

Q1 2025

ATLANTA INDUSTRIAL SUBMARKET REPORT

NORTHEAST ATLANTA

WHAT'S HAPPENING?

The Northeast Atlanta industrial market showed positive signs despite a slight dip in net absorption. Vacancy rates decreased to 9.4%, down from 9.5% in the prior quarter. While net absorption dropped to 917,329 square feet from 1,067,715 square feet in Q4, the market still saw strong leasing activity.

Construction surged with 1,447,617 square feet under development, a significant increase from 988,656 square feet last quarter. This uptick in construction signals future growth and may influence vacancy rates in the coming months. Average asking rents saw a modest decrease to \$8.09 per square foot from \$8.14.

Additionally, the market is seeing a shift in development focus, with tenants increasingly gravitating toward the I-85 corridor due to more competitive rents. Overall, the market remains resilient, adjusting to evolving supply and demand dynamics.



9.4%
Q1 VACANCY RATE
Q4: 9.5%



917,320 SF
Q1 NET ABSORPTION
Q4: 1,067,715 SF

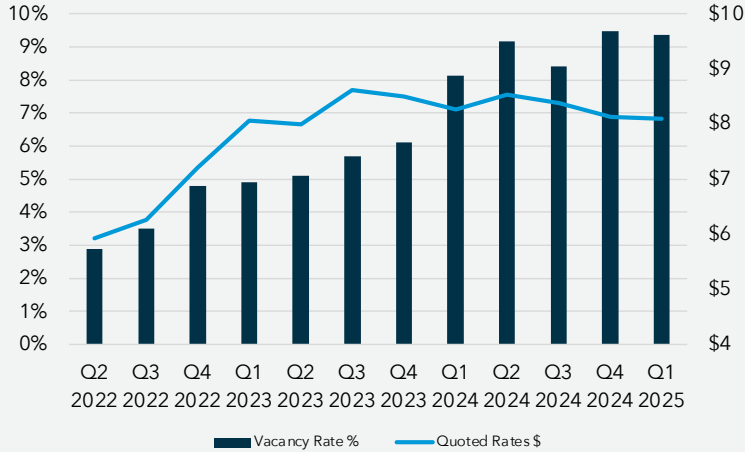


1,447,617 SF
Q1 UNDER CONSTRUCTION
Q4: 988,656 SF

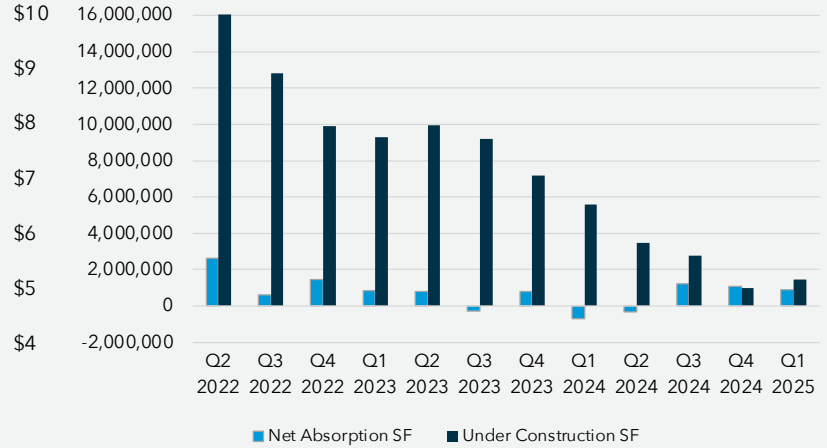


\$8.09 PSF
Q1 AVG. ASKING RENT | YEAR
Q4: \$8.14 PSF

Q1 2025 | VACANCY & RENTAL RATE



Q1 2025 | NET ABSORPTION & U.C.



NOTABLE SALES



308 JESSE CRONIN RD BRASELTON, GA 30517

SIZE (SF)	207,009
PRICE	\$25,255,098 (\$122.00 PSF)
BUYER	Wen Products
SELLER	Rockefeller Group



312 S HOLLAND DR | BLDG 6 PENDERGRASS, GA 30567

SIZE (SF)	297,583
PRICE	\$23,900,000 (\$80.31 PSF)
BUYER	Plymouth Industrial REIT, Inc.
SELLER	Madison International Realty



6610 BAY CIR* PEACHTREE CORNERS, GA 30071

SIZE (SF)	86,400
PRICE	\$12,750,000 (\$147.57 PSF)
BUYER	Starwood Capital Group
SELLER	Dalfen Industrial
*Part of Portfolio Sale	

NOTABLE LEASES



545 LOGISTICS CENTER PKWY JEFFERSON, GA 30549

SIZE (SF)	924,820
TENANT	Mobis Parts America
LEASE TYPE	Renewal
LANDLORD	GLP Capital Partners



2510 MILL CENTER PKWY BUFORD, GA 30518

SIZE (SF)	376,380
TENANT	Daimler
LEASE TYPE	Renewal
LANDLORD	IDI Logistics



195 SAWMILL DR SUWANEE, GA 30024

SIZE (SF)	327,825
TENANT	Staci Americas
LEASE TYPE	New Lease
LANDLORD	Longpoint Realty Partners

The information and details contained herein have been obtained from third-party sources believed to be reliable; however, Lee & Associates Atlanta has not independently verified its accuracy. Lee & Associates Atlanta makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information. The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources:

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.
© Copyright 2025 Lee & Associates Atlanta. All rights reserved.
Market report analysis by: Dan Wagner, Kate Hunt, Lucas Carvalho
Market report created by: Julia Whitlark | Marketing Director, Grace Gregorie | Marketing Specialist