



Augusta / Aiken

Industrial 25Q2

Key Takeaways

- Major construction projects are generating demand for short-term warehousing space
- Total leasing activity was minimal with just four new leases
- Paper products industry is set for expansion with new announcements in Aiken and Barnwell Counties



Construction projects support warehouse demand

Construction-driven requirements drove the Augusta-Aiken market in a low-volume quarter as only four new leases signed. Chief among those was a 326,000 SF short-term lease signed by 3PL MEI Industrial Solutions in support of the ongoing buildout at Meta's \$700M data center. The paper products sector was also active, headlined by Kimberly-Clark's \$400M, 1.1M square foot expansion announcement at its Beech Island manufacturing site, while a buyer will reactivate the former Cascades tissue plant in Barnwell County. All of this combined with low moveout volume for net absorption of 281,404 square feet, lowering vacancy drastically to 5.46%. Speculative warehouse construction remains challenging despite healthy manufacturing activity and minimal Class A space. However, a large data center campus proposed in Columbia County may provide a potential boost.

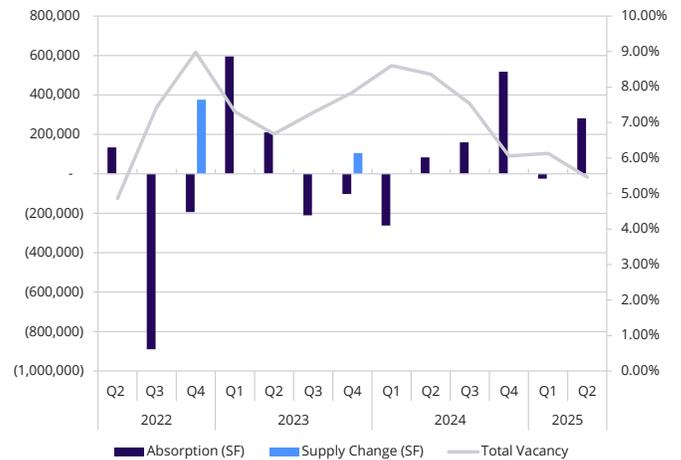
Market Indicators



Historic Comparison

	24Q2	25Q1	25Q2
Total Inventory (in Millions of SF)	34.3	34.7	34.7
Supply Change (in Thousands of SF)	-	-	-
Net Absorption (in Thousands of SF)	83.4	498.6	281.4
Overall Vacancy	9.25%	6.27%	5.46%
Under Construction (in Thousands of SF)	320.0	740.5	806.5
Overall Averaged NNN Lease Rates (in \$/SF)	\$3.43	\$3.92	\$3.97

Market Graph



Vacancy fell to 5.46% with net absorption of 281,404 square feet concentrated in Class B warehouse spaces. Average asking lease rates continue to rise, reaching \$3.97 per square foot. The active construction pipeline of 806,500 square feet is concentrated in Aiken County, including Meta's 715,000-square-foot data center and a 66,000 square foot speculative warehouse.

Recent Transactions



Lease
380 Dark Indigo Ln.
Aiken County
326.0K SF



Lease
117 First St.
McDuffie County
15.0K SF



Lease
1610 Wrightsboro Rd
Richmond County
50.0K SF



Sale
285 Midfield Rd.
Barnwell County
285.0K SF | \$2.0M



Sale
510 Bettis Academy Rd.
Aiken County
32.0K SF | \$2.9M



Sale
607 Sandbar Ferry Rd.
Richmond County
64.0K SF | \$6.3M

Augusta-Aiken Capital Investments

Q1 2021 - Q1 2025

Date	Company	Investment	Jobs	County	Industry
8/10/2021	Accudraft Finishing Systems	\$4,700,000	42	Aiken	Finishing system and paint booth manufacturer
11/1/2021	Shaw Industries - Aiken	\$400,000,000	300	Aiken	Flooring manufacturer
8/20/2022	Denkai America	\$430,000,000	250	Richmond	Electronics-grade copper foil manufacturer
4/25/2024	Syensqo	N/A	100	Richmond	Battery-grade PVDF manufacturing facility
4/30/2024	StandardAero	\$33,000,000	90	Richmond	Business aircraft maintenance and repair
5/7/2024	Columbia Vehicle Group (CVG)	\$12,200,000	180	Aiken	Electric specialty vehicle manufacturer
7/23/2024	Ritz Instrument	\$28,000,000	130	Burke	Instrument transformers and cast parts manufacturer
8/29/2024	Meta	\$800,000,000	100	Aiken	Data Center
10/24/2024	TMC Transformers	\$15,300,000	110	Burke	Transformer manufacturer
10/29/2024	Bondex	\$18,800,000	13	Edgefield	Nonwoven textiles
11/12/2024	Portland Bolt & Manufacturing	\$4,300,000	21	Edgefield	Fastener and bolt manufacturer
5/1/2025	Kimberly-Clark	\$200,000,000	150	Aiken	Paper goods manufacturer
6/19/2025	Barnwell Tissue Solutions	\$12,000,000	50	Barnwell	Paper goods manufacturer

Sources: South Carolina Department of Commerce, Georgia Department of Economic Development

Windham Blvd. & Beloit St.

66,000 SF speculative warehouse - Aiken County



Port of Charleston

Loaded export volume has fallen by over 29,000 TEUs over 2024 YTD, while empty container exports have grown by nearly 93,000 TEUs over the same period. This marks a notable shift as empty containers now make up 56% of total outbound volume, up from 48% at the same point last year. Simultaneously, loaded imports grew by roughly 27,000 TEUs, indicative of the complex supply chain challenges faced by American manufacturers in an uncertain trade policy environment and resilient consumer demand. Despite this shifting short-term demand, the Port of Charleston continues to position itself as a conduit for future growth across the Southeast. The Navy Base Intermodal Facility will significantly improve the Port's capacity to shift cargo to rail, an important consideration in reducing congestion on the area's highways and enhancing reach, though delivery may slip towards early 2026.

Port of Savannah

The Port of Savannah continues to experience a transformation driven by demand across the state and investment from the Georgia Ports Authority. Following a record second half in 2024, the Port appears on pace for another record year, though growth slowed a bit as trade policies began to bite in May. Recent expansion projects included two new berths and a rail yard expansion to double its capacity to two million TEUs. More expansion is in the works: The Ocean Terminal is being converted into a 200-acre container-only facility, enhancing capacity, while three new berths at the Savannah Container Terminal will add another 3.5M TEUs of annual capacity.

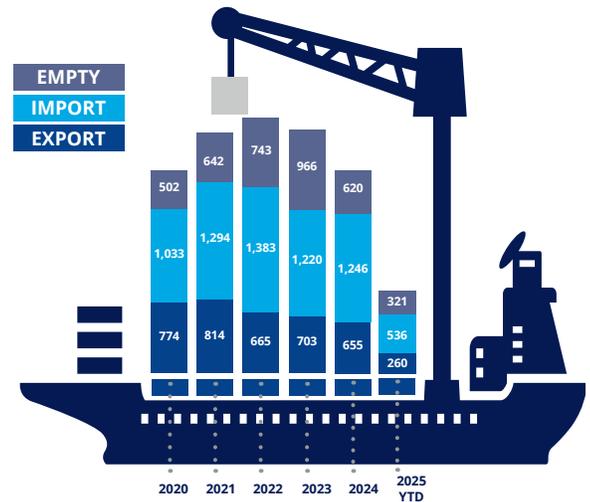
Infrastructure Improvements

South Carolina

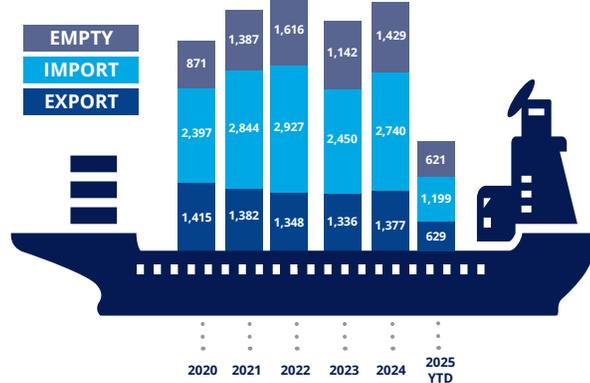
Project Name	Project Type	Description	Status	Estimated Year of Completion
Navy Base Intermodal Facility	Rail	Construction of a dual served intermodal facility near Leatherman Terminal	Under construction	2025
I-16 at I-95	Interchange	Reconstruction of I-16 and I-95 interchange	Under construction	2025
Ocean Terminal	Port	Conversion and expansion of Savannah Ocean Terminal to container-only facility	Under construction	2026
US Customs Facility Expansion	Port	Expansion of U.S. Customs inspection facility at Port of Savannah to expand throughput	Under construction	2025
I-26 and I-95 Interchange	Interchange	Reconstruction of I-26 and I-95 interchange to improve traffic flow	Under construction	2027
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
Ocean Terminal Berth Reconfiguration	Port	Reconfiguring Ocean Terminal from three small to two mega-berths	Planning	2028
I-526 Widening from Ashley River Road to Virginia Avenue	Road	Widening of Interstate 526 from 4 to 8 lanes to enhance capacity and reduce traffic	Planning	2030

Sources: SCDOT, Georgia DOT, South Carolina Ports Authority, Georgia Ports Authority

Port of Charleston
Annual Volume (in Thousands)



Port of Savannah
Annual Volume (in Thousands)



Augusta-Aiken | Q2 2025 Industrial Market Summary



Market	Inventory (SF)	Direct Availability Rate (%)	Sublease Availability Rate (%)	Total Availability Rate (%)	Q2 Vacancy Rate (%)	Q1 Vacancy Rate (%)	Q2 Net Absorption	YTD Net Absorption	Under Constr.	YTD Deliveries	Avg Asking Rate (NNN)
Aiken County											
Flex/R&D	-	-	-	-	-	-	-	-	715,000	-	-
Manufacturing	4,788,315	10.26%	-	10.26%	3.45%	10.26%	326,469	326,469	-	-	-
Warehouse/Distribution	2,881,945	3.79%	-	3.79%	3.79%	6.12%	67,039	67,039	66,000	-	\$3.82
Aiken Co. Total	7,670,260	7.83%	-	7.83%	3.58%	8.70%	393,508	393,508	781,000	-	\$3.82
Barnwell County											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	2,110,132	-	-	-	-	-	-	242,824	-	-	-
Warehouse/Distribution	621,972	-	-	-	-	-	-	-	-	-	-
Barnwell Co. Total	2,732,104	-	-	-	-	-	-	242,824	-	-	-
Burke County (GA)											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	915,881	-	-	-	-	-	-	-	-	-	-
Warehouse/Distribution	1,115,658	27.17%	-	27.17%	27.17%	17.37%	-109,293	-109,293	-	-	\$3.25
Burke Co. Total	2,031,539	14.92%	-	14.92%	14.92%	9.54%	-109,293	-109,293	-	-	\$3.25
Columbia County (GA)											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	3,179,409	9.07%	-	9.07%	9.07%	9.07%	-	-	-	-	\$4.25
Warehouse/Distribution	2,812,162	1.57%	-	1.57%	0.09%	0.09%	-	-	-	-	\$11.00
Columbia Co. Total	5,991,571	5.55%	-	5.55%	4.85%	4.85%	-	-	-	-	\$4.31
Edgefield County											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	645,396	-	-	-	-	-	-	38,000	-	-	-
Warehouse/Distribution	1,815,395	9.34%	-	9.34%	-	-	-	0	-	-	-
Edgefield Co. Total	2,460,791	6.89%	-	6.89%	-	-	-	38,000	-	-	-
Lincoln County (GA)											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	20,000	-	-	-	-	-	-	-	-	-	-
Warehouse/Distribution	235,300	84.70%	-	84.70%	84.70%	84.70%	-	-	-	-	\$2.10
Lincoln Co. Total	255,300	78.07%	-	78.07%	78.07%	78.07%	-	-	-	-	\$2.10
McCormick County											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	-	-	-	-	-	-	-	-	-	-	-
Warehouse/Distribution	177,300	-	-	-	-	-	-	-	-	-	-
McCormick Co. Total	177,300	-	-	-	-	-	-	-	-	-	-
McDuffie County (GA)											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	1,266,508	7.42%	-	7.42%	8.61%	8.61%	-	12,500	-	-	\$3.95
Warehouse/Distribution	735,895	-	-	-	-	-	-	-	-	-	-
McDuffie Co. Total	2,002,403	5.44%	-	5.44%	5.44%	6.07%	-	12,500	-	-	\$3.95
Richmond County (GA)											
Flex/R&D	-	-	-	-	-	-	-	-	-	-	-
Manufacturing	4,311,832	9.77%	-	9.77%	9.77%	9.13%	-27,589	-86,947	-	-	\$4.24
Warehouse/Distribution	6,671,833	3.97%	-	3.97%	4.09%	4.46%	24,778	8,002	25,500	-	\$5.30
Richmond Co. Total	10,983,665	6.25%	-	6.25%	6.32%	6.30%	-2,811	-78,945	25,500	-	\$4.86
Augusta-Aiken Overall Market											
Flex/R&D	-	-	-	-	-	-	-	-	715,000	-	-
Manufacturing	17,237,473	7.51%	-	7.51%	5.71%	7.44%	298,880	532,846	-	-	\$4.04
Warehouse/Distribution	17,067,460	6.39%	-	6.39%	5.20%	5.10%	-17,476	-34,252	91,500	-	\$3.87
Augusta-Aiken Total	34,304,933	6.95%	-	6.95%	5.46%	6.27%	281,404	498,594	806,500	-	\$3.97

501 offices in 70 countries on 6 continents



United States: 156
Canada: 45
Latin America: 20
Asia Pacific: 41
EMEA: 112



\$4.6B+
annual revenue



2B
square feet under management



22,000
professionals and staff

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 and 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.

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