

Q2 2025

ATLANTA INDUSTRIAL SUBMARKET REPORT

NORTHEAST ATLANTA

WHAT'S HAPPENING?

The Northeast Atlanta industrial market delivered a strong performance in Q2 2025, posting 1.48 million square feet of net absorption, its highest quarterly total in over a year. Vacancy improved to 8.9% while quoted rents held steady, signaling a stable demand environment even amid an active construction pipeline.

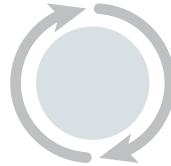
- Net absorption reached 1,483,211 square feet, bolstered by major tenant commitments including Coletco Brands and Cardinal Health
- Vacancy declined to 8.9%, down from 9.4% in Q1, marking the first decrease in over a year and reflecting tightening conditions in core locations
- The submarket recorded the largest industrial sale in metro Atlanta, as INDUS Realty Trust acquired a 352,917 square foot asset at 2935 Shawnee Industrial Way for \$44.5 million



8.9%
Q2 VACANCY RATE
Q1: 9.4%



1,483,211 SF
Q2 NET ABSORPTION
Q1: 917,329 SF

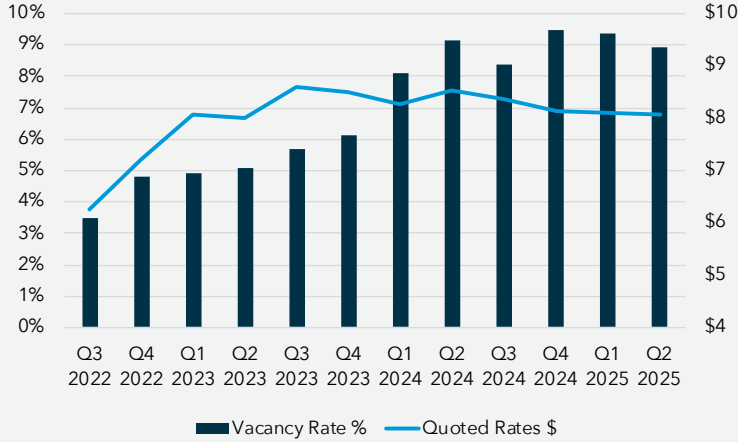


1,447,617 SF
Q2 UNDER CONSTRUCTION
Q1: 1,447,617 SF

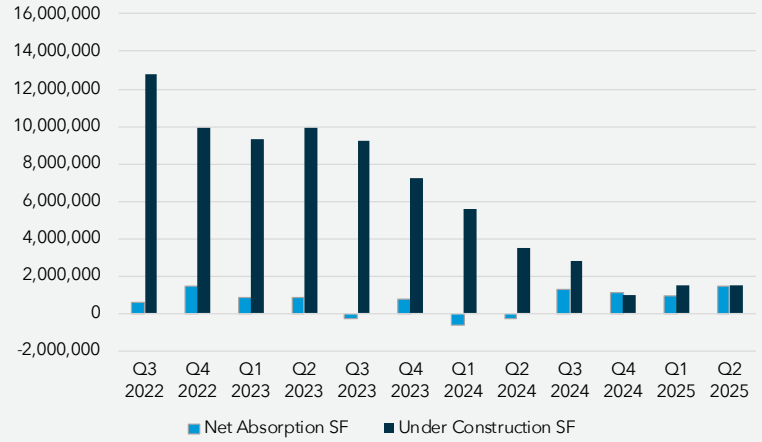


\$8.07 PSF
Q2 AVG. ASKING RENT | YEAR
Q1: \$8.09 PSF

Q2 2025 | VACANCY & RENTAL RATE



Q2 2025 | NET ABSORPTION & U.C.



NOTABLE SALES



2935 SHAWNEE INDUSTRIAL WAY SUWANEE, GA 30024

SIZE (SF)	352,917
PRICE	\$44,519,912 (\$126.15 PSF)
BUYER	INDUS Realty Trust
SELLER	James Campbell Company LLC



8206 N US HIGHWAY 129 PENDERGRASS, GA 30567

SIZE (SF)	356,400
PRICE	\$36,887,400 (\$103.50 PSF)
BUYER	Capstone Asset Management
SELLER	Panattoni



4851 THURMON TANNER PKWY FLOWERY BRANCH, GA 30542

SIZE (SF)	267,564
PRICE	\$35,750,000 (\$133.61 PSF)
BUYER	Stonlake Capital Partners
SELLER	Hines

NOTABLE LEASES



350 LOGISTICS CENTER PKWY | BLDG. B JEFFERSON, GA 30549

SIZE (SF)	839,712
TENANT	Coletto Brands, LLC
LANDLORD	Ares Industrial RE Income Trust
LEASE TYPE	Renewal & Expansion



874 THOMAS PKWY | BLDG. 10 JEFFERSON, GA 30549

SIZE (SF)	378,733
TENANT	Cardinal Health 200
LANDLORD	MC874 LLC
LEASE TYPE	Renewal



4497 FRIENDSHIP RD BUFORD, GA 30519

SIZE (SF)	320,603
TENANT	EDA International
LANDLORD	Clarion Partners
LEASE TYPE	New

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CoStar Group, Inc., Real Capital Analytics, and Georgia State Economic Forecasting Center. The Lee & Associates Atlanta Industrial Market Report compiles market data by using a third-party database for the proprietary analysis of building sizes of 15,000 SF and larger in the ATL-Metro Area.
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