



Lee Atlanta
**INDUSTRIAL
PIPELINE**

MID-YEAR 2025

Lee & Associates - Atlanta

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WELCOME TO OUR PIPELINE

MID-YEAR 2025

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ATLANTA

INDUSTRIAL SUBMARKETS

MID-YEAR
2025

SUBMARKET UNDER CONSTRUCTION

	TOTAL UNDER CONSTRUCTION				SPECULATIVE			BUILD-TO-SUIT		
	# of Blds.	SF	% of SF	% Pre-Leased	# of Blds.	SF	% of SF	# of Blds.	SF	% of SF
Northeast	6	1,447,617	27%	36%	5	1,247,617	86%	1	200,000	14%
North Central	1	175,000	3%	0%	1	175,000	100%	0	0	0%
Northwest	1	133,000	2%	0%	1	133,000	100%	0	0	0%
I-20 West Fulton Industrial	2	1,607,723	29%	100%	0	0	0%	2	1,607,723	100%
South Atlanta	5	1,519,606	28%	0%	5	1,519,606	100%	0	0	0%
Stone Mountain Snapfinger	0	0	0%	0%	0	0	0%	0	0	0%
Chattahoochee Central Atlanta	2	626,176	11%	0%	2	626,176	100%	0	0	0%
TOTALS	17	5,509,122	100%	40%	14	3,701,399	67%	3	1,807,723	33%

SUBMARKET OVERVIEW

	Total Inventory (SF)	Total Vacancy (SF)	Vacancy Rate (%)	2025 YTD Net Absorption (SF)	Under Construction (SF)	2025 YTD Deliveries (SF)
Northeast	247,330,401	22,038,642	8.9%	2,400,540	1,447,617	1,000,000
North Central	31,901,120	2,310,721	7.2%	276,198	175,000	259,605
Northwest	122,586,353	11,256,044	9.2%	995,104	133,000	747,923
I-20 West Fulton Industrial	127,436,088	10,994,760	8.6%	636,693	1,607,723	787,132
South Atlanta	253,988,025	29,635,907	11.7%	(2,306,386)	1,519,606	1,183,550
Stone Mountain Snapfinger	87,671,586	7,247,899	8.3%	(516,810)	0	152,9487
Chattahoochee Central Atlanta	29,552,081	2,396,164	7.8%	160,864	626,176	0
TOTALS	900,465,654	85,880,137	9.5%	1,646,203	5,509,122	4,131,158

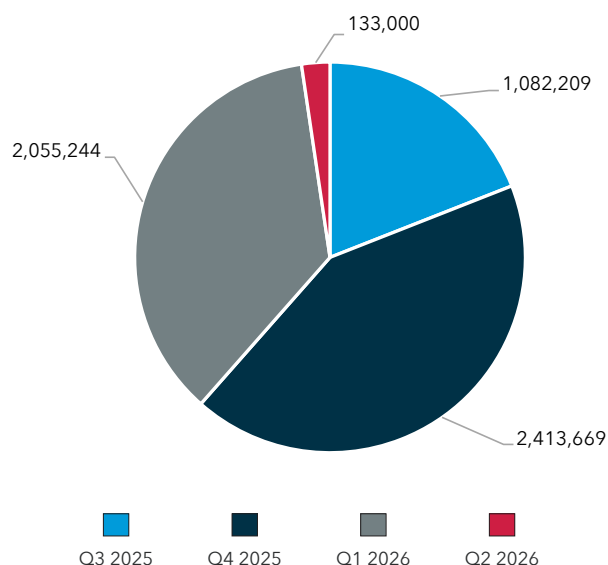
EXECUTIVE OVERVIEW

Atlanta's industrial market saw vacancy rise to 9.5% in Q2, driven by major tenant move-outs, delayed occupancies, and growing sublease availability. These dynamics pushed net absorption into negative territory for the first time in two years. Still, renewal activity remained strong, especially among tenants from the 2020 leasing wave—highlighting confidence in the market's long-term fundamentals.

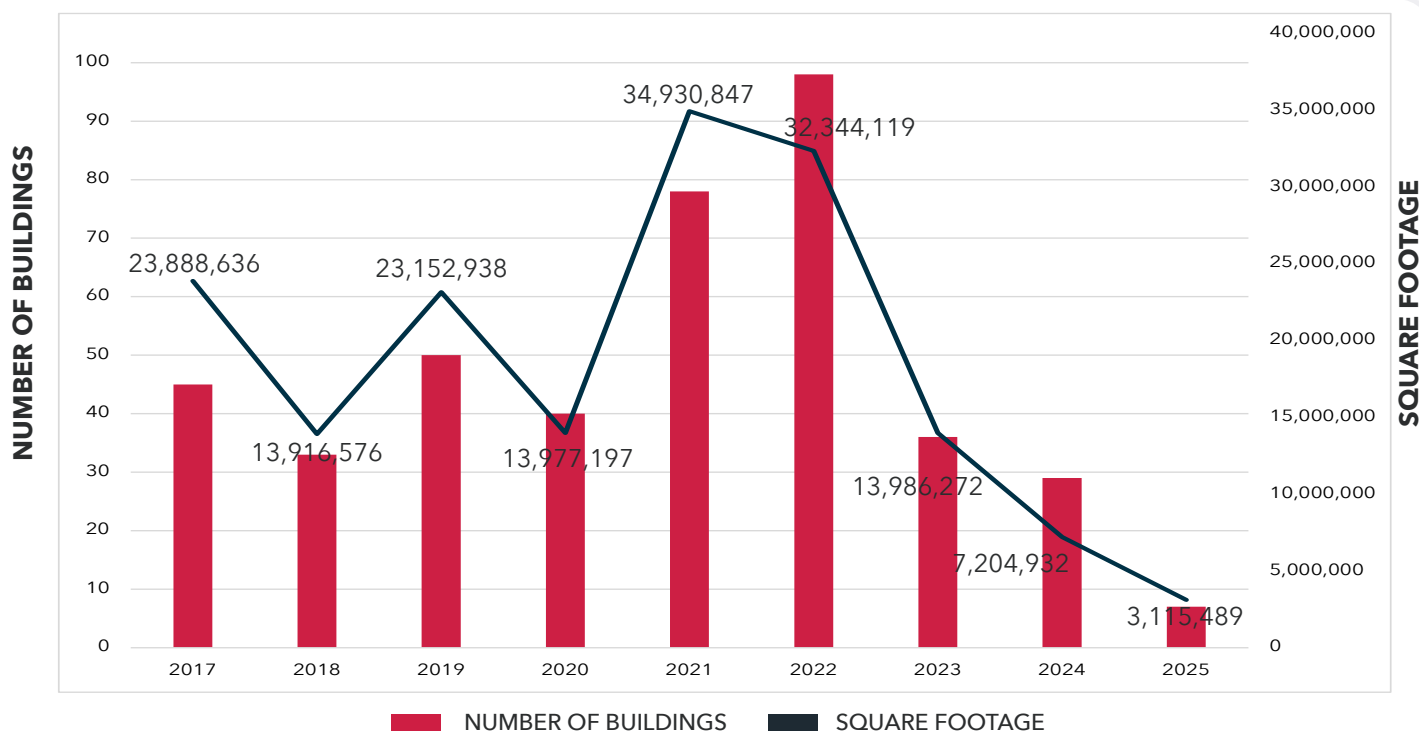
The focus now shifts to the development pipeline. While Atlanta delivered over 13 million square feet of industrial space by this point in 2024, only 4 million square feet has been delivered year-to-date in 2025, with 5.5 million square feet still under construction. The slowdown in speculative starts signals a more disciplined development cycle.

This tighter pipeline, coupled with steady tenant retention, is expected to help rebalance supply and demand in the back half of the year. With sublease space and tariff policy still key watchpoints, Atlanta is positioned for renewed stability and competitiveness heading into 2026.

FUTURE DELIVERIES BY QUARTER



CONSTRUCTION STARTS BY YEAR

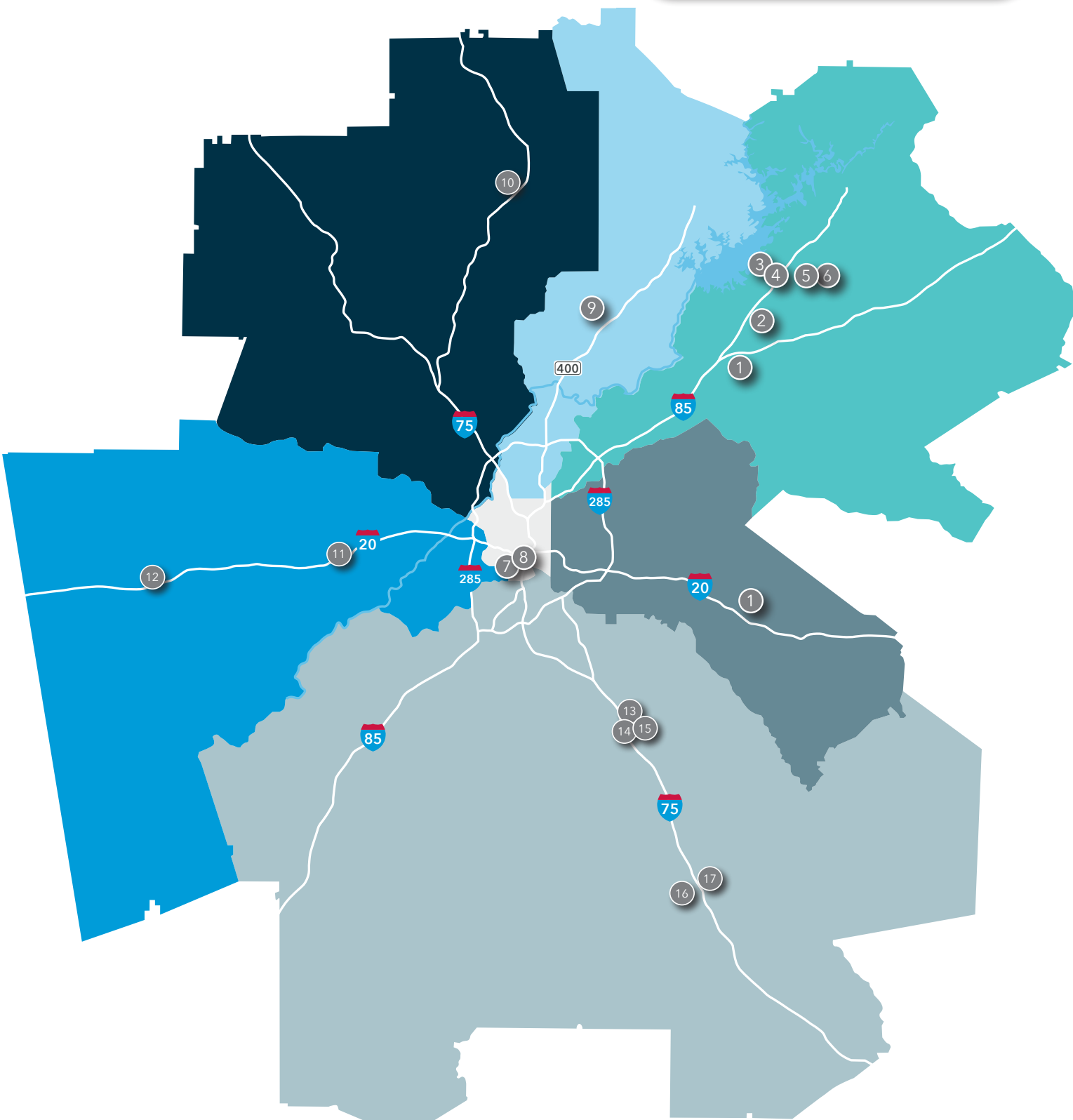


	PROJECT ADDRESS	DEVELOPER	ESTIMATED COMPLETION	SF	TYPE	CLEAR HEIGHT
NORTHEAST	1 Sugarloaf Logistics - Bld. 500 0 Oakland Road	Foxfield	Q3 2025	200,000	BTS	TBD
	2 Buford North Commerce Ctr. - Bld. 100 4497 Friendship Rd.	Seefried Industrial Properties	Q3 2025	320,603	Spec	36'
	3 Oakwood Commerce Center - Bld. 100 4294 Chamblee Road	Crow Holdings	Q3 2025	168,053	Spec	32'
	4 Oakwood Commerce Center - Bld. 200 4249 Chamblee Road	Crow Holdings	Q3 2025	218,553	Spec	32'
	5 Alliance 985 Business Park - Bld. 100 Falcon Parkway	Alliance Industrial Company	Q1 2026	113,536	Spec	32'
	6 Alliance 985 Business Park - Bld. 200 Falcon Parkway	Alliance Industrial Company	Q1 2026	426,872	Spec	40'
CENTRAL / CHATT.	7 Intown Station - Bld. A 1400 Murphy Avenue	Prologis	Q4 2025	274,946	Spec	36'
	8 Intown Station - Bld. B 1400 Murphy Avenue	Prologs	Q4 2025	351,230	Spec	36'
NC	9 Highland Ridge Business Center 5720 Trade Drive	Hughes CRE	Q3 2025	175,000	Spec	32'
NW	10 Cherokee 575 Airport Industrial - Bld. 300 710 Wes Walker Memorial Drive	Hughes CRE	Q2 2026	133,000	Spec	32'
I-20 W FULTON IND.	11 Bright Star Logistics Bright Star Connector	SL Industrial Partners	Q4 2025	407,723	BTS	TBD
	12 Bremen Logistics Center Interstate 20 & Waco Road	Panattoni	Q1 2026	1,200,000	BTS	TBD
SOUTH ATLANTA	13 Stonemont Park 75 - Bld. A Pine Grove Road	Stonemont Financial Group	Q4 2025	239,837	Spec	36'
	14 Stonemont Park 75 - Bld. B Pine Grove Road	Stonemont Financial Group	Q4 2025	538,919	Spec	40'
	15 Stonemont Park 75 - Bld. C Pine Grove Road	Stonemont Financial Group	Q4 2025	124,945	Spec	32'
	16 Jackson 75 - Bld. 100 193 Jackson Road	Hillwood Properties	Q1 2026	314,836	Spec	36'
	17 RiverPark 3 301 Logistics Parkway	Pacific Group / Native Development	Q4 2025	301,069	Spec	32'

ATLANTA INDUSTRIAL

UNDER CONSTRUCTION MAP

[CLICK HERE FOR LIVE MAP](#)



NORTHWEST



NORTHEAST



SOUTH ATLANTA



CHATTAHOOCHEE |
CENTRAL ATLANTA



NORTH
CENTRAL



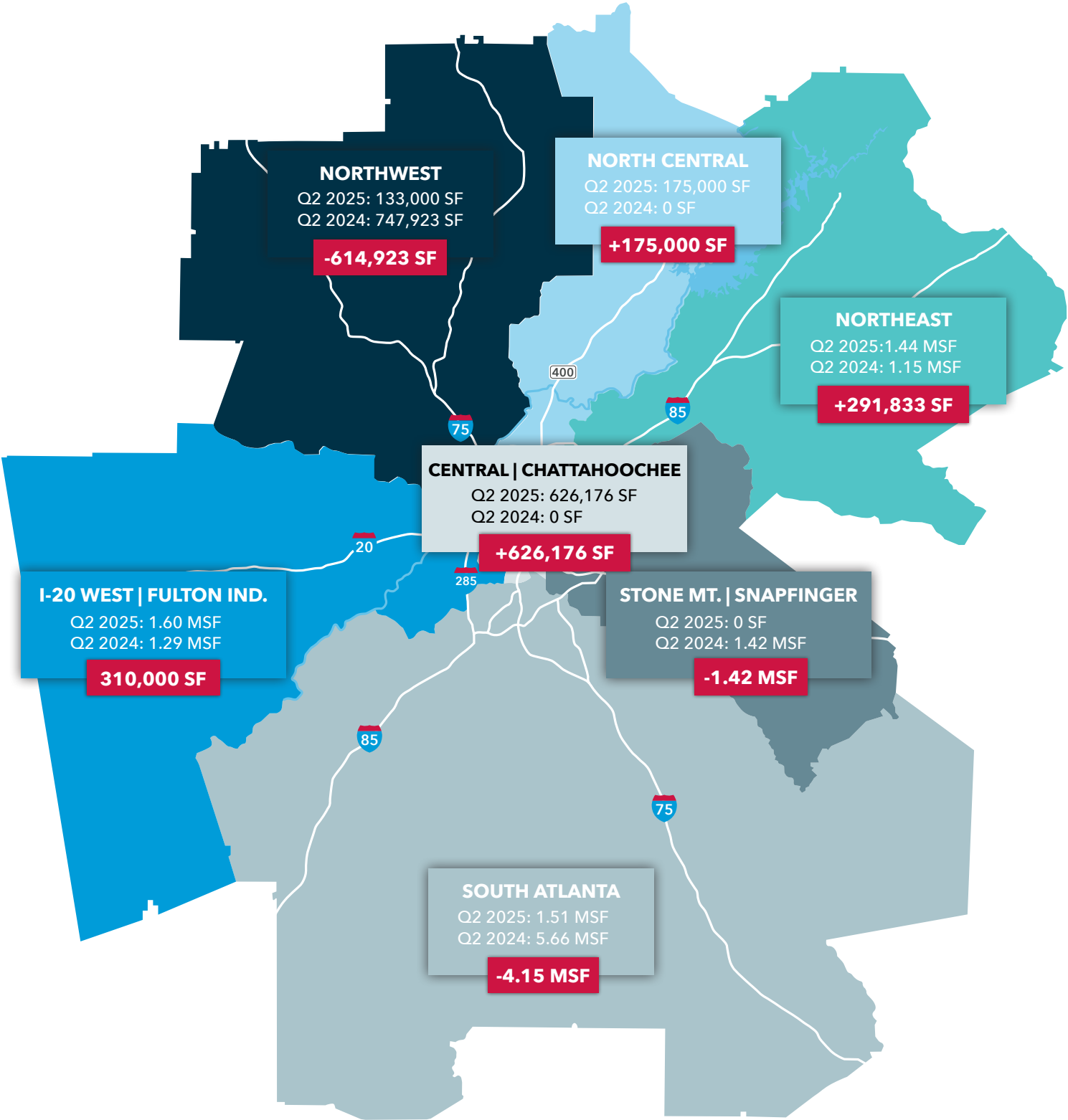
STONE MTN. |
SNAPPINGER



I-20 WEST | FULTON
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CONSTRUCTION ACTIVITY

THEN & NOW





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