



Q2 2025

ATLANTA INDUSTRIAL MARKET REPORT

Availability Grows, Yet
Leasing Fundamentals
Hold Firm.

WHAT'S HAPPENING?

Q2 2025

Atlanta's industrial market saw vacancy rise to 9.5% in Q2, driven by major tenant move-outs, delayed move-ins, and a continued increase in sublease availability. The move-outs pushed net absorption into negative territory for the first time in two years. Despite this, leasing activity remained solid—particularly among renewals—as many tenants who signed in 2020 opted to stay, demonstrating confidence in the market. The renewal trend, combined with limited new supply, is expected to help

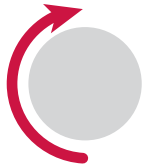
counteract rising availability and support positive absorption in the second half of the year. Sublease space remains a watchpoint, but underlying demand signals remain healthy. While uncertainty around tariffs could affect future expansion plans, the fundamentals of the Atlanta industrial market remain intact. Though Q2 was challenging, strong tenant retention and a constrained development pipeline position the market for a more balanced second half.



(332,054) SF

Q2 NET ABSORPTION

Q1: 1,978,257 SF



9.5%

Q2 VACANCY RATE

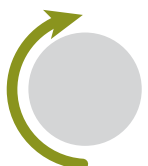
Q1: 8.8%



5.5 MSF

Q2 UNDER CONSTRUCTION

Q1: 7.1 MSF



2.7 MSF

Q2 NEW SUPPLY DELIVERED

Q1: 1.4 MSF



\$8.13 PSF

Q2 AVG. ASKING RENT | YEAR

Q1: \$8.35 PSF



\$125 PSF

Q2 AVG. SALES PRICE

Q1: \$124 PSF

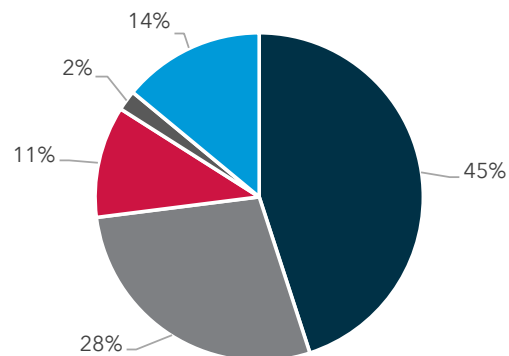


\$4.1 Billion

ROLLING 12-MO SALES VOLUME

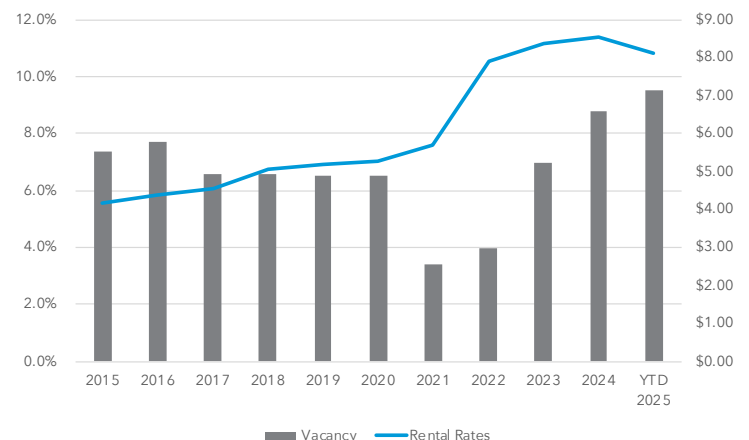
Q1: \$4.2 Billion

Q2 2025 | BUYER COMPOSITION

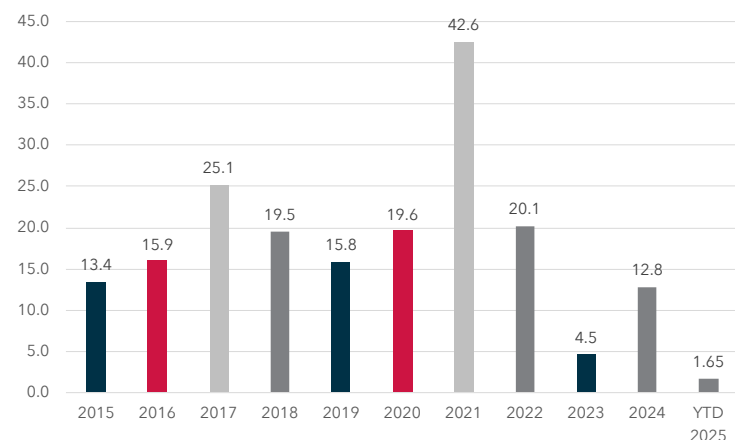


■ Private ■ Institutional ■ User ■ REIT/Public ■ Private Equity

ANNUAL | VACANCY & RENTAL RATES



ANNUAL | NET ABSORPTION (MSF)



MARKET ACTIVITY

Q2 2025

Q2 2025 | TOP SALES



SHAWNEE RIDGE

SUWANEE, GA 30024

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



THURMON TANNER LOGISTICS | B

FLOWERY BRANCH, GA 30542

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



3970 JOHNS CREEK COURT

SUWANEE, GA 30024

SUBMARKET	Northeast
BUYER	MDH Parnters
SELLER	Somerset Properties
SIZE (SF)	130,783
SALE PRICE	\$22,750,000 (\$173.95 PSF)

Q2 2025 | TOP LEASES



JEFFERSON DISTRIBUTION CENTER | B

JEFFERSON, GA 30549

SUBMARKET	Northeast
TENANT	Coletto Brands, LLC
SIZE (SF)	839,712
LEASE TYPE	Renewal & Expansion



PARKWAY WEST COMMERCE CENTER

FAIRBURN, GA 30213

SUBMARKET	South Atlanta
TENANT	Mondelez Global LLC
SIZE (SF)	570,988
LEASE TYPE	Renewal



TRADE CENTER III

STOCKBRIDGE, GA 30281

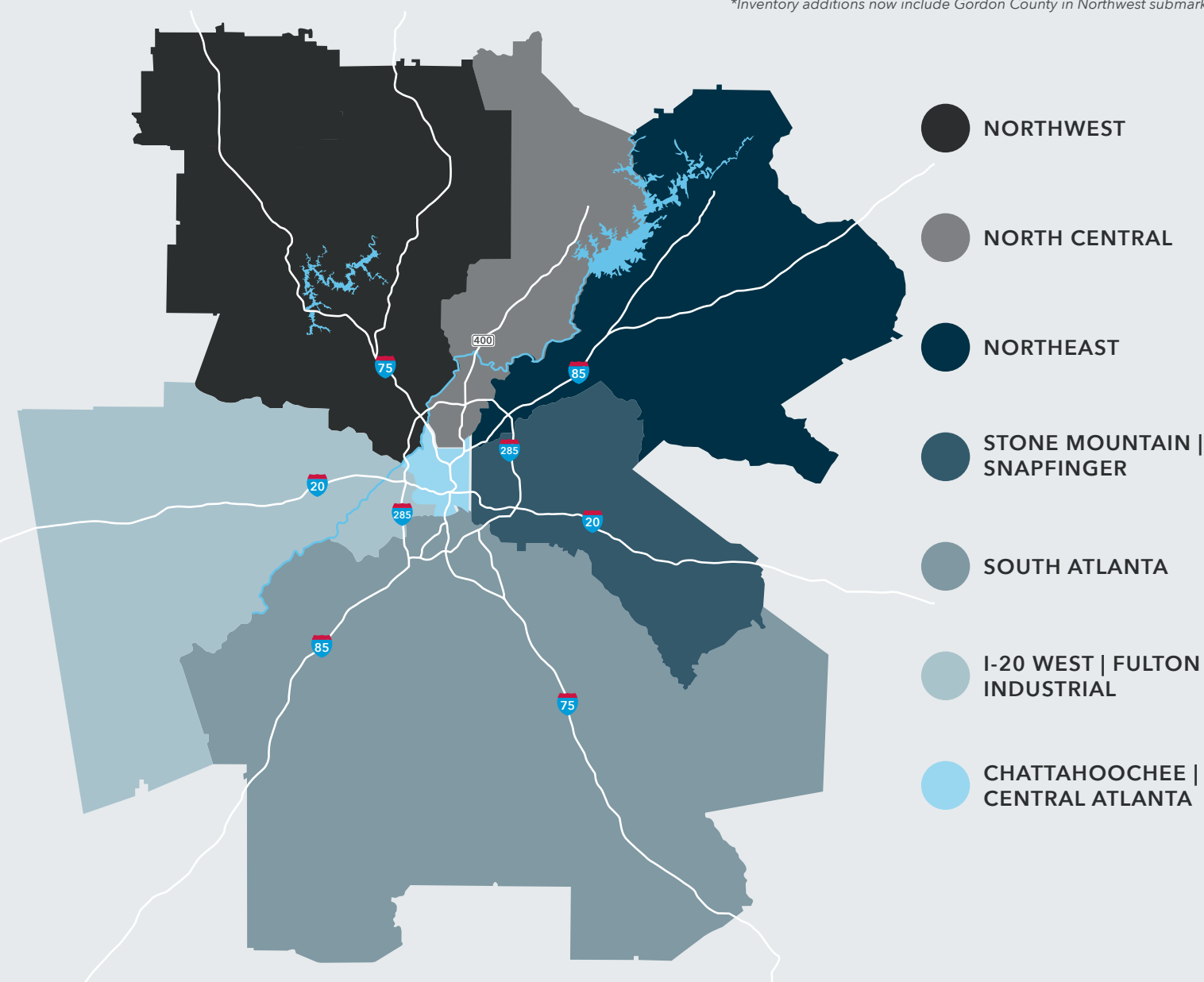
SUBMARKET	South Atlanta
TENANT	Carters
SIZE (SF)	505,000
LEASE TYPE	Renewal

Q2 2025 | TOP CONSTRUCTION

PROJECT NAME	LOCATION	BUILDING SIZE (SF)	SUBMARKET	DELIVERY
Bremen Logistics Center (Southwire)	Interstate 20 & Waco Rd	1,200,000	I-20 W/Fulton	2026 - Q1
Building B	Pine Grove Rd	538,919	South Atlanta	2025 - Q4
Alliance 985 Business Park Building 200	Falcon Pky	426,872	Northeast	2026 - Q1
Bright Star Logistics	Bright Star Connector	407,723	I-20 W/Fulton	2025 - Q4
Intown Station Bldg B	1400 Murphy Ave SW	351,230	Central ATL	2025 - Q4
Buford North Commerce Center Bldg 100	4497 Friendship Rd	320,603	Northeast	2025 - Q3
Jackson 75 I Bldg 100	193 Jackson Rd	314,836	South Atlanta	2026 - Q1
RiverPark 3	301 Logistics Pky	301,069	South Atlanta	2025 - Q4

INDUSTRIAL SUBMARKETS	TOTAL INVENTORY (SF)	TOTAL VACANT (SF)	VACANCY RATE	YTD NET ABSORPTION (SF)	UNDER CONSTRUCTION (SF)	YTD DELIVERIES (SF)	AVG. ASKING RENT / YEAR (PSF)
Northwest*	122,586,353	11,256,044	9.2%	995,104	133,000	747,923	\$8.15
North Central	31,901,120	2,310,721	7.2%	276,198	175,000	259,605	\$14.08
Northeast	247,330,401	22,038,642	8.9%	2,400,540	1,447,617	1,015,148	\$8.07
Stn. Mountain Snapfinger	87,671,586	7,247,899	8.3%	(516,810)	-	152,948	\$8.20
South Atlanta	253,988,025	29,635,907	11.7%	(2,306,386)	1,519,606	1,183,550	\$6.93
I-20 West Fulton Ind.	127,436,088	10,994,760	8.6%	636,693	1,607,723	787,132	\$6.58
Chattahoochee Central Atl.	29,552,081	2,396,164	8.1%	160,864	626,176	-	\$12.36
TOTAL	900,465,654	85,880,137	9.5%	1,646,203	5,509,122	4,146,306	\$8.13

*Inventory additions now include Gordon County in Northwest submarket



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