

# Q1 2025

## ATLANTA INDUSTRIAL SUBMARKET REPORT

### NORTHWEST ATLANTA

## WHAT'S HAPPENING?

The Northwest Atlanta industrial market continues to perform solidly, with a vacancy rate of 8.6%, slightly above the previous quarter's 8.4%. This remains below the metro-wide average of 8.8%, indicating that the submarket is relatively tight compared to other areas.

Net absorption was strong at 461,354 square feet, although it represented a decline from the 1,233,582 square feet absorbed in Q4. Despite the decrease in absorption, demand for industrial space in the region remains robust.

Construction activity slowed significantly, with only 308,880 square feet under development, compared to 747,923 square feet in the previous quarter. This slowdown in development activity, combined with relatively low vacancy rates, signals a tightening market and potential supply constraints. Average asking rents increased slightly to \$9.27 per square foot from \$9.15, reflecting continued landlord confidence despite limited space options.



**8.6%**  
Q1 VACANCY RATE  
Q4: 8.4%



**461,354 SF**  
Q1 NET ABSORPTION  
Q4: 1,233,582 SF

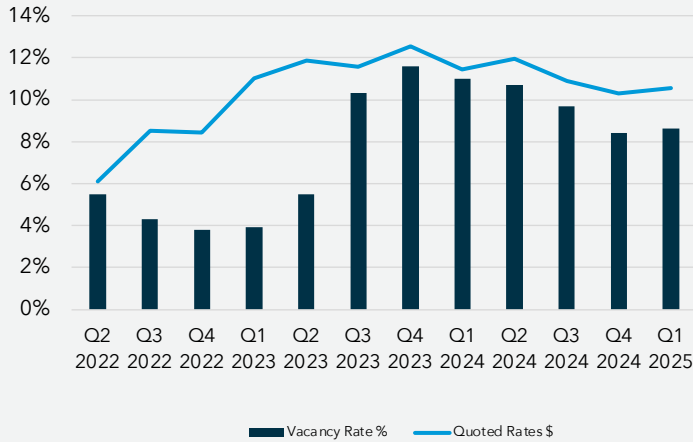


**308,880 SF**  
Q1 UNDER CONSTRUCTION  
Q4: 747,923 SF

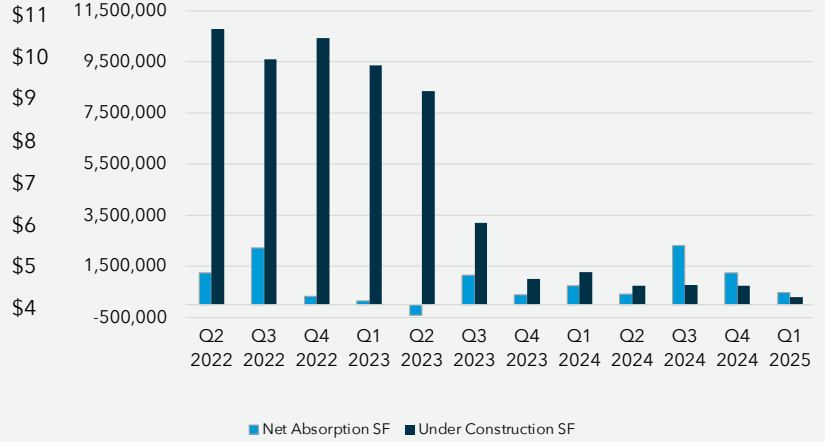


**\$9.27 PSF**  
Q1 AVG. ASKING RENT | YEAR  
Q4: \$9.15 PSF

## Q1 2025 | VACANCY & RENTAL RATE



## Q1 2025 | NET ABSORPTION & U.C.



## NOTABLE SALES



### 86 & 90 CARSON LOOP NW CARTERSVILLE, GA 30121

SIZE (SF)	680,247
PRICE	\$74,493,300 (\$109.51 PSF)
BUYER	Bentall Green Oak
SELLER	Hillwood Development Corp *2 Property Portfolio Sale



### 3444 BAKER RD NW\* ACWORTH, GA 30101

SIZE (SF)	168,888
PRICE	\$19,849,340 (\$117.53 PSF)
BUYER	The Meritex Company
SELLER	Clarion Partners *Part of Portfolio Sale



### 200 COOK STREET CARTERSVILLE, GA 30120

SIZE (SF)	152,585
PRICE	\$11,373,482 (\$74.54 PSF)
BUYER	Faropoint
SELLER	Americo Manufacturing Co., Inc.

## NOTABLE LEASES



### 120 NORTHPOINT PKWY ACWORTH, GA 30102

SIZE (SF)	172,000
TENANT	Exact Distribution
LEASE TYPE	New Lease
LANDLORD	Prologis



### 7100 HIGHLANDS PKWY SE SMYRNA, GA 30082

SIZE (SF)	150,000
TENANT	Universal Technical Institute
LEASE TYPE	New Lease
LANDLORD	EQT Real Estate



### 320 S INDUSTRIAL BLVD CALHOUN, GA 30701

SIZE (SF)	106,990
TENANT	Ameribox
LEASE TYPE	New Lease - Sublease
LANDLORD	310 S Indl Blvd LLC

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