

Q3 2025

ATLANTA INDUSTRIAL SUBMARKET REPORT

SOUTH ATLANTA

WHAT'S HAPPENING?

The South Atlanta industrial submarket showed clear signs of improvement in Q3 2025, marking a turning point after several quarters of soft performance. Vacancy held steady, while net absorption turned positive—evidence that tenant demand is beginning to rebound. Asking rents eased slightly, even as construction activity increased, signaling that developers remain confident in the submarket's long-term prospects.

- Vacancy remained unchanged at 11.7%, indicating stabilization in occupancy levels.
- Net absorption registered a positive 339,226 SF, a notable turnaround from Q2's significant losses and a sign that leasing activity has regained traction.
- Average asking rents dipped modestly to \$6.64 PSF from \$6.93 PSF, reflecting continued tenant leverage amid recent supply additions.
- Construction activity climbed to 1,683,674 SF, up from 1,519,606 SF, suggesting sustained development momentum and renewed optimism about future market conditions.



11.7%
Q3 VACANCY RATE
Q2: 11.7%



339,226 SF
Q3 NET ABSORPTION
Q2: (2,799,068) SF

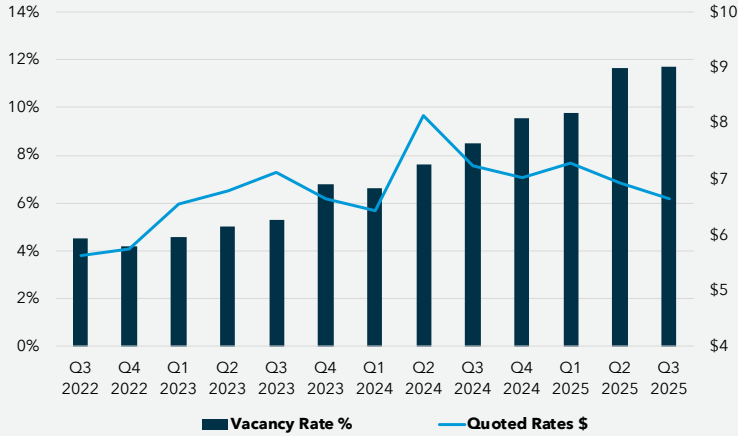


1,683,674 SF
Q3 UNDER CONSTRUCTION
Q2: 1,519,606 SF

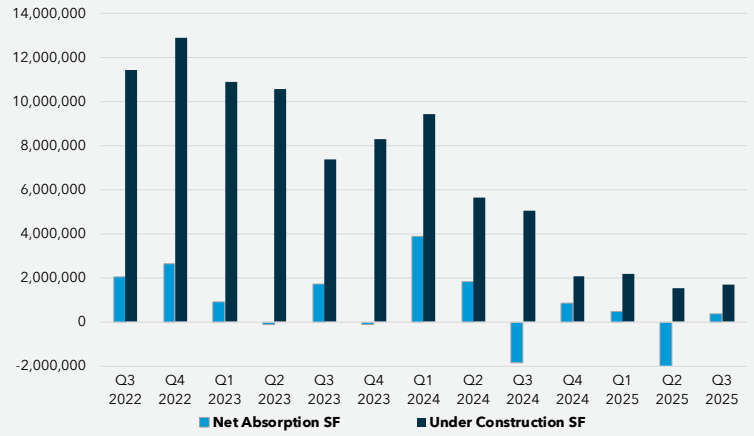


\$6.64 PSF
Q3 AVG. ASKING RENT | YEAR
Q2: \$6.93 PSF

Q3 2025 | VACANCY & RENTAL RATE



Q3 2025 | NET ABSORPTION & U.C.



NOTABLE SALES



RIVER PARK E-COMMERCE CENTER JACKSON, GA 30233

SIZE (SF)	825,000
PRICE	\$94,750,000 (\$114.85 PSF)
BUYER	Georgia Power Company
SELLER	Waterloo Partners



GREENWOOD INDUSTRIAL PARK* MCDONOUGH, GA 30253

SIZE (SF)	800,000
PRICE	\$72,222,800 (\$90.28 PSF)
BUYER	Bridge Logistics Properties
SELLER	Link Logistics Real Estate

*Part of Portfolio Sale



KING MILL DISTRIBUTION PARK | PHASE II* MCDONOUGH, GA 30252

SIZE (SF)	760,256
PRICE	Confidential
BUYER	Apollo Global Management
SELLER	Bridge Investment Group

*Part of Portfolio Sale



ARTHUR K BOLTON PKWY JACKSON, GA 30233

SIZE (SF)	933,656
TENANT	Confidential
LANDLORD	Prologis
LEASE TYPE	New



MAJESTIC AIRPORT CENTER III | BLDG. 4 UNION CITY, GA 30291

SIZE (SF)	560,625
TENANT	GXO
LANDLORD	Link Logistics Real Estate
LEASE TYPE	Renewal



KING MILL DISTRIBUTION CENTER MCDONOUGH, GA 30252

SIZE (SF)	417,400
TENANT	Hub Group
LANDLORD	Heitman
LEASE TYPE	New

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