

# Q3 2025

## ATLANTA INDUSTRIAL SUBMARKET REPORT

I-20 WEST |  
FULTON INDUSTRIAL

## WHAT'S HAPPENING?

The I-20 West Fulton industrial submarket posted a positive performance in Q3 2025, bolstered by robust tenant activity and tightening fundamentals. Net absorption nearly doubled from the prior quarter, vacancy compressed meaningfully, and average asking rents edged higher—all clear indicators of sustained demand. With construction activity holding steady, the market continues to balance growth with discipline.

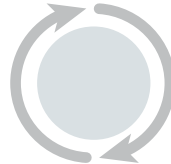
- Vacancy declined to 7.9%, down from 8.6% in Q2, as strong leasing velocity absorbed available space across the submarket.
- Net absorption reached 648,987 SF, a sharp increase from 338,417 SF in the previous quarter, reflecting broad-based tenant expansion.
- Average asking rents rose slightly to \$6.60 PSF, maintaining upward pressure as landlords responded to healthy demand.
- Construction volume remained stable at 1.61 MSF, suggesting a measured approach to new supply in line with tenant interest and long-term confidence.



**7.9%**  
Q3 VACANCY RATE  
Q2: 8.6%



**648,987 SF**  
Q3 NET ABSORPTION  
Q2: 338,417 SF

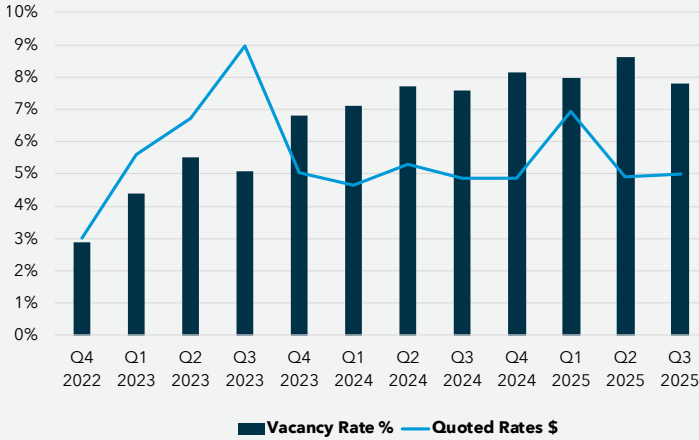


**1,607,723 SF**  
Q3 UNDER CONSTRUCTION  
Q2: 1,607,723 SF

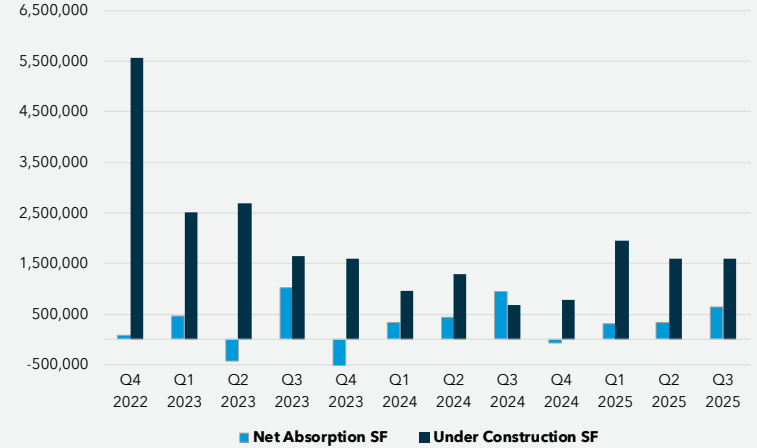


**\$6.60 PSF**  
Q3 AVG. ASKING RENT | YEAR  
Q2: \$6.58 PSF

## Q3 2025 | VACANCY & RENTAL RATE



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



## NOTABLE SALES



### WESTFORK BUSINESS PARK LITHIA SPRINGS, GA 30122

SIZE (SF)	395,750
PRICE	\$51,575,000 (\$130.32 PSF)
BUYER	CenterPoint Properties
SELLER	IDI Logistics



### 4975 POWDER SPRINGS DALLAS RD POWDER SPRINGS, GA 30127

SIZE (SF)	350,000
PRICE	\$31,100,000 (\$88.86 PSF)
BUYER	Dalfen Industrial
SELLER	High Street Logistics Properties



### WESTGATE CENTER ATLANTA, GA 30336

SIZE (SF)	231,835
PRICE	\$18,883,771 (\$81.45 PSF)
BUYER	EQT Real Estate
SELLER	Mapletree Investments Pte Ltd.



### 1950 OAK LAWN AVE ATLANTA, GA 30336

SIZE (SF)	633,000
TENANT	Elogistics*
LANDLORD	Property Reserve, Inc.
LEASE TYPE	New

\*Lee & Associates Representation



### 1780 WESTGATE PKWY ATLANTA, GA 30336

SIZE (SF)	380,800
TENANT	ID Logistics / Kane
LANDLORD	Majestic Realty
LEASE TYPE	Renewal



### 700 DISTRIBUTION DR ATLANTA, GA 30336

SIZE (SF)	171,707
TENANT	Iron Mountain
LANDLORD	GIC
LEASE TYPE	Renewal

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