

ARC FREIGHT ADVISORY TASK FORCE MEETING

SEPTEMBER 27, 2022

Agenda

- NW Atlanta Freight Cluster Plan
- ARC 2024 Regional Freight Plan

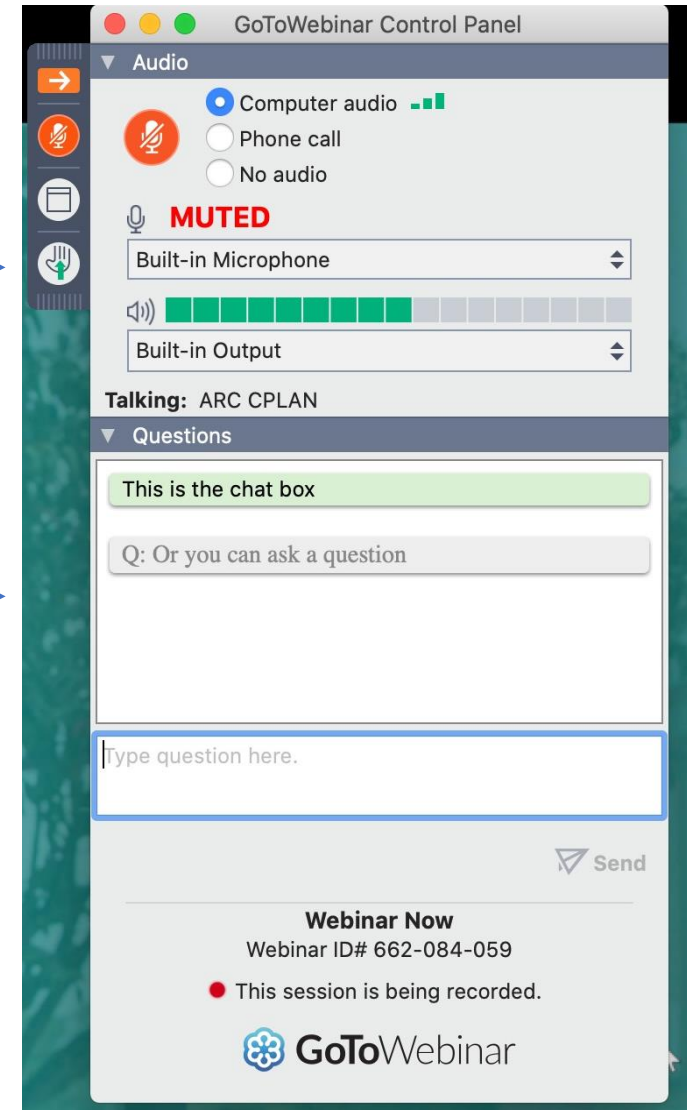


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Savannah Port Growth



PRESS RELEASES JULY 26, 2022 Revised: JULY 26, 2022

Savannah stays on pace at nearly 5.8M TEUs in FY2022

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The Georgia Ports Authority closed out Fiscal Year 2022 with its busiest June ever, handling 494,107 twenty-foot equivalent container units. GPA is handling the highest volume of ad hoc and new service vessels the Port of Savannah has experienced to date.

“Fiscal Year 2022 was another record-breaker for the Georgia Ports Authority, with container volumes growing 8 percent for a total of 5.76 million twenty-foot equivalent container units.”

“The Port of Savannah ended the year with a record June, handling 494,107 TEUs in total cargo, up 10.6 percent or 47,300 TEUs compared to the same month last year.”

“In addition to organic growth among its port customers, Savannah trade has also been boosted by West Coast labor talks and delayed access to rail at West Coast ports, prompting a significant shift in vessel calls.”

<https://gaports.com/press-releases/savannah-stays-on-pace-at-nearly-5-8m-teus-in-fy2022/> 7/26/2022



Savannah Port Growth



PR PRESS RELEASES MARCH 29, 2022 Revised: MARCH 29, 2022

GPA extends growth trend with busiest February ever

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PR PRESS RELEASES MAY 17, 2022 Revised: MAY 17, 2022

Port of Savannah moves nearly 500K TEUs in record April

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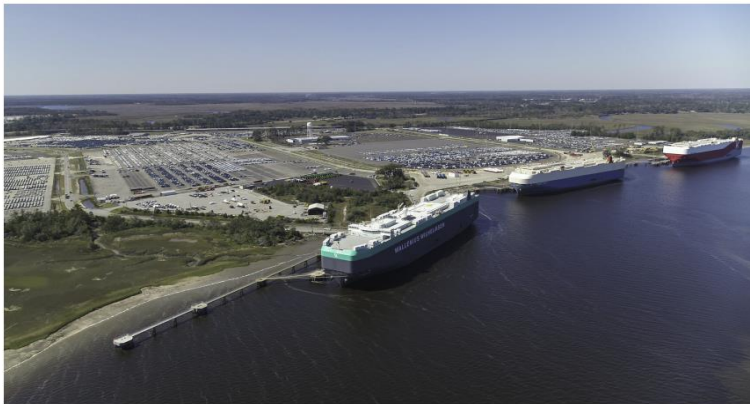


PR PRESS RELEASES JUNE 15, 2022 Revised: JUNE 15, 2022

GPA sets all-time trade record in May

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The Georgia Ports Authority will develop 85 additional acres and expand its vehicle processing facilities at the Port of Brunswick. Already the nation's largest terminal for the import-export of autos and machinery,



The Port of Savannah handled 4.75 million twenty-foot equivalent container units over



The Port of Savannah handled more than 519,000 twenty-foot equivalent container units in May, a record. Georgia Ports Authority is expanding Berth 1 (50 percent complete) and yard capacity in Savannah to accommodate the growing container trade. Find print-quality images [here](#). (Georgia Ports Authority)

<https://gaports.com/corporate-communications/press-releases/>



Savannah Port Growth



PRESS RELEASES MARCH 25, 2022 Revised: MARCH 25, 2022

Port of Savannah marks milestone: Harbor deepening complete

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Georgia Gov. Brian Kemp speaks at a ceremony

“Dredging for the Savannah Harbor Expansion Project started in September 2015, adding five feet in depth to the shipping channel. Initial feasibility studies for the harbor deepening began in 1997.”

“Deepening the Savannah Harbor to 47 feet at mean low water (the average depth at low tide), provides ample draft for vessels carrying 16,000+ twenty-foot equivalent container units, allowing ships to transit the river with more containers each trip and during more hours of the day.”



FIVE FAST FACTS: ATLANTA INDUSTRIAL REAL ESTATE Q2 2022



Q2 2022 5 FAST FACTS ATLANTA INDUSTRIAL REAL ESTATE

1. MATERIAL SHORTAGES DRIVE CONSTRUCTION DELAYS

6.7 MSF of new W/D, flex, and data center product delivered this quarter as developers were forced to extend their timelines on dozens of projects. More than 50.6 MSF of construction projects remains underway.

2. AVERAGE RENT CONTINUED TO CLIMB

Asking rents increased further in Q2, with the average rent for all industrial property types rising to \$6.77 PSF. The W/D rate climbed 26.8% YOY to \$5.45 PSF. W/D vacancies 300,000 SF+ averaged \$4.59 PSF while smaller spaces average \$6.06 PSF. Annual rent escalations are now frequently in the 3.5-4% range, up from the 2-2.5% norm several years ago.

3. VACANCY FALLS FURTHER

The vacancy rate fell below the 3% mark for the first time in market history, dropping to 2.7%. Across all of Metro Atlanta, only seven opportunities with immediate vacancies exist for tenants seeking spaces 300,000 SF or larger.

4. NATIONAL LEADER OF ABSORPTION

More space was absorbed in Atlanta during Q2 than in any other market in the country. With 11.7 MSF of Q2 occupancy gains, the metro recorded a YTD total of 18.6 MSF of net absorption.

5. DEMAND REMAINS ROBUST

New leasing activity totaled 12.1 MSF. This marks the sixth consecutive quarter of 10 MSF+ in new demand and represents an 18.0% increase over Q1 leasing.

1. Material Shortages Drive Construction Delays: - 6.7 MSF of new W/D, flex, and data center product delivered this quarter as developers were forced to extend their timelines on dozens of projects. More than 50.6 MSF of construction projects remains underway.

2. Average Rent Continued to Climb: - Asking rents increased further in Q2, with the average rent for all industrial property types rising to \$6.77 PSF. Annual rent escalations are now frequently in the 3.5-4% range, up from the 2-2.5% norm several years ago.

3. Vacancy Falls Further: - **The vacancy rate fell below the 3% mark for the first time in market history**, dropping to 2.7%. Across all of Metro Atlanta, only seven opportunities with immediate vacancies exist for tenants seeking spaces 300,000 SF or larger.

4. National Leader of Absorption: - **More space was absorbed in Atlanta during Q2 than any other market in the country.** With 11.7 MSF of Q2 occupancy gains, the metro recorded a YTD total of 18.6 MSF of net absorption.

5. Demand Remains Robust: - New leasing activity totaled 12.1 MSF. This marks the sixth consecutive quarter of 10 MSF+ in new demand and represents an 18.0% increase over Q1 leasing.

NEXT FREIGHT ADVISORY TASK FORCE MEETING: JANUARY 2023

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