

LEE & ASSOCIATES

June 2026 Release | Industrial Availability Metrics

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ATL MARKET

AVAILABILITY EASES SLIGHTLY
WHILE TENANT DEMAND
REMAINS ACTIVE

- Overall availability edged down to approximately 104.2 MSF in May, a modest decline from April's 104.5 MSF and the first month-over-month decrease recorded in 2026, ending a four-month stretch of consecutive increases.
- Sublease availability fell by approximately 680,000 SF during the month to 13.5 MSF, marking the first decline since January diminishing a portion of the nearly 2.8 MSF added to the market between January and April.
- Broker sentiment remains positive as leasing activity continues to outperform expectations. Atlanta has already surpassed 9 MSF of industrial leasing volume two months into Q2, with nearly 7 MSF attributed to new deals rather than renewals, highlighting that tenant expansion and relocation activity remains active despite elevated availability levels.

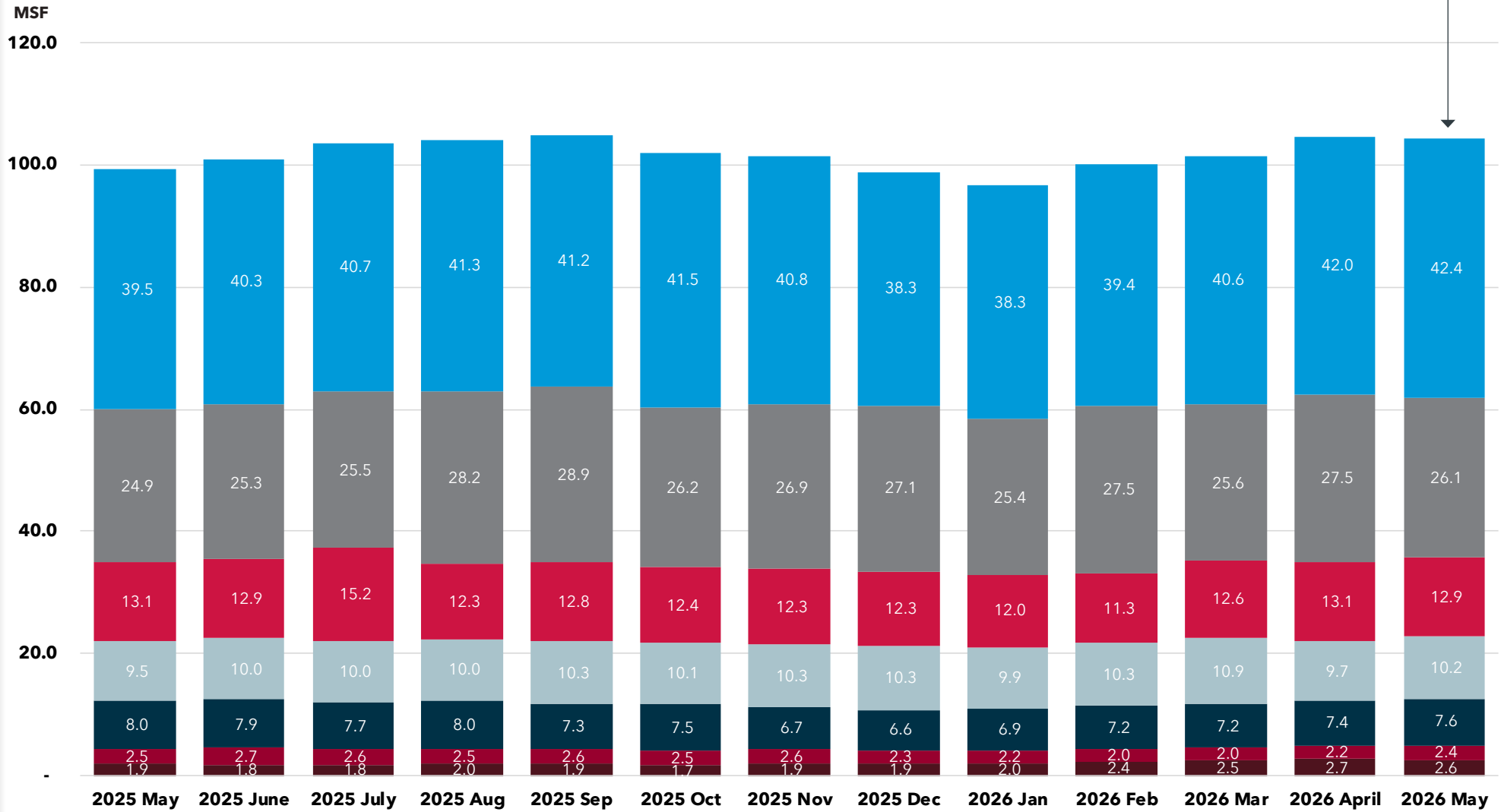
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Total Available SF

MAY '26 | 104.2 MSF TOTAL

ALL BUILDINGS

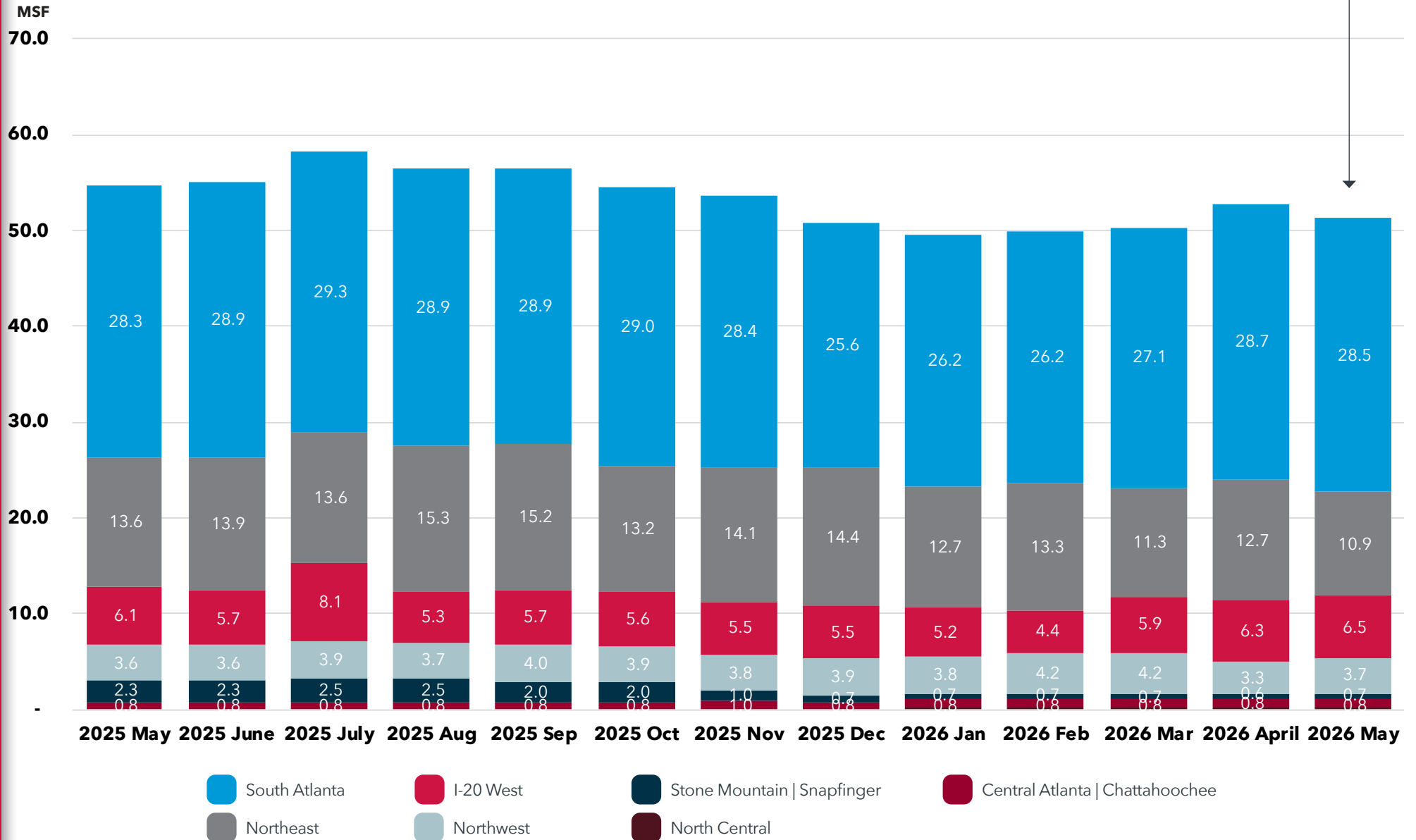


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Total Available SF

MAY '26 | 51.3 MSF TOTAL

BUILDINGS 250,000 SF & ABOVE

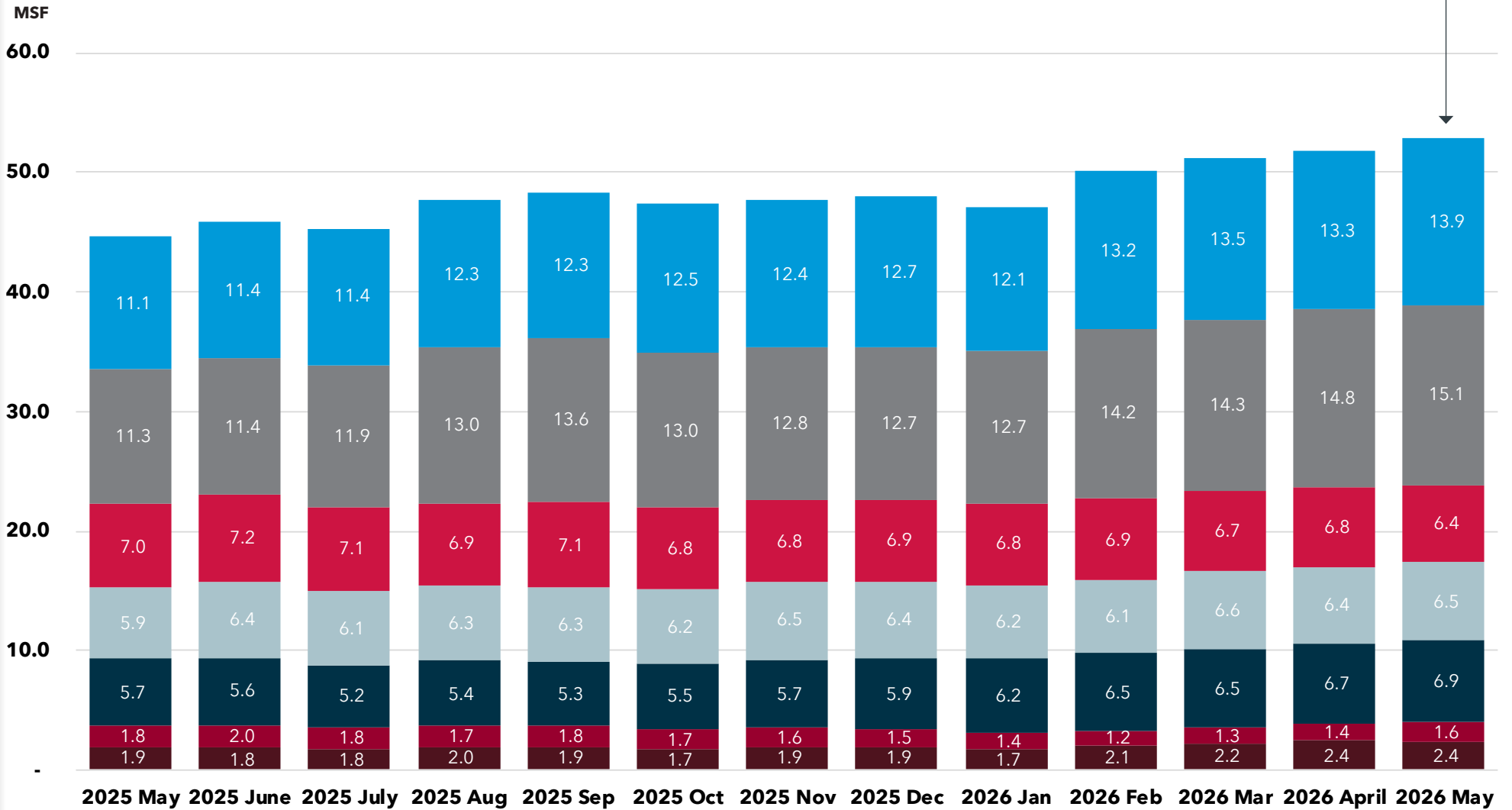


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Total Available SF

BUILDINGS 250,000 SF & BELOW

MAY '26 | 52.8 MSF TOTAL



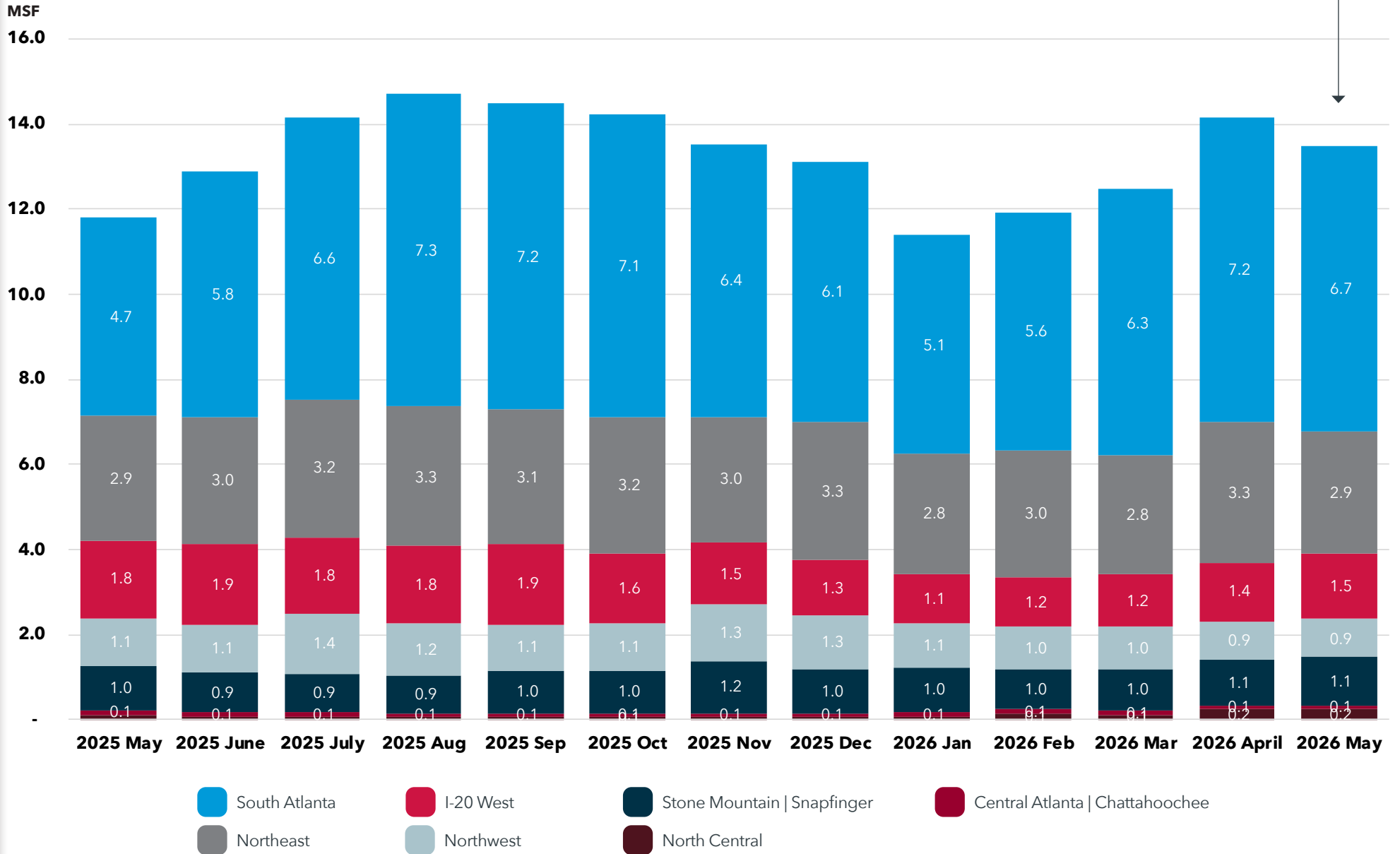
- South Atlanta
- I-20 West
- Stone Mountain | Snapfinger
- Central Atlanta | Chattahoochee
- Northeast
- Northwest
- North Central

*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Sublease Available SF

MAY '26 | 13.5 MSF TOTAL

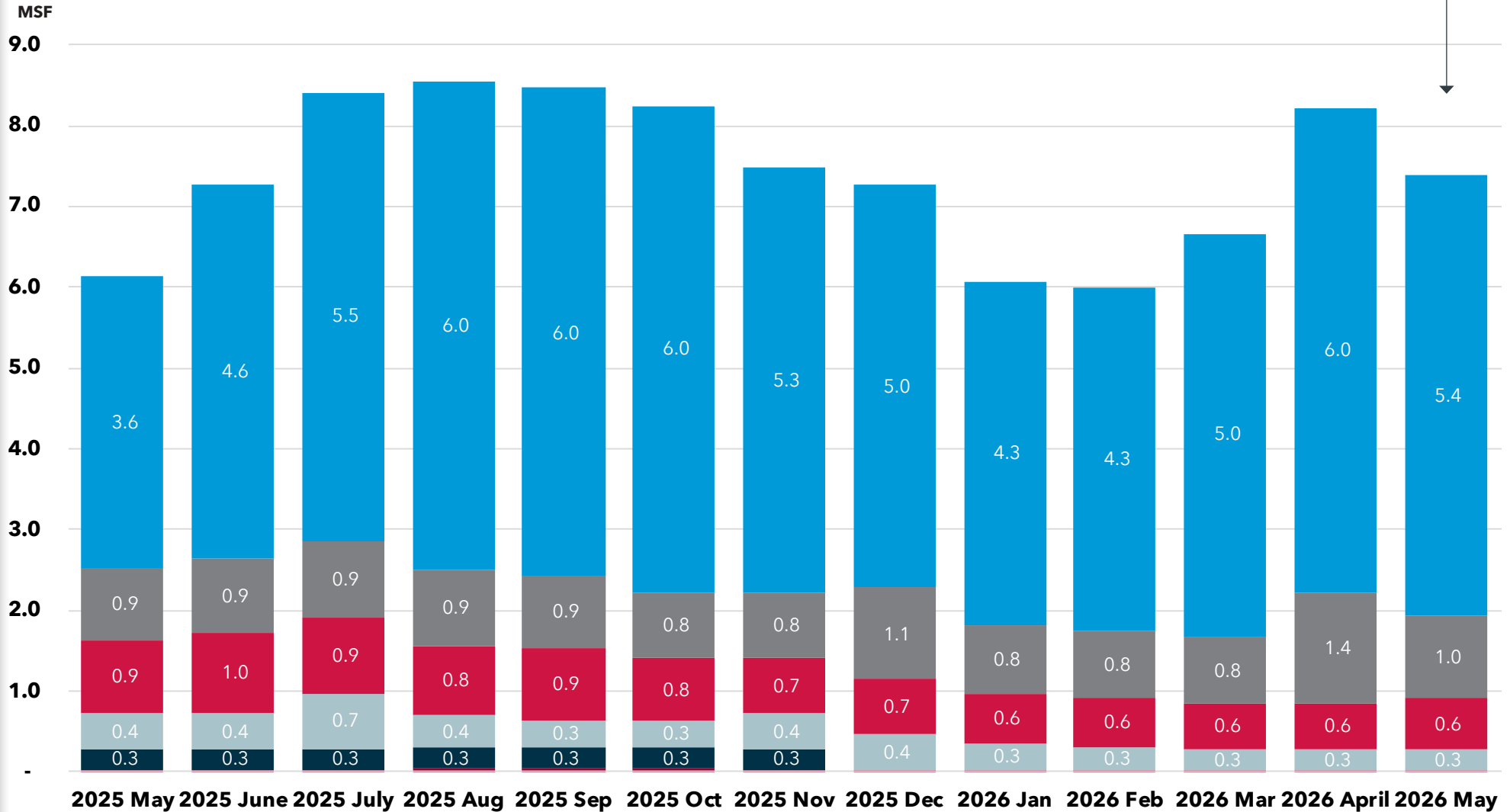
ALL BUILDINGS



Sublease Available SF

MAY '26 | 7.4 MSF TOTAL

BUILDINGS 250,000 SF & ABOVE



- South Atlanta
- I-20 West
- Stone Mountain | Snapfinger
- Central Atlanta | Chattahoochee
- Northeast
- Northwest
- North Central

Sublease Available SF

MAY '26 | 6.1 MSF TOTAL

BUILDINGS 250,000 SF & BELOW

