

Q3 2025

ATLANTA INDUSTRIAL SUBMARKET REPORT

NORTHWEST ATLANTA

WHAT'S HAPPENING?

The Northwest Atlanta industrial market remained on solid footing in Q3 2025, supported by resilient demand from logistics and distribution users. While net absorption softened slightly from the prior quarter, leasing fundamentals remained strong. Rising asking rents and an uptick in construction point to continued confidence among both landlords and developers.

- Vacancy edged up to 9.4% from 9.2%, reflecting normal turnover amid steady leasing activity.
- Net absorption totaled 485,417 SF, a slight dip from Q2's 533,750 SF, but still indicative of consistent tenant demand.
- Average asking rents rose to \$8.56 PSF from \$8.15, as landlords continued to raise rates in response to healthy occupier interest.
- Construction activity increased to 550,890 SF underway, signaling growing developer engagement fueled by positive leasing trends.



9.4%
Q3 VACANCY RATE
Q2: 9.2%



485,417 SF
Q3 NET ABSORPTION
Q2: 533,750 SF

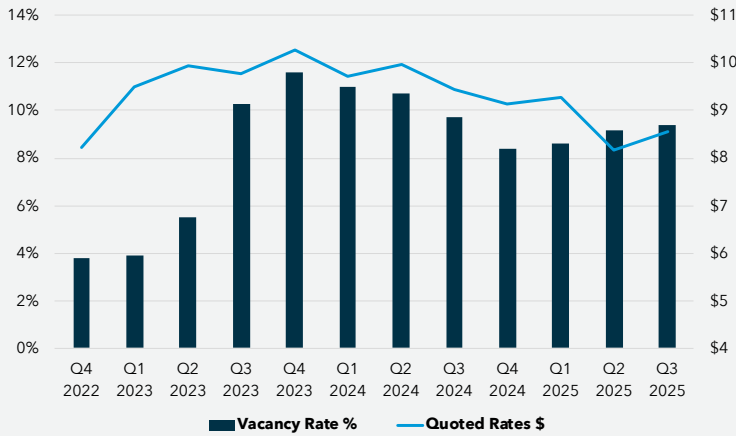


550,890 SF
Q3 UNDER CONSTRUCTION
Q2: 133,000 SF

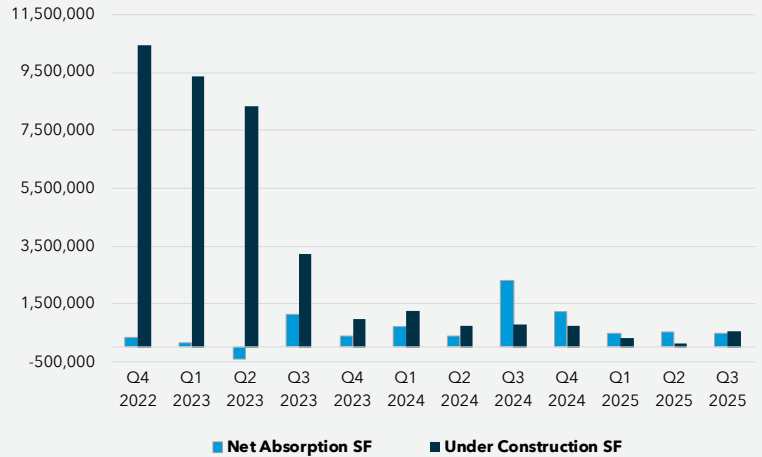


\$8.56 PSF
Q3 AVG. ASKING RENT | YEAR
Q2: \$8.15 PSF

Q3 2025 | VACANCY & RENTAL RATE



Q3 2025 | NET ABSORPTION & U.C.



NOTABLE SALES



BARRETT DISTRIBUTION CENTER*

KENNESAW, GA 30144

| | |
|-----------|---------------------------------|
| SIZE (SF) | 814,808 |
| PRICE | \$127,000,000 (\$155.86 PSF) |
| BUYER | Hartz Mountain Industries, Inc. |
| SELLER | Clarion Partners |

*7 Property Portfolio Sale



5452 OAKDALE RD SE

SMYRNA, GA 30082

| | |
|-----------|--------------------------------|
| SIZE (SF) | 120,000 |
| PRICE | \$42,050,000 (\$350.42 PSF) |
| BUYER | Peakstone Realty Trust |
| SELLER | Cameron |



GREAT VALLEY COMMERCE CENTER

WHITE, GA 30184

| | |
|-----------|--------------------------------|
| SIZE (SF) | 290,140 |
| PRICE | \$34,000,000 (\$117.18 PSF) |
| BUYER | EQT Real Estate |
| SELLER | Core5 Industrial Partners |

NOTABLE LEASES



GORDON LOGISTICS CENTER

ADAIRSVILLE, GA 30103

| | |
|------------|---------------|
| SIZE (SF) | 240,225 |
| TENANT | Stow Group |
| LANDLORD | Thor Equities |
| LEASE TYPE | New |



232 S INDUSTRIAL BLVD

CALHOUN, GA 30701

| | |
|------------|--------------------------------|
| SIZE (SF) | 81,000 |
| TENANT | A-1 Distribution Concepts, Inc |
| LANDLORD | DMK Holdings, LLC |
| LEASE TYPE | New |



3500 HIGHLANDS PKY SE

SMYRNA, GA 30082

| | |
|------------|------------------------------|
| SIZE (SF) | 70,188 |
| TENANT | Performance Contracting Inc. |
| LANDLORD | STAG Industrial Inc. |
| LEASE TYPE | New |

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