



Lee Atlanta
**INDUSTRIAL
PIPELINE**

MID-YEAR 2024

Lee & Associates - Atlanta

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WELCOME TO OUR PIPELINE

MID-YEAR 2024



SOUTHSIDE DISTRIBUTION CENTER

TOTAL SIZE: 72,000 SF

OWNERSHIP: ROOKER

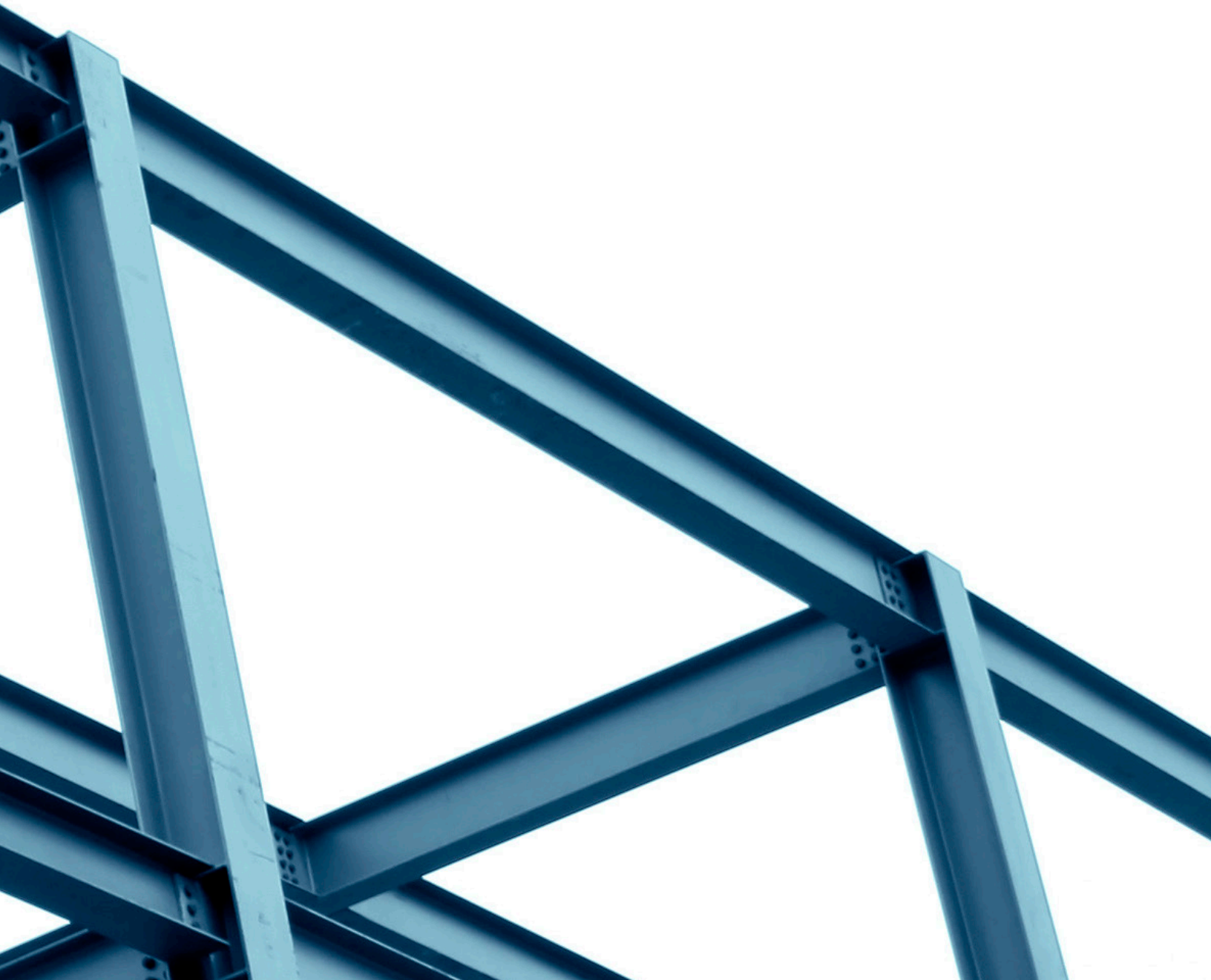
LISTING AGENCY: RICK TUMLIN, CCIM, SIOR,
MICHAEL SUTTER, SIOR & ELIZABETH KENNEDY

**FEATURED ON COVER*

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ABOUT US 8



ATLANTA

INDUSTRIAL SUBMARKETS

MID-YEAR
2024

SUBMARKET UNDER CONSTRUCTION

	TOTAL UNDER CONSTRUCTION				SPECULATIVE			BUILD-TO-SUIT		
	# of Blds.	SF	% of SF	% Pre-Leased	# of Blds.	SF	% of SF	# of Blds.	SF	% of SF
Northeast	7	3,467,353	31%	0%	6	3,117,903	90%	1	349,450	10%
North Central	-	-	-	-	-	-	-	-	-	-
Northwest	3	747,923	6%	0%	3	747,923	100%	-	-	-
I-20 West Fulton Industrial	7	1,286,345	12%	16%	6	1,065,465	83%	1	200,880	16%
South Atlanta	9	5,655,434	51%	11%	8	5,005,434	89%	1	650,000	11%
Stone Mountain I-20 East	-	-	-	-	-	-	-	-	-	-
TOTALS	25	11,157,055	100%	7%	22	9,956,725	89%	3	1,200,330	11%

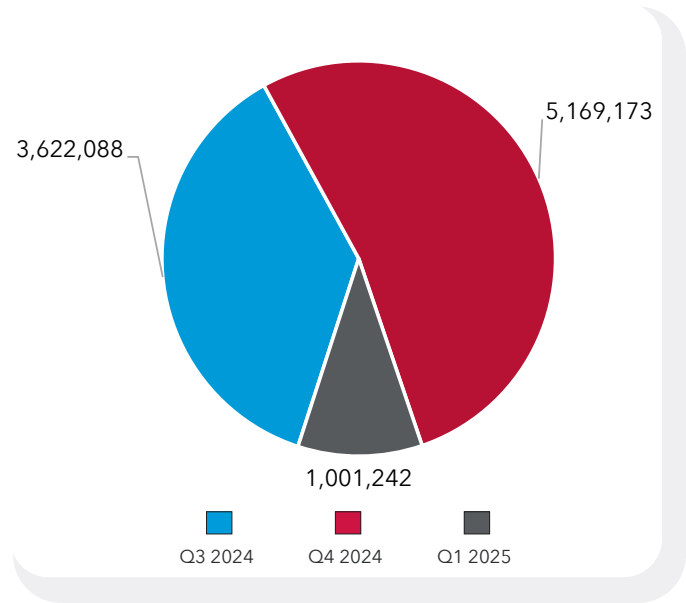
SUBMARKET OVERVIEW

	Total Inventory (SF)	Total Vacancy (SF)	Vacancy Rate (%)	2024 YTD Net Absorption (SF)	Under Construction (SF)	2024 YTD Deliveries (SF)
Northeast	243,753,343	22,323,989	9.2%	(1,021,139)	3,467,353	3,649,372
North Central	30,649,792	1,600,781	5.2%	(352,621)	0	0
Northwest	98,513,848	10,544,902	10.7%	1,133,476	747,923	991,415
I-20 West Fulton Industrial	125,089,848	9,620,139	7.7%	775,685	1,286,345	736,821
South Atlanta	245,552,687	18,655,898	7.6%	5,693,582	5,655,434	5,852,515
Stone Mountain I-20 East	87,271,125	2,872,311	3.3%	1,679,070	0	1,423,960
TOTALS	830,830,643	65,618,020	7.9%	7,908,053	11,157,055	12,654,083

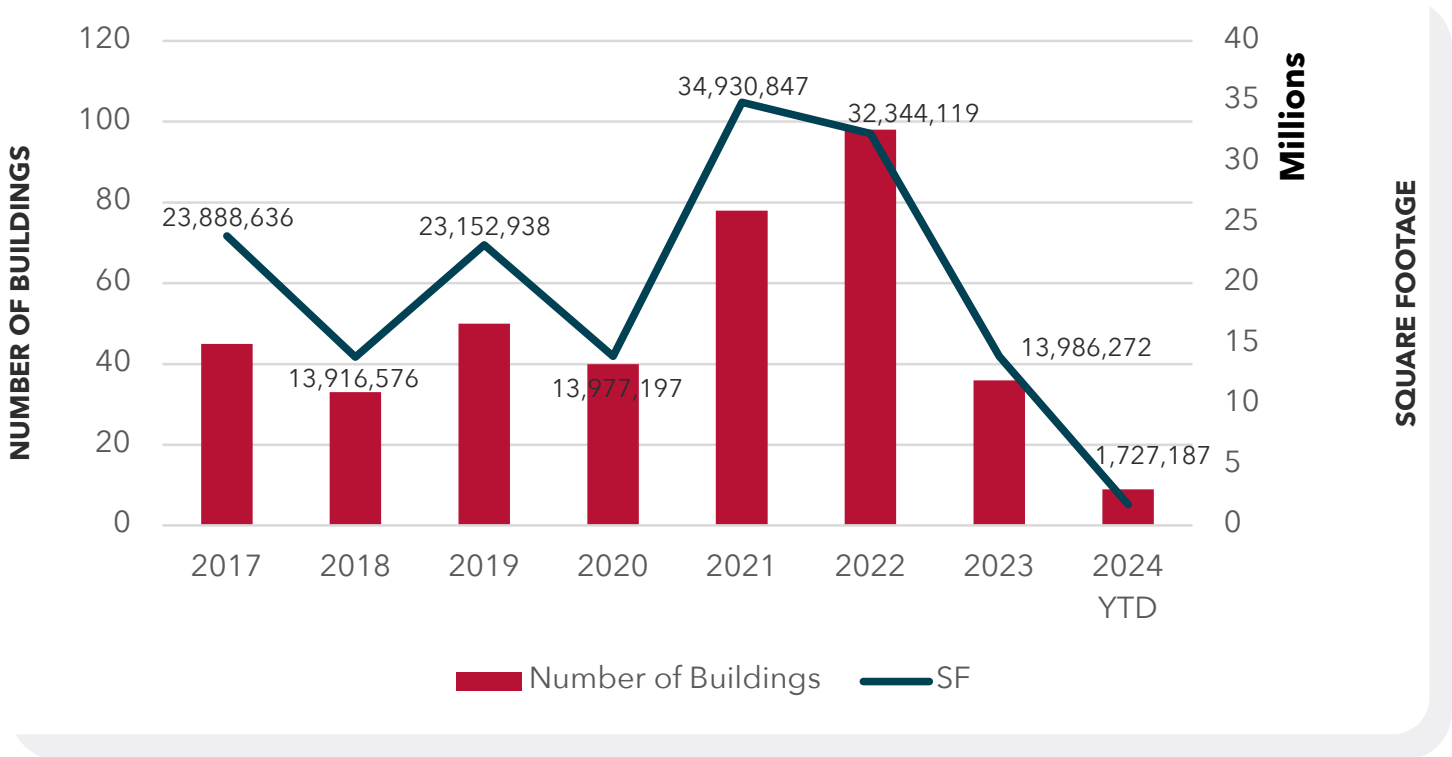
EXECUTIVE OVERVIEW

At the midway point of 2024, the Atlanta Industrial Development Pipeline is at its lowest point since 2018. As projects that started in 2023 continue to deliver, we will see fewer buildings deliver in 2025. The current vacancy rate of 7.9 % is at its highest point since Q4 2014, yet it is hard to say that Atlanta industrial is overbuilt. The recent pause in new construction starts, a byproduct of capital market shifts and elevated borrowing costs, will likely lead to a faster rebound assuming positive absorption continues. The most challenging segment of leasing is undoubtedly in the Big Box / Bulk segment which is also the biggest contributor to the vacancy rate. Once a few of these larger buildings lease, we could very easily see vacancy drop below 6% and a shift to meaningful rental rate increases in this segment.

FUTURE DELIVERIES BY QUARTER



CONSTRUCTION STARTS BY YEAR

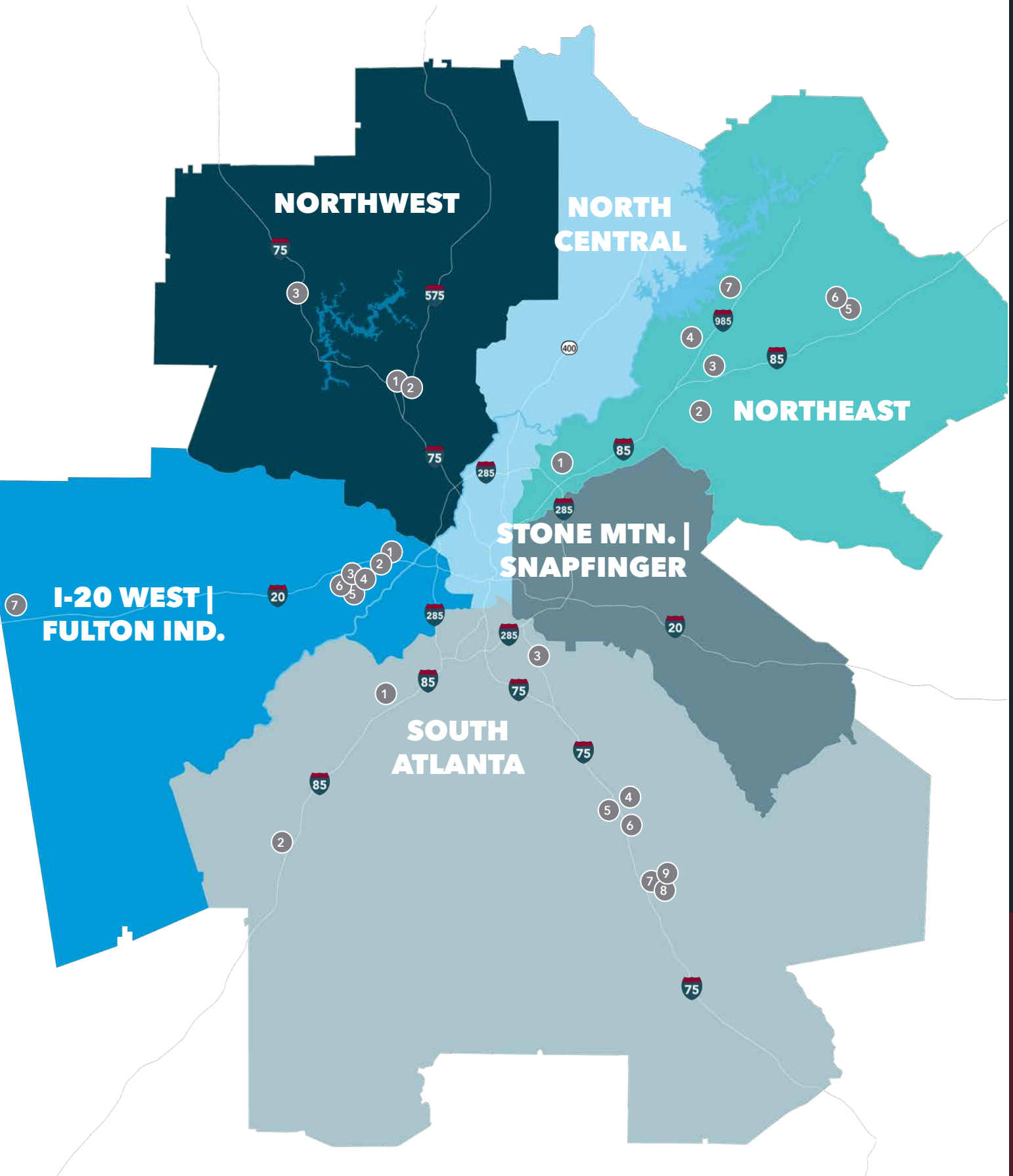


	PROJECT ADDRESS	DEVELOPER	ESTIMATED COMPLETION	SF	TYPE	CLEAR HEIGHT
NORTHEAST	1 6870 Mimms Drive	W.P. Carey	Q4 2024	213,834	Spec	36'
	2 Progress Dist. Center 1500 Progress Industrial Boulevard	Taylor & Mathis	Q3 2024	163,170	Spec	32'
	3 Gravel Springs Logistics Center 2630 Gravel Springs Road	IDI Logistics	Q1 2025	1,001,424	Spec	40'
	4 Prologis Thompson Mill Dist. Center 810 Thompson Mill Rd	Prologis	Q3 2024	349,450	BTS	40'
	5 Jackson 85 North Business Park 350 Raco Parkway	Trammell Crow Company	Q3 2024	538,450	Spec	40'
	6 Jackson 85 North Business Park 352 Raco Parkway	Trammell Crow Company	Q4 2024	1,017,900	Spec	40'
	7 Avery Drive Commerce Center 4326 Avery Drive	Adams Ind. Properties	Q4 2024	183,125	Spec	32'
NW	1 Chastain Logistics Crossing - Bld. 100 Chastain Meadows Pkwy	Scannell Properties	Q4 2024	224,248	Spec	32'
	2 Chastain Logistics Crossing - Bld. 200 Chastain Meadows Pkwy	Scannell Properties	Q4 2024	214,795	Spec	32'
	3 LogistiCenter at Monroe Crossing 87 Monroe Crossing	Dermody Properties	Q4 2024	308,880	Spec	36'
I-20 WEST / FIB	1 Factory Shoals Commerce Center 7501 Factory Shoals Road	Euphoric Development	Q4 2024	115,650	Spec	32'
	2 Factory Shoals Distribution Center 7605 Factory Shoals Road	Alliance Industrial Co.	Q4 2024	117,036	Spec	32'
	3 Doulgas Hills Logistics Ctr - Bld. 100 1060 Douglas Hills Road	LINK Logistics	Q4 2024	489,416	Spec	36'
	4 Douglas Hills Logistics Ctr - Bld. 200 1050 Douglas Hills Road	LINK Logistics	Q4 2024	147,727	Spec	32'
	5 Douglas Hills Logistics Ctr - Bld. 300 1021 Douglas Hills Road	LINK Logistics	Q4 2024	104,848	Spec	32'
	6 Douglas Hills Logistics Ctr - Bld. 400 1001 Douglas Hills Road	LINK Logistics	Q4 2024	110,788	Spec	32'
	7 LogistiCenter at Boggs - Bld. 1 105 Boggs Road	Dermody Properties	Q4 2024	200,880	BTS	32'
SOUTH ATLANTA	1 Oakmont 85 South 621 Bohannon Road	Oakmont Industrial Group	Q3 2024	316,072	Spec	36'
	2 The Cubes at Bridgeport - Bld. D Bridgeport Boulevard	CRG Real Estate	Q1 2025	1,201,200	Spec	40'
	3 Clayton Technology Center 5490 Highway 42	Transwestern	Q3 2024	265,775	Spec	36'
	4 PNK Park Southern Gateway at Lambert Farms 1325 Hwy 42	PNK Group	Q4 2024	1,219,826	Spec	40'
	5 McDonough 75 Logistics Center 2475 Highway 155	Alliance Industrial Co.	Q3 2024	427,200	Spec	36'
	6 The Cubes at Locust Grove - Bld. C 600 Price Road	CRG Real Estate	Q4 2024	500,220	Spec	40'
	7 The Cubes at Locust Grove - Bld. E 600 Price Road	CRG Real Estate	Q3 2024	650,000	BTS	40'
	8 River Park - Bld. 2 350 Logistics Parkway	Pacific Group	Q3 2024	250,141	Spec	32'
	9 River Park - Bld. 10 750 Logistics Parkway	Waterloo Partners	Q3 2024	825,000	Spec	40'

ATLANTA INDUSTRIAL

UNDER CONSTRUCTION MAP

[CLICK HERE FOR LIVE MAP](#)



LEE ATLANTA

INDUSTRIAL AGENCY SERVICES TEAM

The Lee Atlanta Industrial Agency Services Team consists of ten members who specialize geographically to provide our clients with in-depth and up-to-date knowledge of every submarket in Metro Atlanta. Collaboration, coupled with superior support services from our administrative staff, allows us to provide quick and quality exposure to tenants in the market. Our expertise in both landlord representation and tenant representation help us establish and share detailed and real-time market insights.

NORTH CENTRAL 49 TRANSACTIONS

NORTHWEST 127 TRANSACTIONS

STONE MTN. | I-20 E 56 TRANSACTIONS

I-20 W | FULTON IND. 153 TRANSACTIONS

NORTHEAST 378 TRANSACTIONS

SOUTH ATLANTA 296 TRANSACTIONS

SINCE 2015...

\$2,236,610,352
GROSS TRANSACTION VOLUME

101,903,091
GROSS SF TRANSACTED

1,000+
TRANSACTIONS CLOSED



OUR TEAM



TYLER FLEMMING

Since 2006
Executive VP / Principal



TOMMY HILES, SIOR

Since 1981
Principal



BILLY SNOWDEN, SIOR

Since 2002
Executive VP / Principal



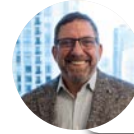
MICHAEL SUTTER, SIOR

Since 2004
Executive VP / Principal



RICK TUMLIN, CCIM, SIOR

Since 1987
Executive VP / Principal



CRAIG VIERGEVER, SIOR

Since 1989
Executive VP / Principal



CONNOR WINKLER, SIOR

Since 2018
Executive VP / Principal



WILLIE CANDLER

Since 2020
Director



ELIZABETH KENNEDY

Since 2022
Associate



AMY WEIMAR

Since 2014
Sr. Client Services Manager

FEATURED LISTING: SOUTHSIDE DISTRIBUTION CENTER

ADDRESS: 3640 SOUTHSIDE IND. PKWY, ATLANTA, GA 30354

SQUARE FOOTAGE: 72,000 SF

DELIVERY: Q4 2023 (AVAILABLE NOW)

DEVELOPER: ROOKER





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