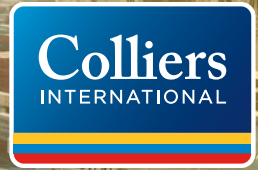


## INDUSTRIAL MARKET REPORT



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## 2020 4th Quarter Snapshot | Savannah

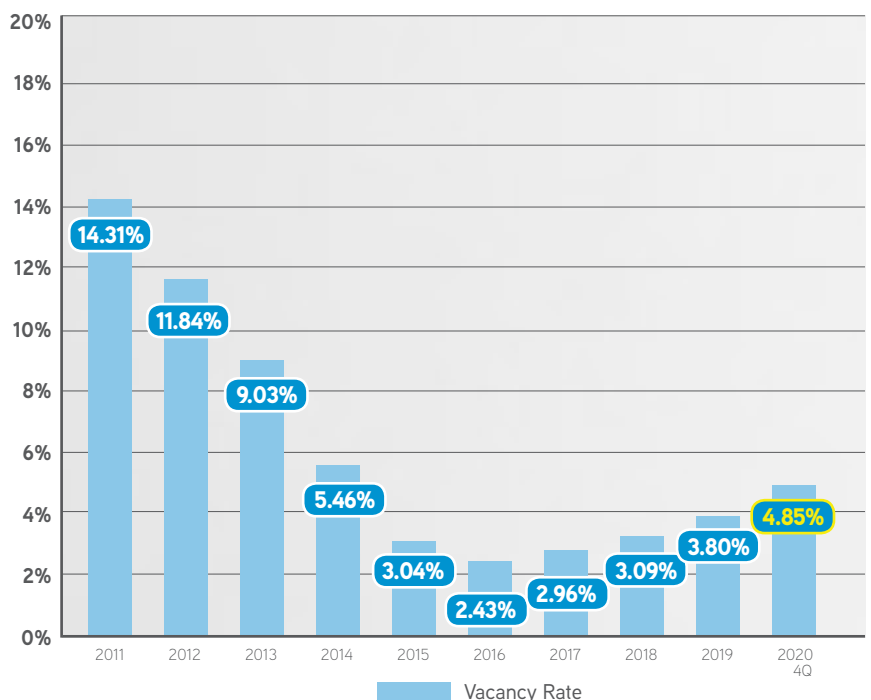
Year	2020				2019
	4th Quarter	3rd Quarter	2nd Quarter	1st Quarter	4th Quarter
Total Inventory	<b>77,524,949</b>	75,358,549	74,443,820	72,660,492	71,875,992
Under Construction	<b>7,742,997</b>	6,701,295	4,916,800	5,671,340	5,983,554
Vacant	<b>3,760,338</b>	3,296,113	3,056,993	1,870,011	2,733,474
Vacancy Rate	<b>4.85%</b>	4.37%	4.11%	2.57%	3.80%
Absorption (Quarterly)	<b>1,702,175 (4Q)</b>	685,575 (3Q)	589,075 (2Q)	1,647,963 (1Q)	2,420,124 (4Q)
Absorption (YTD)	<b>4,624,788</b>	2,922,613	2,237,038	1,647,963	9,266,103
Bulk Inventory (100,000 SF+)	<b>58,356,185</b>	56,189,785	55,292,665	53,651,408	52,866,908
Bulk Vacant	<b>3,139,659</b>	2,807,379	2,533,554	1,504,724	2,341,367
Bulk Vacancy Rate	<b>5.38%</b>	4.99%	4.58%	2.80%	4.42%
Bulk Absorption (Quarterly)	<b>1,834,120 (4Q)</b>	623,295 (3Q)	568,427 (2Q)	1,759,646 (1Q)	2,141,800 (4Q)
Bulk Absorption (YTD)	<b>4,785,488</b>	2,951,368	2,328,073	1,759,646	8,693,878

## Big-Box Space Remains in High Demand Despite COVID-19 Repercussions

While the COVID-19 pandemic negatively impacted the U.S. economy at the start of Q2 2020, the demand for industrial space managed to increase during the weeks and months that followed. The accelerated growth of industrial and logistics in North America has maintained momentum throughout the pandemic, as industrial product – and big-box space, in particular – remains in high demand.

## Industrial Vacancy Rate

SAVANNAH 2011 - Q4 2020



FOR MORE INFORMATION

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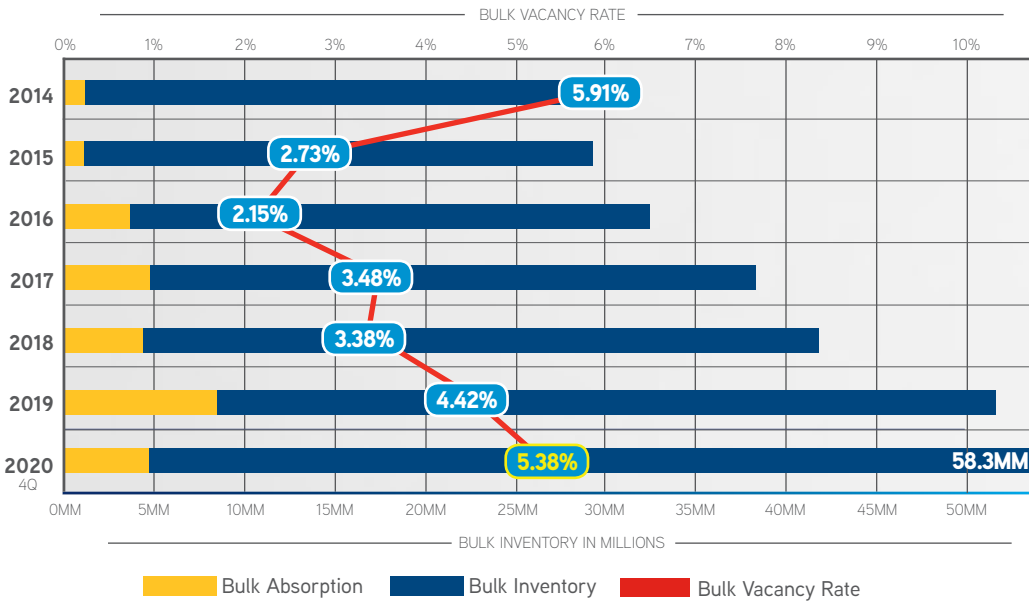
# INDUSTRIAL MARKET REPORT



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## Historic Bulk Inventory, Absorption and Vacancy

SAVANNAH 2014 - 2020 (100,000 SF+)



## Highlights

- Overall vacancy at the end of 2020 was 4.85%, an increase of 105 basis points as compared to 2019 4Q (3.80%)
- Bulk vacancy rose to 5.38%, up 39 basis points from 2020 3Q (4.99%)
- 2020 Bulk **absorption total was 4,785,488 SF**

## New Construction

SAVANNAH - Q4 2020

- Under Construction Total **7,742,997 SF**
- Build-To-Suit Under Construction **3,250,732 SF (42%)**
- Spec Under Construction **4,492,265 SF (58%)**

## Georgia Ports Authority

(SOURCE: Georgia Ports Authority)

FASTEST GROWING MAJOR CONTAINER PORT IN THE UNITED STATES

Despite unprecedented challenges in 2020, the Georgia Ports Authority and its partners achieved many milestones including:

- Opening of the Mason Mega Rail, expanding its rail infrastructure to more efficiently serve the Southeast and Midwest. When completed, will be the **largest on-dock rail facility in North America**.
- Three new ship-to-shore cranes bringing the Garden City Terminal fleet to 36, helping move containers from vessels to rail in **less than 24 hours**.
- Acquisition of 145 acres contiguous to the Port of Savannah.
- The GPA served the **largest vessel to call the U.S. East Coast**, the CMA CGM Brazil.
- The addition of **two new mobile harbor cranes** at Ocean Terminal that will serve Panamax vessels in early 2021.

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## Optimize Your Property Management with Colliers Savannah

When it comes to making real estate decisions, **understanding your property and investment needs are as critical to your goals as local market conditions and real estate trends shift.** That is why it is vitally important to work with advisors who understand the intricacies of the regions in which you operate.

Real estate management maximizes the value of your assets through careful stewardship of its physical space, tenant relationships and overall reputation in the marketplace. The property managers and professionals at Colliers International Savannah are business people first, **working in partnership with you to achieve your ownership goals.**

Since 2005, the Colliers International Savannah property management team has worked hand-in-hand with Landlords to create effective solutions for all property related issues. We are committed to going the extra mile with our attitudes and actions, allowing our values of expertise, community, and service to come through in everything we do.

The Colliers International Savannah Property Management portfolio includes:

**34 Properties**

**4,337,584 SF**  
(67% INDUSTRIAL)

**4 Dedicated Team Members**

### COMPREHENSIVE SERVICES

- ✓ Accounting Services
- ✓ Capital Improvements
- ✓ Contract Administration
- ✓ Emergency Response
- ✓ Energy Management
- ✓ Financial Reporting
- ✓ Maintenance and Repairs
- ✓ Procurement
- ✓ Project Management
- ✓ Property Assessments
- ✓ Risk Mitigation
- ✓ Vendor Management
- ✓ Tenant Retention

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisers prior to acting on any of the material contained in this report.

**COLLIERS INTERNATIONAL | SAVANNAH**  
545 E. York Street, Savannah, Georgia 31401  
OFF +1 912 233 7111







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## Sampling of Availability

COLLIERS INTERNATIONAL - SAVANNAH | AS OF JANUARY 2021

Click property photos for more information

### SPEC BUILDINGS - UNDER CONSTRUCTION

#### SAV PORT LOGISTICS CENTER

BUILDING 2 | POOLER

±1,135,680 SF

Crossdock + Rail

*Under Construction*

#### POOLER DISTRIBUTION COMPLEX

8 NEW WAREHOUSES | POOLER

326,875 SF divisible to 21,875 SF

*First Building Delivered Dec. 2020*

#### SAV PORTSIDE INT'L PARK

BUILDING A | OLD RIVER RD / I-16

518,400 SF expand. to 1,068,000 SF

Crossdock

*Q3 2021 Delivery*

#### SAV GATEWAY INDUSTRIAL HUB

WAREHOUSE 1H | RINCON

±790,590 SF

Crossdock + Rail

*Q3 2021 Delivery*

#### CENTERPOINT LOGISTICS PARK

BUILDING 1 | GARDEN CITY

±330,667 SF

3.2 Miles from the Port

*Q2 2021 Delivery*

#### PORT I-95

BUILDING 2 | POOLER

±93,000 SF divisible

9.3 Miles from the Port

*Q2 2021 Delivery*

### EXISTING BUILDINGS

#### WESTPORT - BUILDING A

2509 DEAN FOREST RD | GARDEN CITY

For Sublease: ±109,200 SF

*Available Immediately*

#### 250 GRANGE ROAD

PORT WENTWORTH

For Sublease: ±140,000 SF

*Available Immediately*

#### GEORGIA COMMERCE CENTER II

320 TELFAIR RD | GARDEN CITY

±142,668 - 279,126 SF

*Active Rail*

#### POOLER DISTRIBUTION COMPLEX

BUILDING 27 | POOLER

±110,000 SF

*Completed January 2021*

### INDUSTRIAL LAND

#### BELFAST COMMERCE PARK

RICHMOND HILL, GEORGIA

±1,040 Acre Park on I-95 | Rail-Served

*25 Miles from the Port*

#### SAV GATEWAY INDUSTRIAL HUB

RINCON, GEORGIA

±2,700 Acre Park | Dual Rail (CSX + NS)

*12.7 Miles from the Port*

#### 918 LEVY ROAD

HARDEEVILLE, SOUTH CAROLINA

±214 Acres

*10.8 Miles from the Port*

#### HIGHWAY 204 / I-95

SAVANNAH, GEORGIA

±259.45 Acres

*15 Miles from the Port*

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