

**KEY POINTS**

- Overall vacancy in Stone Mountain stands at 1.4%, the lowest level in Metro Atlanta.
- No competitive industrial buildings are currently under construction - the only suburban submarket with no development activity.
- Dwindling availability has led to increasing rents, which grew by 4.3% in Q2 and 10.3% year-over-year.

**SUBMARKET SUMMARY**

Stone Mountain is metro Atlanta's smallest suburban industrial submarket, consisting of 28.8 MSF in 472 buildings. While its strategic location allows for timely distribution to areas in and around the city, the topography of the submarket presents challenges to new development.

As of mid-year 2022, no space is under construction and space options for new tenants remain extremely limited. Overall vacancy stands at a measly 1.4% and has remained in single digits for the last 10 years. Year-to-date net absorption tops more than 480,000 SF, far surpassing the net occupancy gains realized through mid-year 2021. Average asking rents stand at \$7.29 PSF, approximately 19% higher than the metro Atlanta average. Rental inflation is expected to continue for the foreseeable future given current tenant demand and a lack of new building deliveries.

**1.5%**Q2 Vacancy  
Q1 2022: 2.5%**302,051 SF**Q2 Net Absorption  
Q1 2022: 181,290 SF**0 SF**Q2 Under Construction  
Q1 2022: 96,000 SF**\$7.29 PSF**Q2 Avg. Asking Rent / Yr.  
Q1 2022: \$6.99 PSF

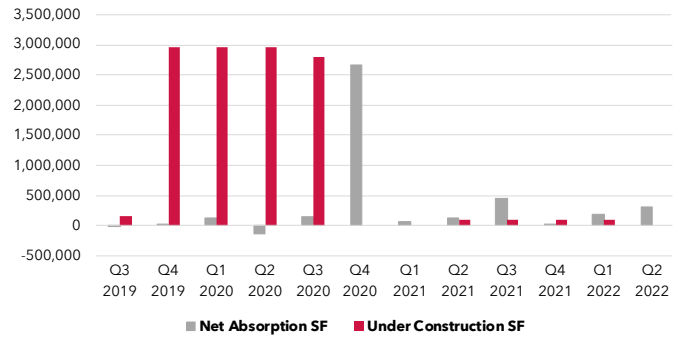
## VACANCY & RENTAL RATE

Q1 2019 - Q2 2022



## ABSORPTION & U.C.

Q1 2019 - Q2 2022



## NOTABLE SALES \*portfolio sale \*\*Lee deal



**5682 E PONCE DE LEON AVENUE\***  
Stone Mountain, GA 30083

**Size:** 106,000 SF  
**Pricing:** \$8,373,635 | \$79.00 PSF  
**Buyer:** Investcorp  
**Seller:** Faropoint



**1955 MONTREAL ROAD**  
Tucker, GA 30084

**Size:** 50,000 SF  
**Pricing:** \$6,625,000 | \$132.50 PSF  
**Buyer:** Albert Krakus  
**Seller:** A. Iverson Means



**1355 ROCK MOUNTAIN BLVD.\***  
Stone Mountain, GA 30083

**Size:** 60,926 SF  
**Pricing:** \$6,000,000 | \$98.48 PSF  
**Buyer:** Prudential Overall Supply  
**Seller:** Extended Services, Inc.

## NOTABLE LEASES



**2140 FLINTSTONE DRIVE**  
Tucker, GA 30084

**Size:** 119,400 SF  
**Tenant:** HiPacking Group Co.  
**Landlord:** LINK Logistics



**1868 TUCKER INDUSTRIAL ROAD**  
Tucker, GA 30084

**Size:** 59,485 SF  
**Tenant:** American Technology Trading  
**Landlord:** Investcorp



**1475 ROCK MOUNTAIN BOULEVARD**  
Stone Mountain, GA 30083

**Size:** 40,160 SF  
**Tenant:** Undisclosed  
**Landlord:** LINK Logistics

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