

# Q1 2025

## ATLANTA INDUSTRIAL SUBMARKET REPORT

### SNAPPINGER | STONE MOUNTAIN

## WHAT'S HAPPENING?

The Stone Mountain/Snapfinger industrial market experienced a more challenging Q1 2025, with vacancy rising to 7.6%, up from 7.0% the previous quarter, however still below the metro average of 8.8%. Net absorption turned sharply negative at -360,071 square feet, a notable reversal from Q4's 73,540 square feet of positive absorption, indicating a pullback in tenant activity.

Construction remained flat at 152,948 square feet, suggesting a cautious development pipeline amid shifting demand. However, the increase in average asking rents—from \$7.68 to \$8.19 per square foot—signals that landlords remain confident in the submarket's long-term fundamentals despite near-term softness.

While leasing activity slowed, the submarket continues to benefit from its strategic location and access to major highways, which support long-term industrial appeal. Should demand stabilize, the limited construction pipeline could set the stage for a tightening market in the quarters ahead.



**7.6%**  
Q1 VACANCY RATE  
Q4: 7.0%



**-360,071 SF**  
Q1 NET ABSORPTION  
Q4: 73,540 SF

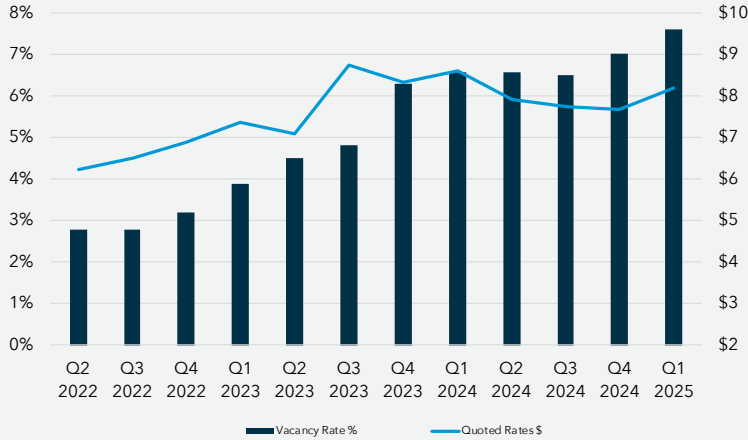


**152,948 SF**  
Q1 UNDER CONSTRUCTION  
Q4: 152,948 SF

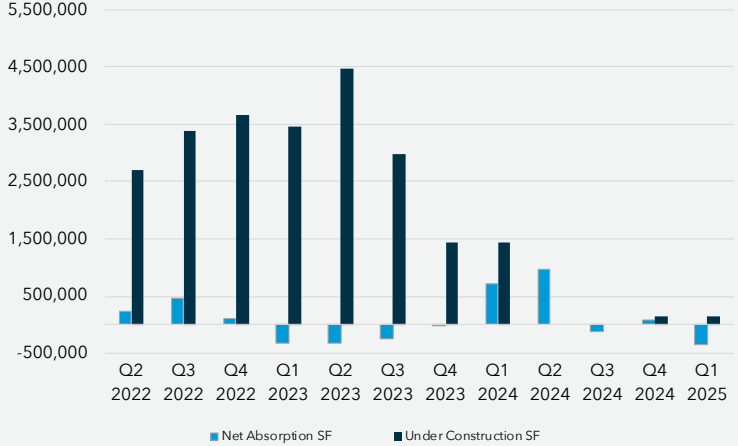


**\$8.19 PSF**  
Q1 AVG. ASKING RENT | YEAR  
Q4: \$7.68 PSF

## Q1 2025 | VACANCY & RENTAL RATE



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



## NOTABLE SALES



### 1912 MONTREAL RD\* TUCKER, GA 30084

SIZE (SF)	205,061
PRICE	\$24,550,816 (\$119.72 PSF)
BUYER	New Mountain Capital
SELLER	TPG Angelo Gordon & Co., L.P. *Part of Portfolio Sale



### 3301 MONTREAL INDUSTRIAL WAY \* TUCKER, GA 30084

SIZE (SF)	170,000
PRICE	\$23,438,897 (\$137.88 PSF)
BUYER	New Mountain Capital
SELLER	TPG Angelo Gordon & Co., L.P. *Part of Portfolio Sale



### 2315 SALEM RD\* CONYERS, GA 30013

SIZE (SF)	61,611
PRICE	\$13,144,285 (\$213.34 PSF)
BUYER	Reign Capital
SELLER	AT&T, Inc. *Part of Portfolio Sale



### 14108 LOCHRIDGE BLVD COVINGTON, GA 30014

SIZE (SF)	75,553
TENANT	Undisclosed
LEASE TYPE	New Lease
LANDLORD	Pattillo Construction Corp *LEE & ASSOCIATES DEAL



### 2555 LANTRAC CT DECATUR, GA 30035

SIZE (SF)	65,550
TENANT	Undisclosed
LEASE TYPE	New Lease
LANDLORD	The Hollingsworth Companies *LEE & ASSOCIATES DEAL



### 14138 LAKE FOREST CT COVINGTON, GA 30014

SIZE (SF)	64,912
TENANT	Lexington Manufacturing
LEASE TYPE	New Lease
LANDLORD	Logistics Property Co, LLC

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