

# Q3 2025

## ATLANTA INDUSTRIAL SUBMARKET REPORT

### SNAPPINGER | STONE MOUNTAIN

## WHAT'S HAPPENING?

The Stone Mountain/Snapfinger industrial submarket showed signs of stabilization in Q3 2025, as the pace of negative absorption slowed from earlier in the year. While tenant activity remained subdued and vacancy continued to climb, rental rates held relatively steady and no new construction was initiated, pointing to a market in reset mode rather than long-term distress.

- Vacancy increased to 8.8%, up from 8.3% in Q2, as new availabilities entered the market.
- Net absorption registered -100,632 SF, an improvement from last quarter's -156,739 SF, signaling that tenant losses may be beginning to level off.
- Average asking rents declined slightly to \$8.08 PSF from \$8.20 PSF, as landlords remained flexible to attract activity.
- No new projects were under construction, reflecting a cautious development environment amid ongoing absorption challenges.



**8.8%**  
Q3 VACANCY RATE  
Q2: 8.3%



**(100,632) SF**  
Q3 NET ABSORPTION  
Q2: (156,739) SF

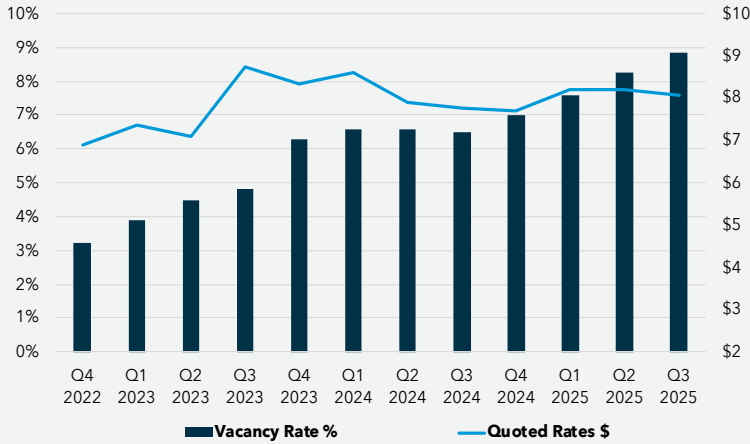


**0 SF**  
Q3 UNDER CONSTRUCTION  
Q2: 0 SF

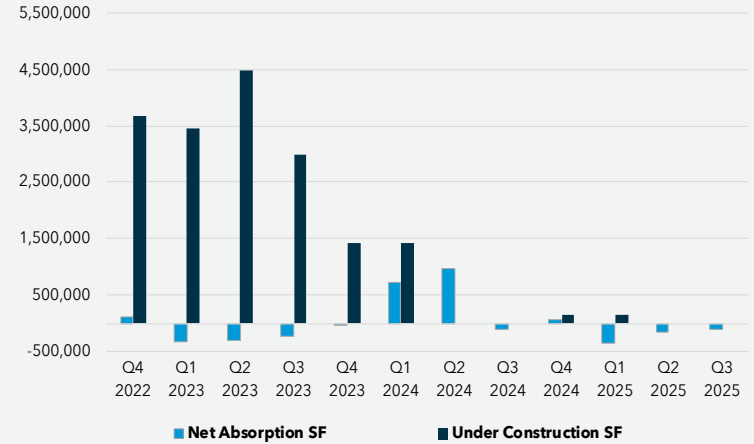


**\$8.08 PSF**  
Q3 AVG. ASKING RENT | YEAR  
Q2: \$8.20 PSF

## Q3 2025 | VACANCY & RENTAL RATE



## Q3 2025 | NET ABSORPTION & U.C.



## NOTABLE SALES



### 1871 WILLOW SPRINGS CHURCH RD SOCIAL CIRCLE, GA 30025

SIZE (SF)	1,512,552
PRICE	\$75,000,000 (\$49.59 PSF)
BUYER	North Haven Net REIT
SELLER	WPT Capital Advisors, LLC



### EAST ATLANTA LOGISTICS CENTER II COVINGTON, GA 30014

SIZE (SF)	500,000
PRICE	\$66,000,000 (\$132.00 PSF)
BUYER	Serverfarm
SELLER	Strategic Real Estate Partners



### EAST ATLANTA LOGISTICS CENTER COVINGTON, GA 30014

SIZE (SF)	200,880
PRICE	\$19,200,000 (\$95.58 PSF)
BUYER	IP Capital Partners, LLC
SELLER	Industrial Realty Group, LLC

## NOTABLE LEASES



### 1665 DOGWOOD DR SW CONYERS, GA 30012

SIZE (SF)	198,000
TENANT	DiversiTech Corporation
LANDLORD	Plymouth Industrial REIT, Inc.
LEASE TYPE	Renewal



### 1003 SIGMAN RD CONYERS, GA 30012

SIZE (SF)	123,457
TENANT	TNT Crane
LANDLORD	Private Ownership
LEASE TYPE	New



### PERIMETER EAST INDUSTRIAL DECATUR, GA 30034

SIZE (SF)	89,376
TENANT	GOFO
LANDLORD	Raco General Contractors
LEASE TYPE	New

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