

Q2 2025

ATLANTA INDUSTRIAL SUBMARKET REPORT

I-20 WEST |
FULTON INDUSTRIAL

WHAT'S HAPPENING?

The I-20 West Fulton industrial submarket remained active in Q2 2025, with strong tenant demand supporting over 338,000 square feet of positive net absorption. While vacancy ticked up and asking rents eased, ongoing interest from major occupiers and new development activity point to a resilient and attractive submarket moving forward.

- Vacancy increased to 8.63% from 7.98% last quarter, but remains within a healthy range given the delivery of large blocks of space.
- Net absorption improved to 338,417 square feet, driven by large move-ins such as Royal Canin and DHL Supply Chain.
- Average asking rents adjusted to \$6.58 PSF, reflecting short-term market recalibration as landlords remain competitive to attract quality tenants.



8.6%
Q2 VACANCY RATE
Q1: 8.0%



338,417 SF
Q2 NET ABSORPTION
Q1: 298,276 SF

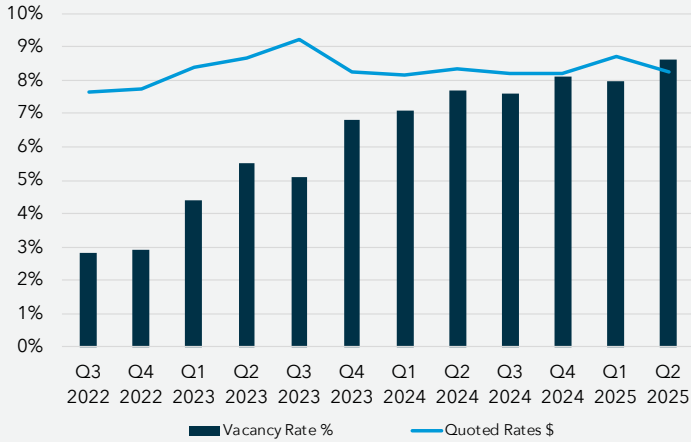


1,607,723 SF
Q2 UNDER CONSTRUCTION
Q1: 1,953,585 SF

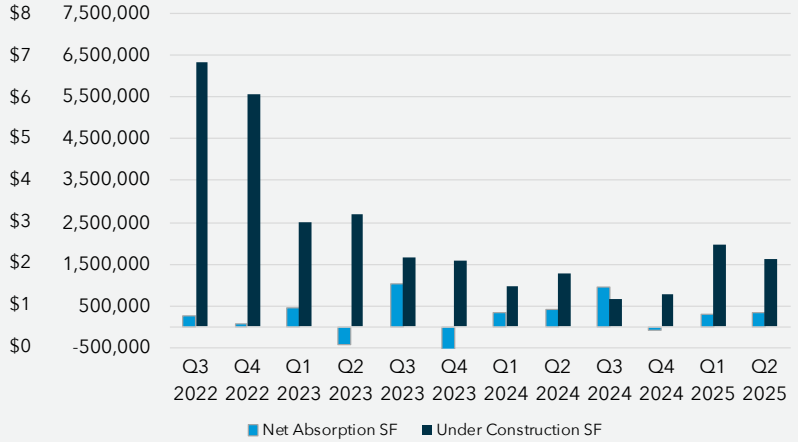


\$6.58 PSF
Q2 AVG. ASKING RENT | YEAR
Q1: \$6.98 PSF

Q2 2025 | VACANCY & RENTAL RATE



Q2 2025 | NET ABSORPTION & U.C.



NOTABLE SALES



7800 THE BLUFFS* AUSTELL, GA 30168

SIZE (SF)	158,560
PRICE	\$14,612,054 (\$92.15 PSF)
BUYER	Brookfield Corporation
SELLER	Stonelake Capital Partners

*Part of Portfolio Sale



5625 FULTON INDUSTRIAL BLVD SW* ATLANTA, GA 30336

SIZE (SF)	152,757
PRICE	\$9,264,682 (\$60.65 PSF)
BUYER	Brookfield Corporation
SELLER	Stonelake Capital Partners

*Part of Portfolio Sale



3550 ATLANTA INDUSTRIAL PKWY N ATLANTA, GA 30331

SIZE (SF)	68,380
PRICE	\$8,365,377 (\$122.34 PSF)
BUYER	G & W Equipment, Inc.
SELLER	Atlanta Precision Metal Frmnng

NOTABLE LEASES



7915 WHITE RD | BLDG. 200 AUSTELL, GA 30168

SIZE (SF)	318,279
TENANT	Royal Canin
LANDLORD	LINK Logistics RE
LEASE TYPE	New



2600 WEST POINT DR | BLDG. B LITHIA SPRINGS, GA 30122

SIZE (SF)	288,620
TENANT	DHL Supply Chain
LANDLORD	Heitman
LEASE TYPE	New



5200 PHILLIP LEE DR SW ATLANTA, GA 30336

SIZE (SF)	100,111
TENANT	SJ Distributors LLC
LANDLORD	FW Logistics
LEASE TYPE	New

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