

LEE & ASSOCIATES

May 2026 Release | Industrial Availability Metrics

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ATL MARKET

AVAILABILITY EDGES UP, BUT
DEMAND HOLDS FIRM

- **Overall availability** rose to approximately 104.5 MSF, continuing its upward drift as a mix of newly listed sublease space and new developments add to availability, keeping conditions fluid rather than signaling a sharp shift.
- **Sublease availability** increased month over month, largely tied to a single 1 MSF block in South Atlanta, reinforcing that recent movement is being driven by a few large occupiers rather than a broad pullback in demand.
- **Broker sentiment** remains positive heading into the second half of the year, with leasing activity holding firm with active tenant requirements supporting expectations for continued positive absorption in the near term, despite rising availability.

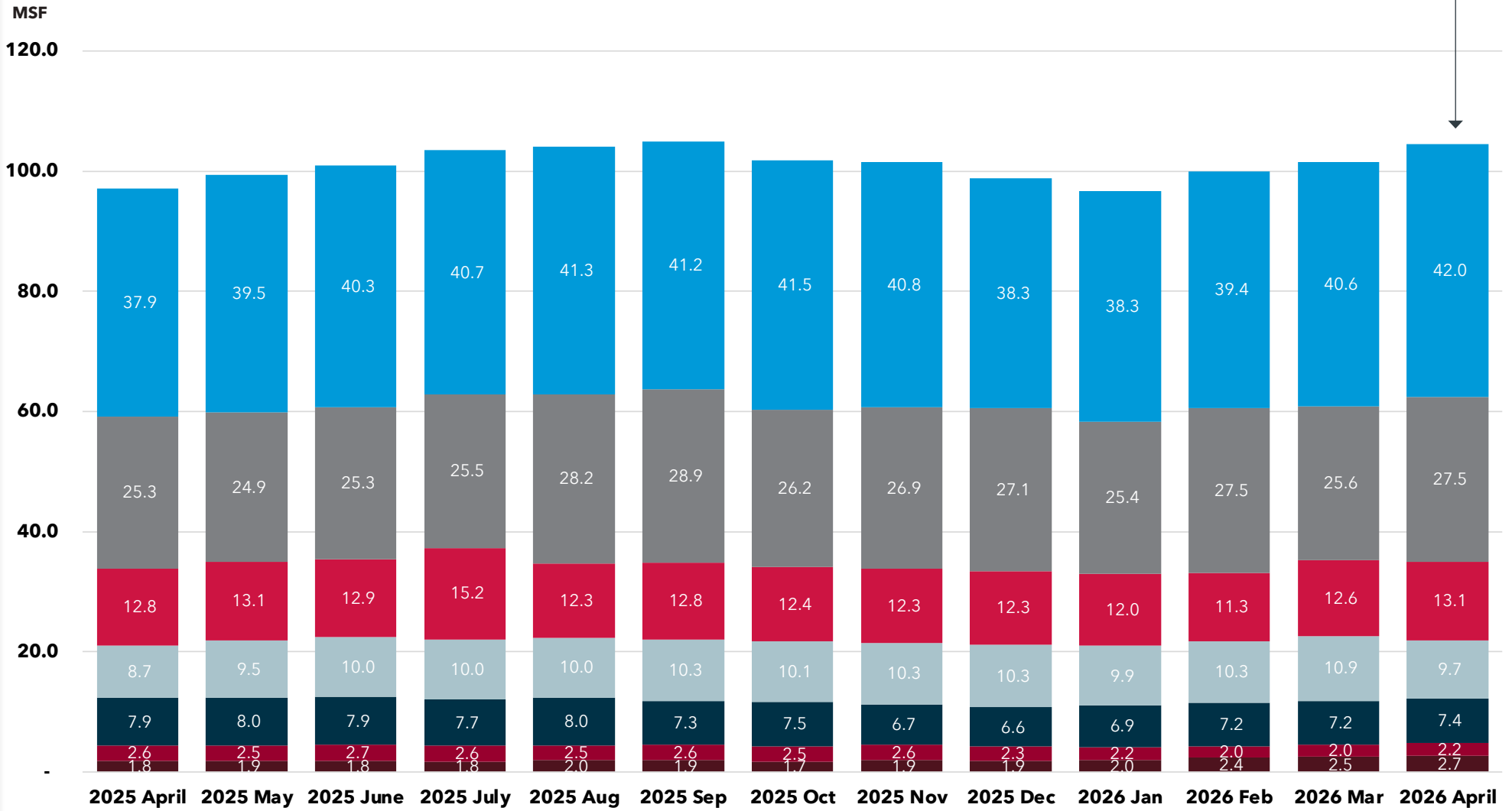
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Total Available SF

APR '26 | 104.5 MSF TOTAL

ALL BUILDINGS



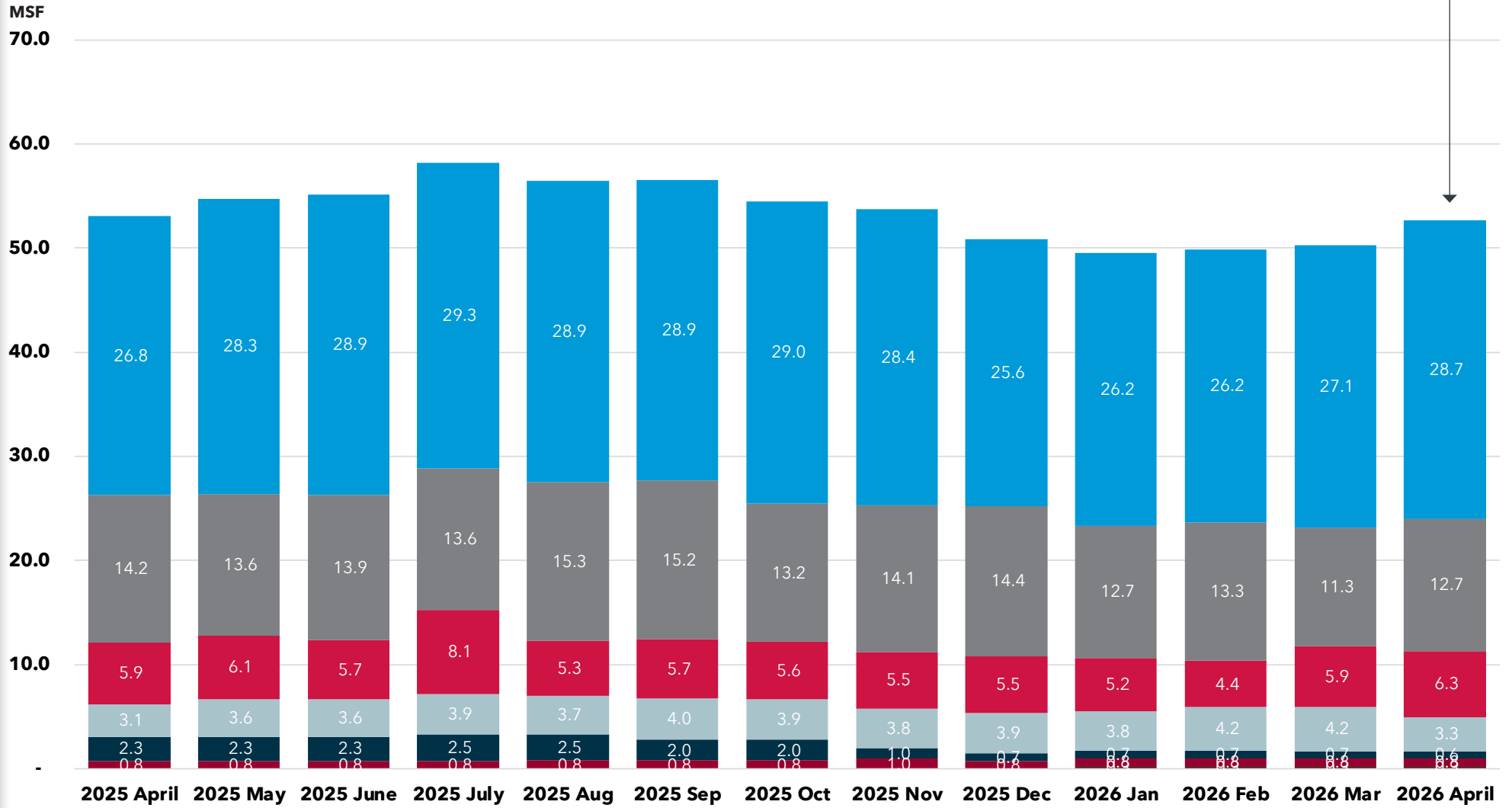
- South Atlanta
- Northeast
- I-20 West
- Northwest
- Stone Mountain | Snapfinger
- North Central
- Central Atlanta | Chattahoochee

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

Total Available SF

BUILDINGS 250,000 SF & ABOVE

APR '26 | 52.7 MSF TOTAL



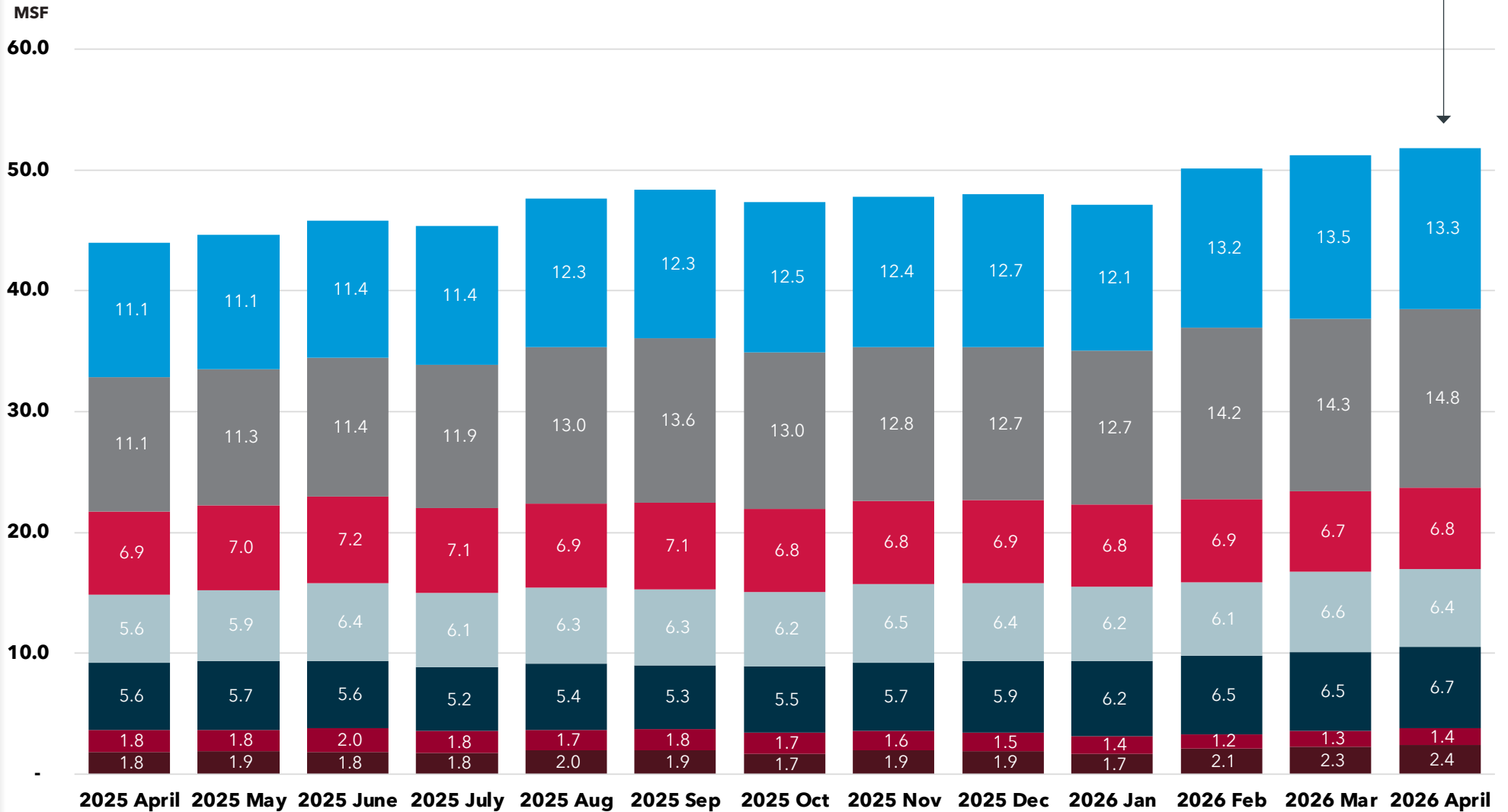
- South Atlanta
- Northeast
- I-20 West
- Northwest
- Stone Mountain | Snapfinger
- North Central
- Central Atlanta | Chattahoochee

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

Total Available SF

BUILDINGS 250,000 SF & BELOW

APR '26 | 51.8 MSF TOTAL



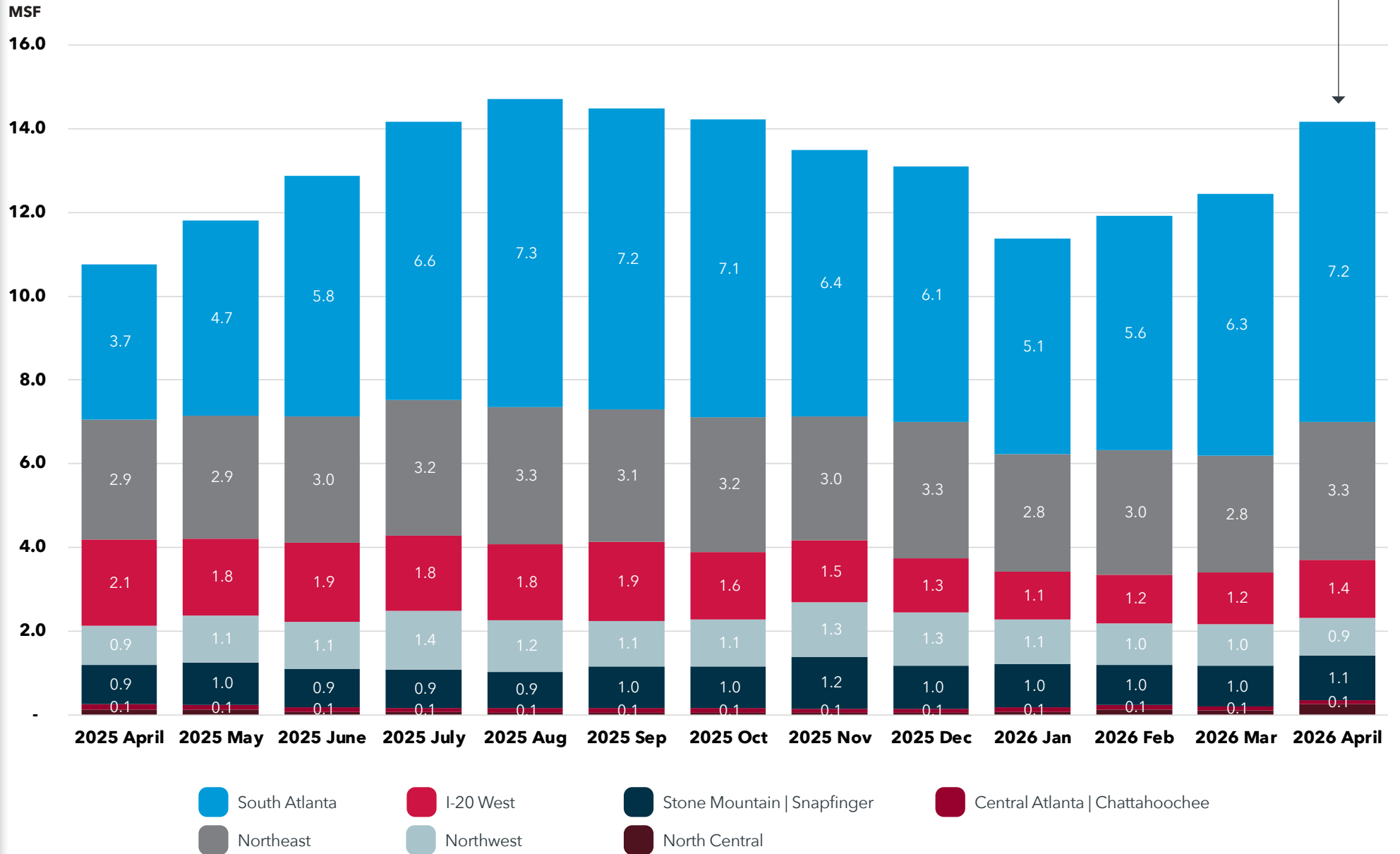
- South Atlanta
- I-20 West
- Stone Mountain | Snapfinger
- Central Atlanta | Chattahoochee
- Northeast
- Northwest
- North Central

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

Sublease Available SF

ALL BUILDINGS

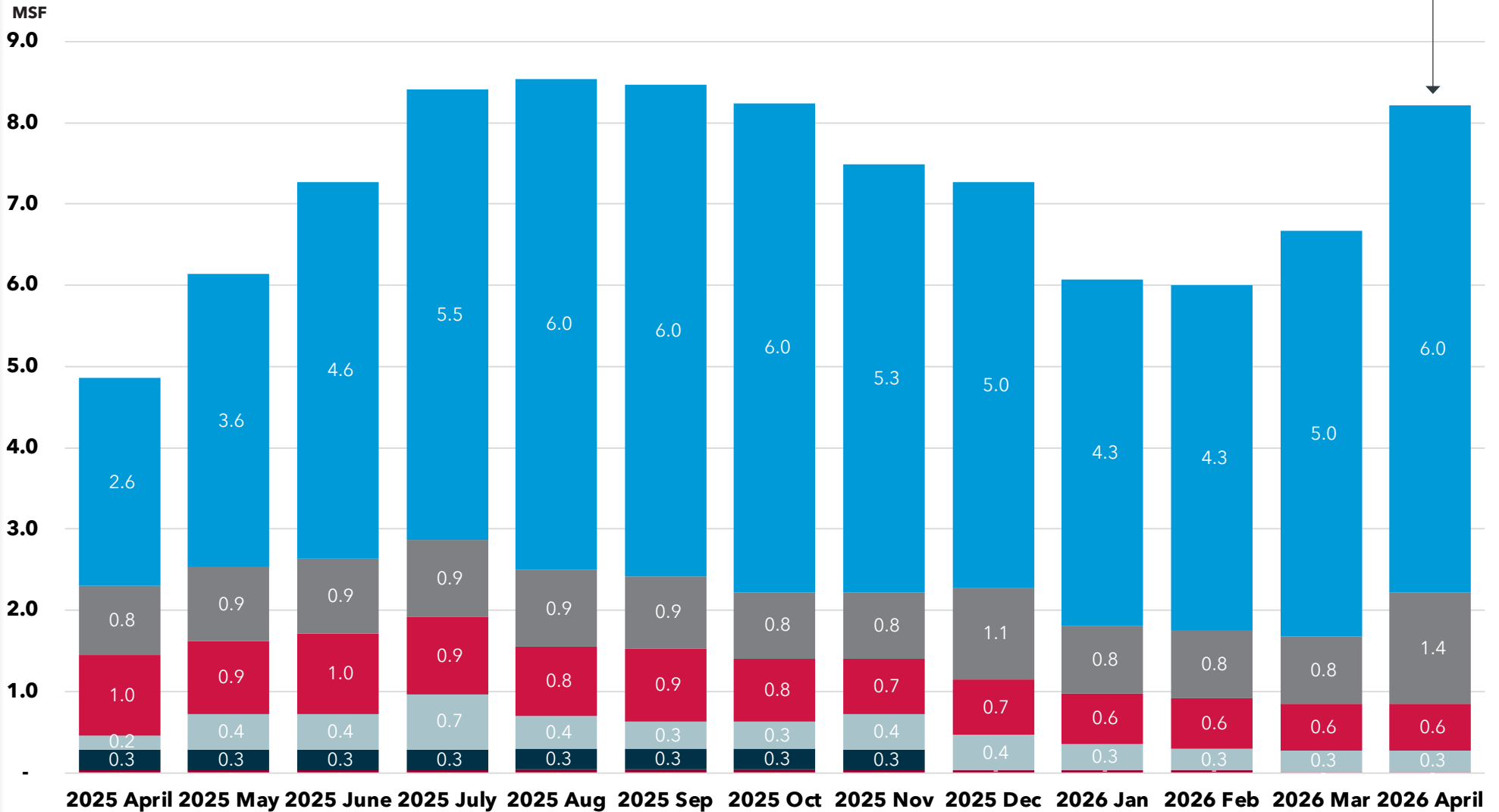
APR '26 | 14.2 MSF TOTAL



Sublease Available SF

APR '26 | 8.2 MSF TOTAL

BUILDINGS 250,000 SF & ABOVE

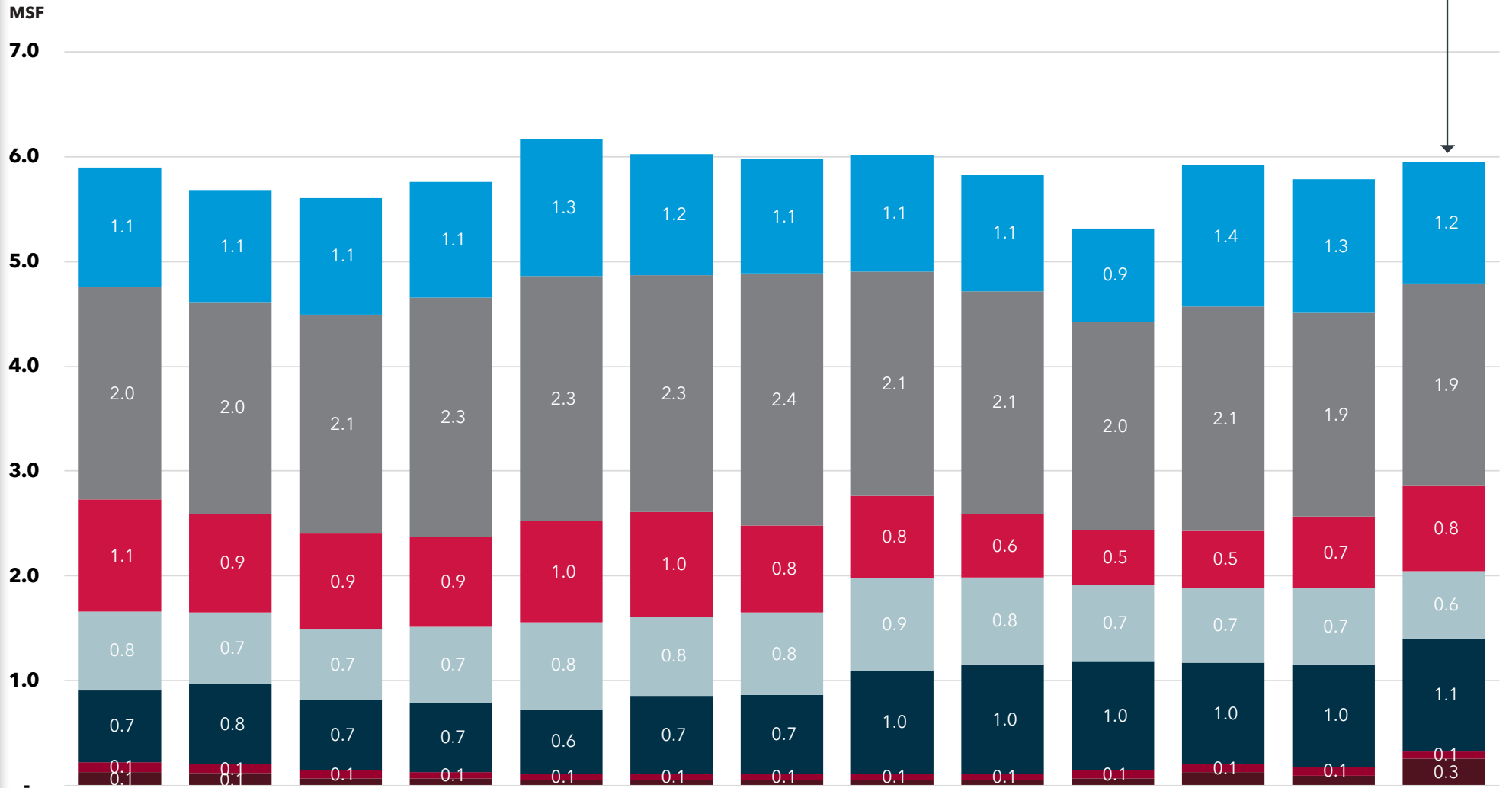


- South Atlanta
- I-20 West
- Stone Mountain | Snapfinger
- Central Atlanta | Chattahoochee
- Northeast
- Northwest
- North Central

Sublease Available SF

APR '26 | 5.9 MSF TOTAL

BUILDINGS 250,000 SF & BELOW



2025 April 2025 May 2025 June 2025 July 2025 Aug 2025 Sep 2025 Oct 2025 Nov 2025 Dec 2026 Jan 2026 Feb 2026 Mar 2026 April

- South Atlanta
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- North Central