

Q3 2025

ATLANTA INDUSTRIAL SUBMARKET REPORT

NORTH CENTRAL

WHAT'S HAPPENING?

The North Central industrial submarket showed steady performance in Q3 2025, though leasing activity cooled from the prior quarter's surge. Net absorption slowed to 112,214 SF, down from Q2's elevated total, but still marked a second consecutive quarter of positive demand. While average asking rents continued to soften, improving vacancy and a growing construction pipeline suggest ongoing market confidence from both tenants and developers.

- Vacancy improved to 5.7%, down from 7.2% in the previous quarter, indicating successful backfilling and continued tenant activity.
- Construction activity increased to 358,571 SF underway, more than doubling Q2's pipeline and highlighting long-term confidence in the submarket's growth trajectory.



5.7%
Q3 VACANCY RATE
Q2: 7.2%



112,214 SF
Q3 NET ABSORPTION
Q2: 289,404 SF

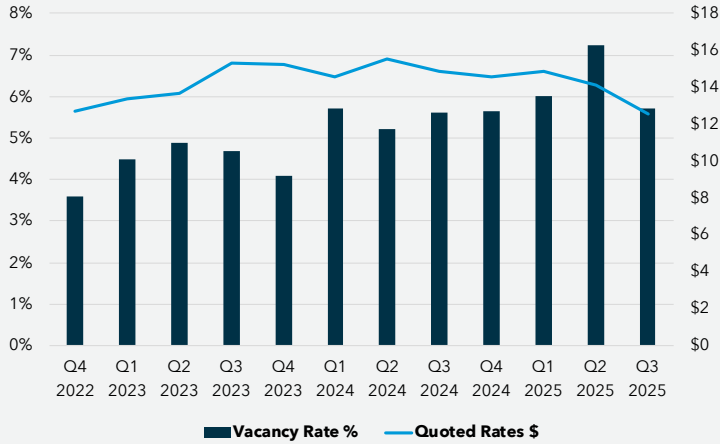


358,571 SF
Q3 UNDER CONSTRUCTION
Q2: 175,000 SF

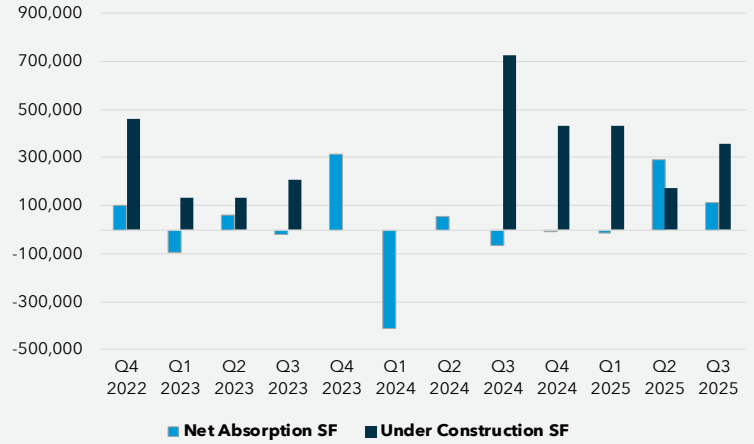


\$12.59 PSF
Q3 AVG. ASKING RENT | YEAR
Q2: \$14.08 PSF

Q3 2025 | VACANCY & RENTAL RATE



Q3 2025 | NET ABSORPTION & U.C.



NOTABLE SALES



5890 RONALD REAGAN BLVD* ALPHARETTA, GA 30005

SIZE (SF)	121,869
PRICE	\$15,178,555 (\$124.55 PSF)
BUYER	EQT Real Estate
SELLER	Mapletree Investments Pte Ltd.

*Part of Portfolio Sale



3851 LAKEFIELD DR SUWANEE, GA 30024

SIZE (SF)	61,000
PRICE	\$9,600,000 (\$157.38 PSF)
BUYER	Asahi Works America Co Ltd
SELLER	Dpif4 Ga 12 Lakefield, LLC



2520 JAKE DR CUMMING, GA 30028

SIZE (SF)	12,000
PRICE	\$1,825,000 (\$152.08 PSF)
BUYER	Robert Cohen
SELLER	JT Martin Land Holdings, LLC

NOTABLE LEASES



1320 RIDGELAND PARKWAY ALPHARETTA, GA 30004

SIZE (SF)	125,000
TENANT	InVeris Training Solutions
LANDLORD	EQT Real Estate
LEASE TYPE	New



NORTH ATLANTA COMMERCE CENTER ALPHARETTA, GA 30004

SIZE (SF)	113,093
TENANT	Joyin
LANDLORD	Strategic Real Estate Partners
LEASE TYPE	New



BLUEGRASS VALLEY I ALPHARETTA, GA 30005

SIZE (SF)	71,038
TENANT	Alora Pharmaceuticals
LANDLORD	Link Logistics Real Estate
LEASE TYPE	Renewal

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