CUSHMAN & WAKEFIELD

INSTANT INSIGHT

H1 2026

PORT OF NEW YORK & NEW JERSEY REPORT

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#1 BUSIEST PORT ON THE EAST COAST

#3 MID-YEAR TOTAL TEU VOLUME

1 of 3 PORTS WHICH POSTED MORE THAN 2.0M TEUs OF LOADED IMPORT CARGO VOLUME

HIGHER CONTAINER VOLUMES RECORDED AT THE TOP THREE PORTS DURING THE FIRST HALF OF 2026

RANKING AMONG THE TOP U.S. PORTS AT MID-YEAR 2026*

U.S. PORTS	H1 2026 TOTAL CONTAINER VOLUME (TEUS)	ANNUAL CHANGE (H1 2026 VS H1 2025)	LOADED IMPORT VOLUME	ANNUAL CHANGE (H1 2026 VS H1 2025)
Los Angeles	5,122,603	3.4%	2,675,892	5.0%
Long Beach	4,829,578	1.7%	2,347,999	2.6%
New York/ New Jersey	**4,427,159**	**0.2%**	**2,229,447**	**-0.2%**
Savannah	2,837,324	-0.8%	1,420,121	2.1%
Houston	2,229,473	2.8%	1,029,667	6.8%
Virginia	1,636,588	-0.3%	797,610	5.6%
Charleston	1,185,901	-9.5%	577,901	-8.8%
Seattle Tacoma	1,066,862	-15.6%	520,095	-13.9%
Oakland	1,114,666	-2.5%	473,864	-1.0%

of the top nine reporting Ports in H1 2026

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PORT OF NY & NJ MID-YEAR HIGHLIGHTS

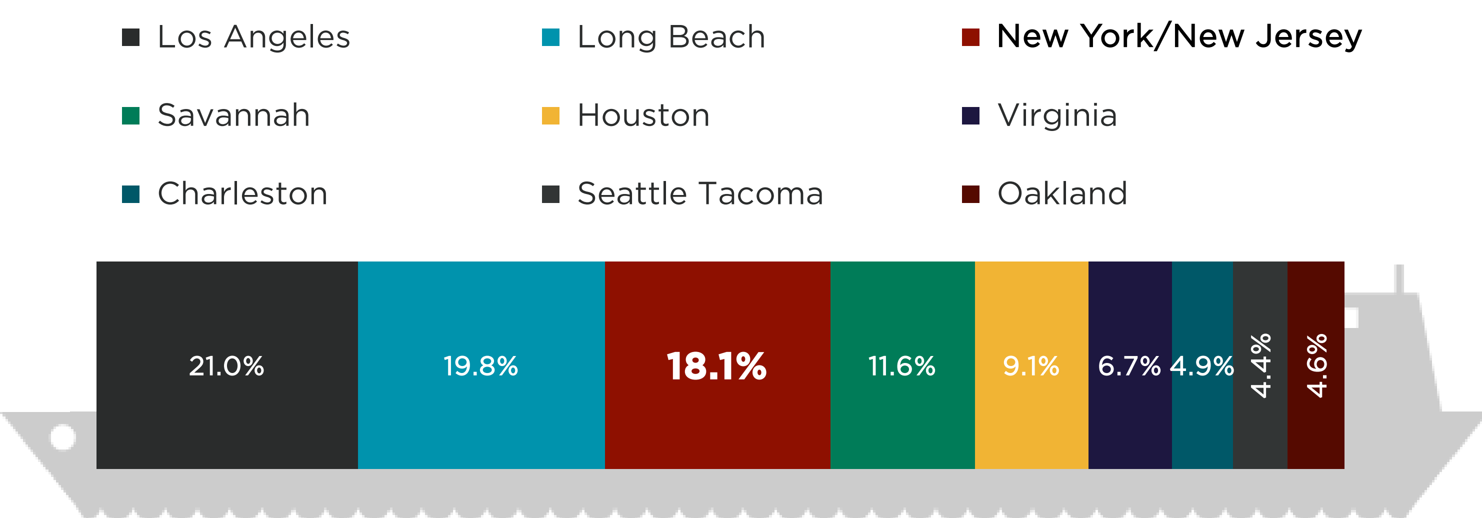
4.4 Million
MID-YEAR CONTAINER VOLUME
ranks 3rd among U.S. ports

$264 Billion
AMOUNT OF GOODS
moved through the port in 2024

341,671 Containers
OF RAIL CARGO
moved through the Port of NY & NJ during H1 2026

0.2% Increase
in total container volume year-over-year

H1 2026 U.S. PORT VOLUME MARKET SHARE*



*of the top nine reporting Ports in H1 2026

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PORT TRENDS TO WATCH

The Port of New York and New Jersey (Port of NY & NJ) remains the busiest port on the East Coast and a critical gateway for global trade. Supported by six container terminals and an extensive cargo rail network, the port serves one of the world's wealthiest and most densely populated consumer markets. The Port of NY & NJ provides access to more than 60 million consumers within a 250-mile radius, representing approximately one-third of the nation's GDP.

The Port of NY & NJ maintains its competitive advantage through a diverse network of global trading partners, including China, India, Italy, Germany, and France. This broad mix of import and export activity helps mitigate the impact of localized economic disruptions, reinforcing the port's position as the East Coast's leading container gateway.

The Port of NY & NJ maintained a steady pace through the first half of 2026 after volumes surged in March, making it the nation's third-busiest port. Volume in June increased 11.9% year-over-year (YOY) to 769,422 twenty-foot equivalent units (TEUs), bringing year-to-date (YTD) volume to 4.4 million TEUs. Loaded exports through June totaled 711,527 TEUs, a slight 0.1% decrease YOY, while imports dipped 0.2% to 2.2 million TEUs.

As trucking rates continue to rise, occupiers may increasingly prioritize locations closer to the Port of NY & NJ to reduce drayage costs and improve supply chain efficiency. Supporting this trend, the Port Authority has launched several infrastructure initiatives aimed at accommodating future growth, including a landmark agreement with the U.S. Army Corps of Engineers to evaluate deepening navigational channels to 55 feet and a major redevelopment of the northern entrance to the Newark-Elizabeth port complex.

THE PORT REGION WAREHOUSE AND DISTRIBUTION MARKET

The Port of NY & NJ serves one of the most concentrated and affluent consumer markets in the world. The Port Region is one of the most mature industrial submarkets in New Jersey and has experienced rising demand for space as cargo volumes and ship sizes have grown in response to heightened consumer demand. The submarket offers tenants a strategic location with close proximity to the New Jersey ports and the state's busiest thoroughfares. As a result, the Port region is the largest submarket in Northern New Jersey, with a warehouse inventory of 84.1 million square feet (msf).

Leasing activity in the Port Region remained healthy during the first half of 2026, totaling 1.9 msf, a 9.8% increase YOY. Demand was driven by eight new leases exceeding 50,000 square feet (sf), including four within Class A warehouse and distribution properties. Ready Warehousing & Logistics signed the largest new lease of the second quarter, committing to 92,000 sf at 100 Lincoln Highway in Kearny, while iCube Global expanded its presence at 169 Pulaski Street in Bayonne with an additional 78,142 sf after signing a 255,069-sf lease in 2025. Tenant demand also remained evident through steady renewal activity, led by HelloFresh's 352,100-sf renewal at 60 Lister Avenue in Newark. As a result, YTD renewal volume increased 24.5% YOY to 832,008 sf.

Despite steady leasing demand, activity was not sufficient to offset nearly 1.0 msf of new vacant space entering the market. As a result, the vacancy rate increased 110 basis points quarter-over-quarter to 12.5%, contributing to negative net absorption of 907,709 sf in the second quarter. Despite rising vacancy, competition for modern warehouse space remained healthy, with Class A taking rents increasing 7.1% from 2025 to $21.69 per square foot (psf). The Port Region also maintained the highest average asking rent in New Jersey at $18.85 psf, representing a 13.0% premium over the overall market average.

Source: Cushman & Wakefield research, multiple regional port websites

H1 2026

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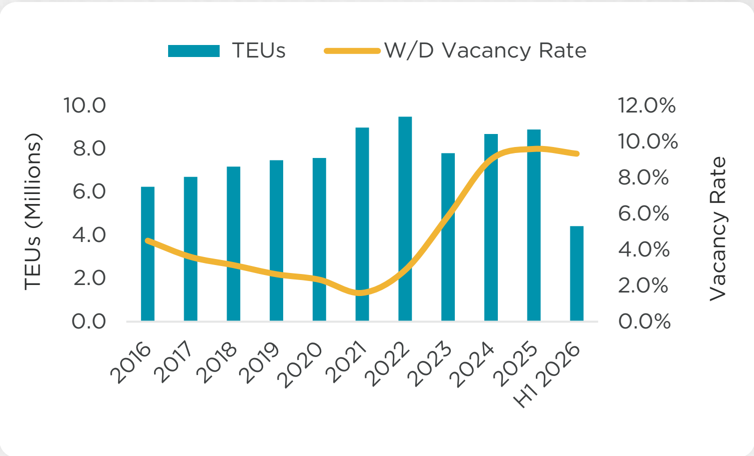
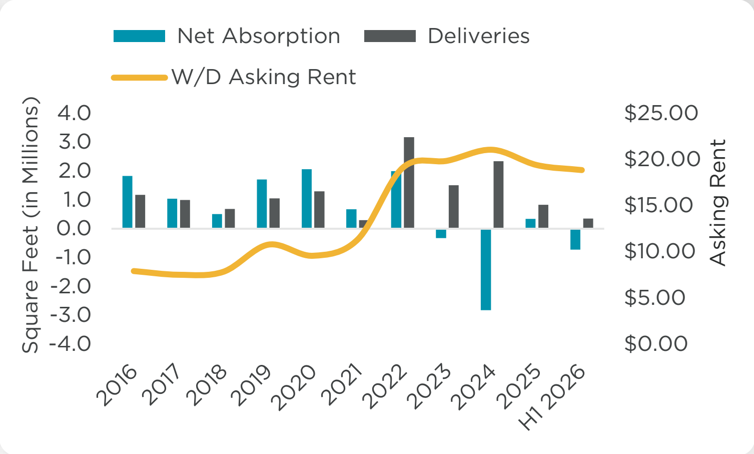
ANNUAL TEU VOLUME AND NEW JERSEY VACANCY RATE



PORT REGION SUBMARKET

W/D NET ABSORPTION, DELIVERIES & PRICING



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ABOUT CUSHMAN & WAKEFIELD

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2025, the firm reported revenue of $10.3 billion across its core service lines of Services, Leasing, Capital markets, and Valuation and other. Built around the belief that *Better never settles*, the firm receives numerous industry and business accolades for its award-winning culture. For additional information, visit www.cushmanwakefield.com.

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