


The Colliers logo is centered at the top of the dark blue background. It consists of the word "Colliers" in a white serif font, enclosed within a white rectangular border. Below the text are three horizontal lines in yellow, red, and blue from top to bottom.

Colliers


INDUSTRIAL REPORT

Q1 2026

Augusta-Aiken

A photograph of a warehouse aisle showing tall metal shelving units. The shelves are filled with various items, including stacks of white buckets, cardboard boxes, and pallets. The floor is concrete, and the lighting is bright.

New speculative construction and high-quality availabilities from move-outs are increasing liquidity in the Augusta-Aiken market.

A photograph of a warehouse aisle, similar to the one on the left, showing tall metal shelving units filled with cardboard boxes and other supplies. The perspective is slightly different, showing more of the depth of the aisle.



Move-outs and speculative construction are increasing liquidity.

OVERALL VACANCY RATE

6.71% ▲ YOY Forecast

NET ABSORPTION (SF)

-201K ▼ YOY Forecast

UNDER CONSTRUCTION (SF)

2.3M ▲ YOY Forecast

MODERN WAREHOUSE AVG. NNN LEASE RATE

\$8.86/SF ▲ YOY Forecast

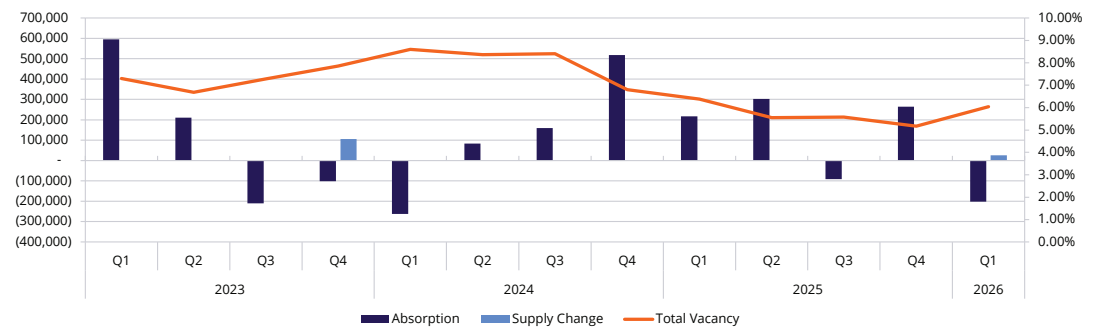
MARKET TRENDS

- Increased liquidity results from 646K SF of move-outs and 297K SF of speculative construction soon to deliver.
- The Savannah River Site's new Plutonium Processing Facility (SRPPF) will bring an influx high-skilled employees and increased construction activity.
- The Port of Savannah - offering direct rail connections to the Augusta-Aiken market - posted a strong 2025 and remains one of the fastest-growing East Coast ports.
- Data Centers continue to be an important economic driver, with an additional 775K SF delivering over the next year.

HISTORIC COMPARISON

	Q1 2026	Q4 2025	Q1 2025
Total Inventory (in millions of SF)	35.6	35.5	35.5
New Supply (in thousands of SF)	25.5	-	-
Net Absorption (in millions of SF)	(0.2)	0.3	0.2
Overall Vacancy Rate	6.04%	5.17%	6.38%
Under Construction (in millions of SF)	2.3	2.3	0.8
Overall Asking Lease Rates (NNN)	\$4.25	\$4.21	\$4.05

MARKET GRAPH



The Augusta-Aiken market recorded 201,560 square feet of negative absorption this quarter, its weakest performance in 2 years. Vacancy climbed slightly as supply edged up by an additional 25,000 square feet.

Market Summary

Despite a Q1 leasing slowdown, the Augusta-Aiken market saw an increase in quality options for tenants as new speculative construction approaches delivery and quality space returns to the market. While 201,560 SF of negative absorption this quarter produced a slight rise in vacancy, largely driven by move-outs from buildings over 25 years old, activity and interest in the market continue to grow. 329,582 SF of Class A space is set to deliver at Aiken County's Sage Mill Industrial Park by Q3, furthering opportunities in a market that has seen limited recent movement.

Major nuclear investment continues to shape the market. The Savannah River Site's conversion of the unfinished MOX facility into the Savannah River Plutonium Processing Facility could require 4,000 workers during

construction and, once operational, is estimated to employ over 2,000 high-skill employees. This influx of specialized labor could spur additional development and attract nuclear-adjacent supply chain users seeking proximity to the site.

The Port of Savannah, with direct rail access to the Augusta-Aiken market, handled 5.69M TEUs in 2025. The Georgia Ports Authority plans \$4.5B in investments over the next decade, including berth expansions, rail upgrades, and renovations to the Ocean Terminal container yard.

Data center activity remains strong, with 775,000 square feet of new space expected to deliver within the next year, while other projects continue to explore options within the market.



2.3M SF

Largest construction pipeline since 2014

330K SF

Largest speculative pipeline since 2021

13.38%

Warehouse asking rent growth YoY

Augusta-Aiken is seeing its highest levels of construction activity in several years, including two speculative buildings underway at Aiken County's Sage Mill Industrial Park. Notable BTS projects include Kimberly-Clark's distribution center, set for completion by Q3 2026, as well as two data center projects totaling 775,000 SF.

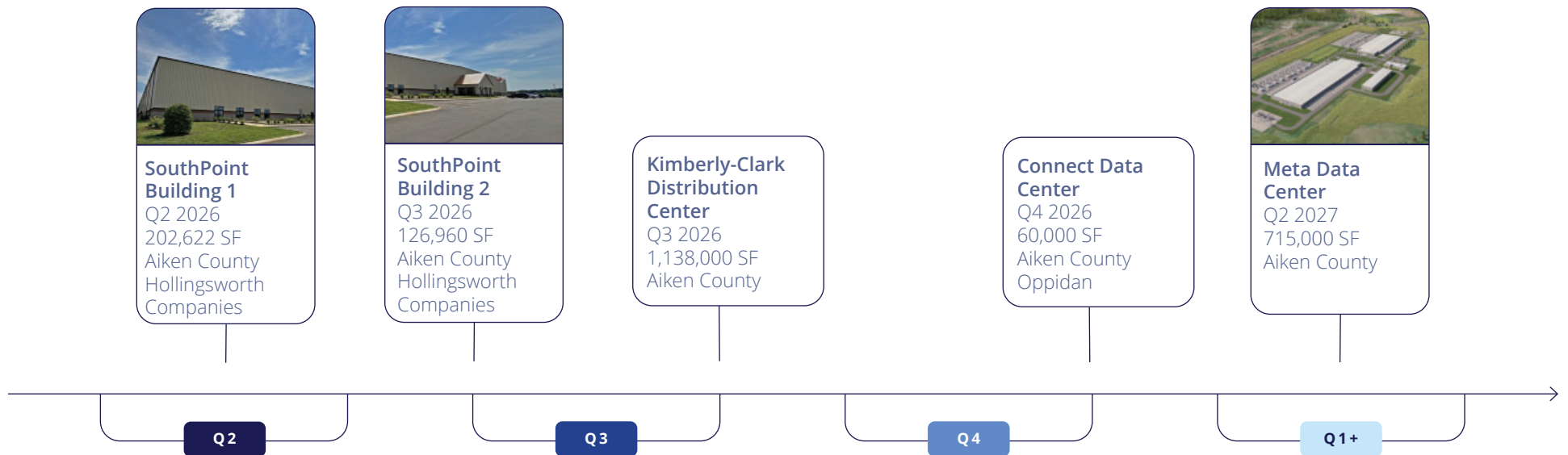
DELIVERING SOON

Q2 2026

202,622 SF

Q3 2026

1,264,960 SF



Significant Q1 Sales Activity

Address	Submarket	Size (SF)	Sale Price	Price/SF	Buyer
1413 Lovers Ln.	Richmond County	200.0K	\$10.2M	\$51.00	Ares Management
707 N Belair Rd.	Columbia County	25.2K	\$2.5M	\$99.71	Confidential
358 Ascauga Lake Rd.	Aiken County	460.6K	\$10.75M	\$23.34	Adams Property Group



358 Ascauga Lake Rd. (Sale)

Significant Q1 Lease Activity

Address	Submarket	Size (SF)	Lease type	User
1022 McCormick Hwy.	Lincoln County	199.3K	New lease	Confidential
285 Main Dr.	Aiken County	20.0K	New Lease	Confidential



1022 McCormick Hwy. (Lease)

Augusta-Aiken Capital Investments

Q2 2025 - Q1 2026

Date	Company	Investment	Jobs	County	Industry
11/18/2025	AGY	\$12,100,000	80	Aiken	Specialty glass fiber manufacturer
11/18/2025	Rolls-Royce	\$75,000,000	60	Aiken	Generator manufacturer
6/19/2025	Barnwell Tissue Solutions	\$12,000,000	50	Barnwell	Tissue manufacturer
5/27/2025	Mikro-Technik	\$3,200,000	27	McCormick	Fiber manufacturer
5/1/2025	Kimberly-Clark Corporation	\$200,000,000	150	Aiken	Paper goods manufacturer
1/17/2025	Luck Companies	\$70,000,000	-	Edgefield	Crushed stone and materials provider
11/12/2024	Portland Bolt & Manufacturing	\$4,300,000	21	Edgefield	Fastener and bolt manufacturer
10/29/2024	Bondex, INC	\$18,800,000	13	Edgefield	Nonwoven manufacturing
10/24/2024	TMC Transformers	\$15,300,000	110	Burke	Transformer manufacturer
8/29/2024	Meta	\$800,000,000	100	Aiken	Data center
7/23/2024	Ritz Instrument	\$28,000,000	130	Burke	Instrument transformers and cast parts manufacturer
5/16/2024	HVAC Distributing	\$3,100,000	17	McCormick	HVAC system provider
5/7/2024	Columbia Vehicle Group (CVG)	\$12,200,000	180	Aiken	Electric specialty vehicle manufacturer
4/30/2024	StandardAero	\$33,000,000	90	Richmond	Business aircraft maintenance and repair
04/25/2024	Syensqo	N/A	100	Richmond	Battery-grade polymer manufacturing facility

Port Activity Update

PORT OF CHARLESTON

Volume dropped sharply to start the year as the effects of global trade turmoil from a tumultuous 2025 continued to bite. Through February, just 369,802 TEUs moved through the Port of Charleston, the lowest level since 2018. Loaded exports were a bright spot of resilience, as volume rose slightly over the start of 2025 to 100,168 TEUs, but remain approximately 10% below the port's long-term averages.

This downturn was not unexpected, though, as 2025 volumes were boosted by importers racing to onshore goods ahead of tariffs. With these goods now in warehouses and consumer appetite weakening, combined with continued global conflict and limited tariff clarity, total volume across major East Coast ports is expected to remain below 2025's levels through at least the first half.

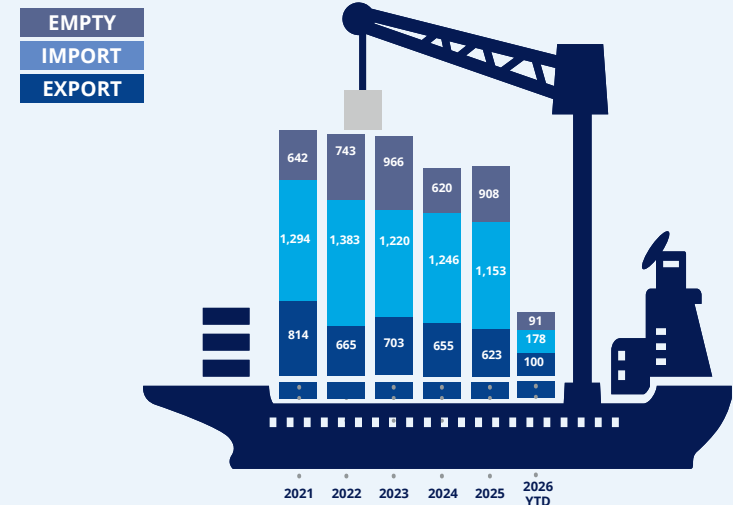
Looking ahead, the Port of Charleston will look to bolster competitiveness with the pending completion of its rail intermodal facility, permitting easier rail moves across the Southeast.

PORT OF SAVANNAH

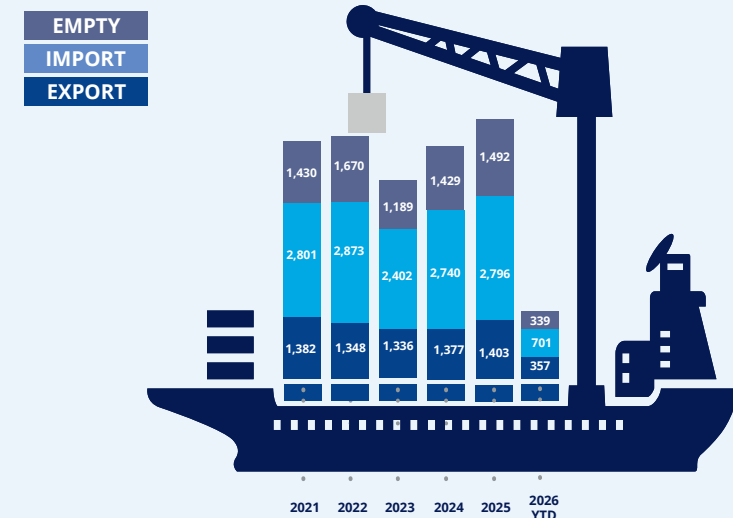
Volume through the Port of Savannah was strong in 2025, totalling 5.69M TEUs, due to accelerated inventory onshoring ahead of anticipated tariff impacts. Early year momentum softened slightly, as TEUs totaled 1,397,305, which is down 2.43% year over year, signalling largely stable TEU volumes.

The Georgia Ports Authority's planned \$4.5B investment over the next decade aims to expand supply chain capacity and cargo handling capabilities, including terminal renovations such as upgrades to Ocean Terminal's container yard and berth, positioning the Augusta-Aiken market for increased volume potential.

Port of Charleston
Annual Volume (in Thousands)



Port of Savannah
Annual Volume (in Thousands)



Source: South Carolina Ports Authority

Infrastructure Project Tracker



Project	Project type	Investment	Status	Estimated completion
I-16 at I-95	Interchange	Reconstruction of I-16 and I-95 interchange	Under construction	2026
Navy Base Intermodal Facility	Rail	Construction of a dual served intermodal facility near Leatherman Terminal	Under construction	2026
Savannah Ocean Terminal	Port	Conversion and expansion of Savannah Ocean Terminal to container-only facility	Under construction	2026
I-26 and I-95 Interchange	Interchange	Reconstruction of I-26 and I-95 interchange to improve traffic flow	Under construction	2027
Savannah Talmadge Bridge	Bridge	Heightening of Talmadge Bridge to permit larger ships	Under construction	2028
Carolina Crossroads I-26/I-20/I-126	Road	Reconstruction of Interstate 26, 20, and 126 interchanges. Widening of I-26	Under construction	2030
Savannah Ocean Terminal Berth Reconfiguration	Port	Reconfiguring Ocean Terminal from three small to two mega-berths	Planning	2028

Industrial Submarket Statistics | Augusta-Aiken | Q1 2026



Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q1 Vacancy Rate (%)	Q4 Vacancy Rate (%)	Q1 Net Absorption	YTD Net Absorption	Under Construction	YTD Deliveries	Avg Asking Rate (NNN)
Aiken County (SC)											
Flex/R&D/Data	-	-	-	-	-	-	-	-	775,000	-	-
Manufacturing	4,814,148	10.21%	0.00%	10.21%	10.21%	3.44%	(326,000)	(326,000)	-	-	\$4.22
Warehouse/Distribution	3,201,945	13.59%	0.00%	13.59%	3.54%	1.14%	(76,621)	(76,621)	394,622	-	\$4.65
Submarket Total	8,016,093	11.56%	0.00%	11.56%	7.54%	2.52%	(402,621)	(402,621)	1,169,622	-	\$4.30
Barnwell County (SC)											
Flex/R&D/Data	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	2,566,296	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Warehouse/Distribution	621,972	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Submarket Total	3,188,268	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Burke County (GA)											
Flex/R&D/Data	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	915,881	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Warehouse/Distribution	1,115,658	17.37%	0.00%	17.37%	17.37%	17.37%	-	-	-	-	\$3.25
Submarket Total	2,031,539	9.54%	0.00%	9.54%	9.54%	9.54%	-	-	-	-	\$3.25
Columbia County (GA)											
Flex/R&D/Data	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	3,261,159	10.83%	7.30%	18.12%	10.83%	11.35%	17,027	17,027	-	-	\$4.88
Warehouse/Distribution	2,812,162	1.48%	0.00%	1.48%	0.00%	0.00%	-	-	-	-	-
Submarket Total	6,073,321	6.50%	3.92%	10.42%	5.81%	6.09%	17,027	17,027	-	-	\$4.88

Industrial Submarket Statistics | Augusta-Aiken | Q1 2026

Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q1 Vacancy Rate (%)	Q4 Vacancy Rate (%)	Q1 Net Absorption	YTD Net Absorption	Under Construction	YTD Deliveries	Avg Asking Rate (NNN)
Edgefield County (SC)											
Flex/R&D/Data	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	645,396	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Warehouse/Distribution	1,926,487	10.04%	0.00%	10.04%	10.04%	1.30%	(82,408)	(82,408)	-	-	\$2.65
Submarket Total	2,571,883	7.52%	0.00%	7.52%	7.52%	0.97%	(82,408)	(82,408)	-	-	\$2.65
Lincoln County (GA)											
Flex/R&D/Data	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	20,000	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Warehouse/Distribution	235,300	84.70%	0.00%	84.70%	84.70%	84.70%	-	-	-	-	\$2.10
Submarket Total	255,300	78.07%	0.00%	78.07%	78.07%	78.07%	-	-	-	-	\$2.10
McCormick County (SC)											
Flex/R&D/Data	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	-	-	-	-	-	-	-	-	-	-	-
Warehouse/Distribution	177,300	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
Submarket Total	177,300	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-
McDuffie County (GA)											
Flex/R&D/Data	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	1,266,508	0.00%	0.00%	0.00%	7.42%	9.59%	27,500	27,500	-	-	-
Warehouse/Distribution	735,895	2.72%	0.00%	2.72%	2.72%	2.72%	-	-	-	-	\$10.00
Submarket Total	2,002,403	1.00%	0.00%	1.00%	5.69%	7.07%	27,500	27,500	-	-	\$10.00
Richmond County (GA)											
Flex/R&D/Data	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	4,366,082	13.06%	0.00%	13.06%	13.64%	11.98%	(72,748)	(72,748)	-	-	\$4.70
Warehouse/Distribution	6,892,469	4.65%	0.00%	4.65%	4.28%	2.66%	(86,931)	(86,931)	-	25,500	\$5.84
Submarket Total	11,258,551	7.91%	0.00%	7.91%	7.91%	6.28%	(159,679)	(159,679)	-	25,500	\$5.14
Market Total											
Flex/R&D/Data	-	-	-	-	-	-	-	-	775,000	-	-
Manufacturing	17,886,185	7.91%	1.33%	9.24%	9.91%	6.60%	(27,221)	(27,221)	-	-	\$4.55
Warehouse/Distribution	17,719,188	7.92%	0.00%	7.92%	5.32%	3.73%	(173,339)	(173,339)	1,532,622	25,500	\$3.86
Submarket Total	35,605,373	7.92%	0.67%	8.58%	6.04%	5.17%	(201,560)	(201,560)	2,307,622	25,500	\$4.25

Disclaimer

In January 2021, Colliers benchmarked its industrial data set statewide. The new standard for collection is all industrial buildings 20,000 square feet or larger that can be readily adapted to an alternative industrial use. All properties were placed into a revised set of markets and submarkets and divided into three categories. Warehouse/Distribution, a facility primarily used for the storage or distribution or both of materials, goods and merchandise. Manufacturing, a facility used for the conversion, fabrication or assembly of raw or partly wrought materials into products or goods. Flex/R&D, a building designed to be used in a variety of ways with at least 30% of the rentable building area used as office. It is usually located in an industrial park setting. Specialized flex buildings can include service centers, showrooms, offices, warehouses and more. Due to the adjustments of the building inventory, comparison of data included in previously published market reports should be avoided.

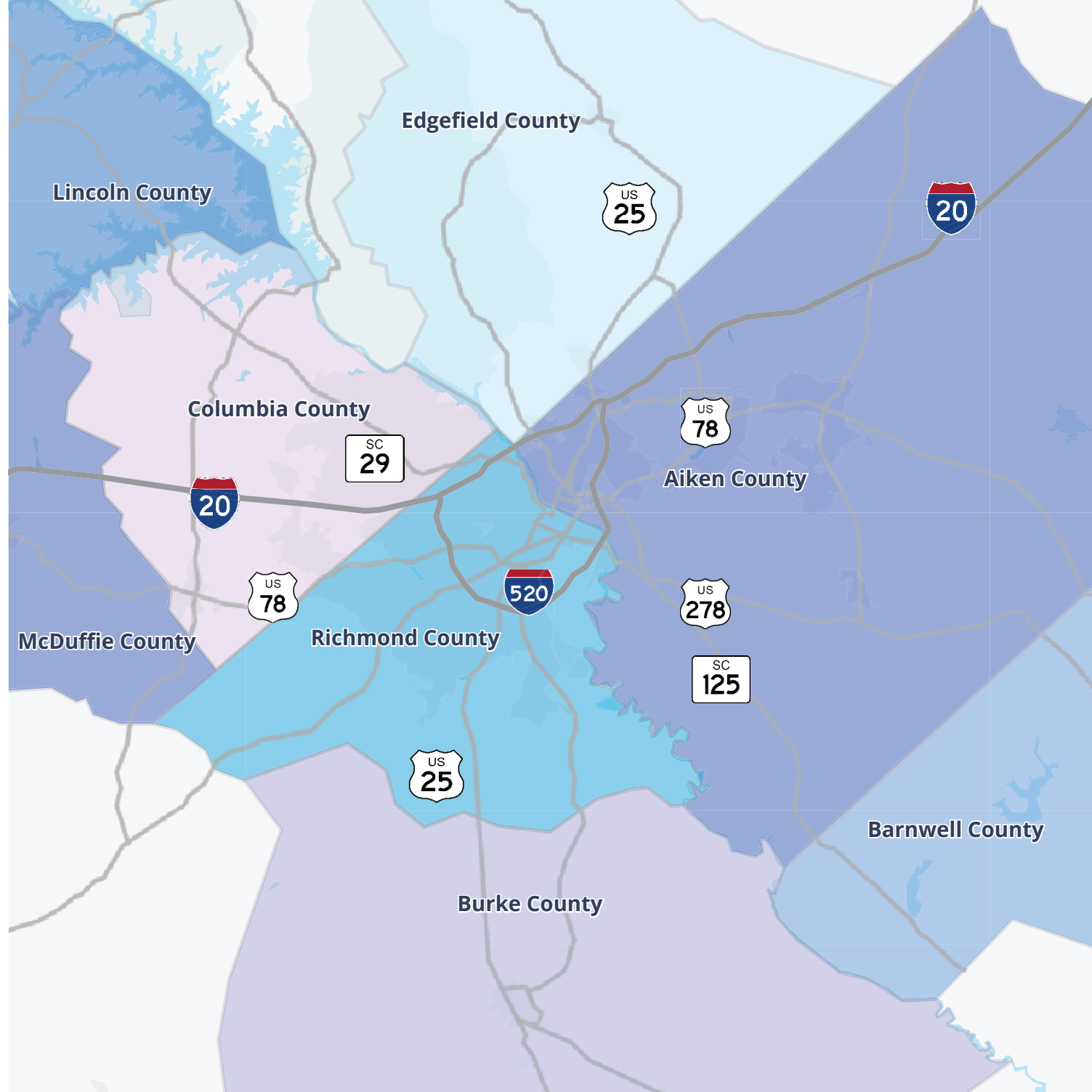
Colliers adjusts building inventory data and classification on an ongoing basis, and comparisons should not be made to previously published market reports.

Copyright

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information, including but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. [Include your market's legal name here. (ex. Colliers International Group Inc.)]

About Colliers | South Carolina

Colliers | South Carolina is the largest full-service commercial real estate firm in South Carolina with 225 real estate professionals covering the state with locations in Charleston, Columbia, Greenville and Spartanburg. Colliers is an Accredited Management Organization (AMO) through the Institute of Real Estate Management (IREM) and is the largest manager of commercial real estate properties in South Carolina with a portfolio of over 31 million square feet of office, industrial, retail and healthcare properties. Colliers' staff hold the most professional designations of any firm in South Carolina. Colliers | South Carolina's





\$5.6B+

ANNUAL
REVENUE

70

COUNTRIES WE
OPERATE IN

\$108B+

ASSETS UNDER
MANAGEMENT

46,000

LEASE AND SALE
TRANSACTIONS

2B

SQUARE FEET
MANAGED

24,000

PROFESSIONALS

Number of countries includes affiliates

Market President

Craig Waites

Market President
+1 803 401 4224
Craig.Waites@colliers.com

Marketing & Research

Will Schenk

Director of Research
+1 803 401 4278
Will.Schenk@colliers.com

Elizabeth Riley

Director of Marketing
+1 803 401 4250
Elizabeth.Riley@colliers.com

Megan Lawson

Market Analyst
+1 803 908 3747
Megan.Lawson@colliers.com