

Q2 2025

ATLANTA INDUSTRIAL SUBMARKET REPORT

NORTH CENTRAL SUBMARKET

WHAT'S HAPPENING?

The North Central Atlanta industrial submarket posted a solid rebound in Q2 2025, with 289,404 square feet of positive net absorption marking its strongest quarterly performance since early 2023. While vacancy rose to 7.2% and asking rents softened slightly, the market continues to show signs of resilience and long-term strength.

- Net absorption reached 289,404 square feet, reversing the negative trend seen across most of 2024 and indicating renewed tenant activity.
- Vacancy increased to 7.2% from 6.0% in Q1, but remains below the metro average and reflects available options for growing tenants.
- Average asking rents dipped slightly to \$14.08 per square foot, yet remain elevated compared to 2023, pointing to sustained landlord confidence.



7.2%
Q2 VACANCY RATE
Q1: 6.0%



289,404 SF
Q2 NET ABSORPTION
Q1: (13,206) SF

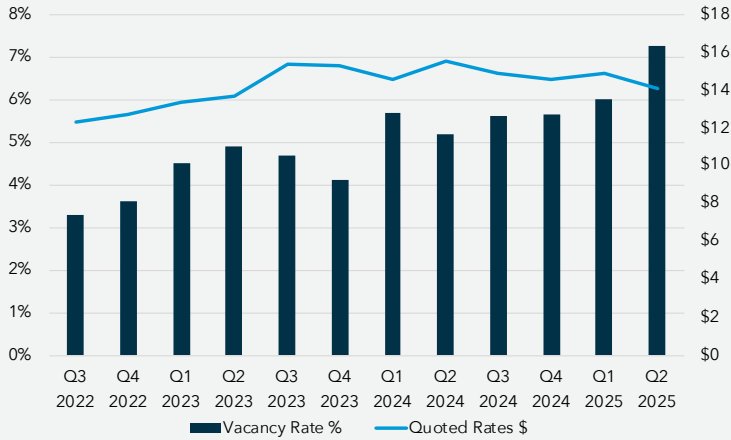


175,000 SF
Q2 UNDER CONSTRUCTION
Q1: 434,605 SF

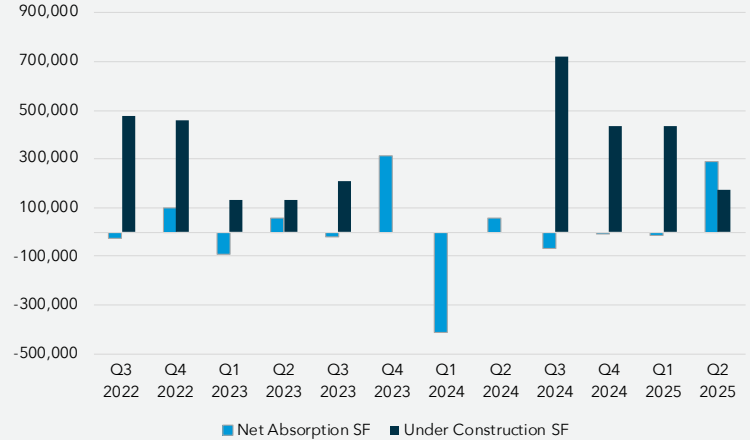


\$14.08 PSF
Q2 AVG. ASKING RENT | YEAR
Q1: \$14.86 PSF

Q2 2025 | VACANCY & RENTAL RATE



Q2 2025 | NET ABSORPTION & U.C.



NOTABLE SALES



11350 OLD ROSWELL RD* ALPHARETTA, GA 30023

SIZE (SF)	90,900
PRICE	\$15,500,000 (\$170.52 PSF)
BUYER	Taurus Investment Holdings, LLC
SELLER	Blackstone RE Income Trust, Inc.

*Part of Portfolio Sale



655 HEMBREE PARK DR* ROSWELL, GA 30076

SIZE (SF)	46,269
PRICE	\$6,687,902 (\$144.54 PSF)
BUYER	Wasa Properties
SELLER	Sperry

*Part of Portfolio Sale



105 HEMBREE PARK DR* ROSWELL, GA 30076

SIZE (SF)	45,490
PRICE	\$5,557,988 (\$122.18 PSF)
BUYER	Wasa Properties
SELLER	Sperry

*Part of Portfolio Sale

NOTABLE LEASES



3140 NORTHWOODS PKWY PEACHTREE CORNERS, GA 30071

SIZE (SF)	50,462
TENANT	Centrix IT
LANDLORD	Faropoint
LEASE TYPE	Renewal



5640 LOGISTICS DR | BLDG. A ALPHARETTA, GA 30004

SIZE (SF)	49,273
TENANT	Valve Solutions
LANDLORD	Strategic Real Estate Partners
LEASE TYPE	New



5750 COMMERCE BLVD ALPHARETTA, GA 30004

SIZE (SF)	25,328
TENANT	Wilson & Pack Relocation
LANDLORD	Hughes Commercial RE, Inc
LEASE TYPE	New

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