTABLE BUILDING SALES



PROPERTY: 445 Northport Pkwy
BUYER: EQT Real Estate
SELLER: Brookfield Asset Management
SIZE (SF): 1,001,508
SALE TYPE: Investment
MILES TO THE PORT OF SAVANNAH: 7.3



PROPERTY: Portside V Portfolio
BUYER: Sanders Equities
SELLER: Prologis
SIZE (SF): 737,050
SALE TYPE: Investment (Portfolio)
MILES TO THE PORT OF SAVANNAH: 0.5-3.6