



## WHAT'S HAPPENING NORTHEAST ATLANTA

With direct access to I-85, the location of Atlanta's Northeast industrial submarket appeals to a wide range of industrial users. Trailing South Atlanta by only 1.8 MSF, Northeast Atlanta is the 2nd largest submarket in Metro-Atlanta at 229 MSF of industrial inventory.

- Vacancy rose 30 basis points in Q2 2023 to 5.1%. Despite consistent supply additions, leasing has been historically strong enough to keep the submarket's vacancy rate at or below the Metro Atlanta average.
- Developers in the Northeast pushed forward with four new groundbreakings in Q2. The average building size under construction in the submarket is approx. 310 KSF.
- The Northeast submarket accounted for 32% of Metro-Atlanta's leasing activity in Q2 2023 at 2.1 MSF leased.
- Absorption continues to decrease on a quarterly basis from recent post-pandemic highs. However, the Northeast submarket still showed positive net absorption at quarter's end with 808 KSF absorbed.
- Average asking rents in the Northeast declined by \$0.08 from Q1 to Q2 2023 to \$7.99 PSF.
- The largest Northeast industrial sale of Q2, the fourth largest metro wide, was McEver 985 Distribution Center in Oakwood, GA. The 214 KSF distribution facility was vacant at the same of the sale and sold for \$110 PSF, under the metro's average of \$129 PSF.



### 5.1%

**Q2 VACANCY RATE**

Q1: 4.9%



### 808,081 SF

**Q2 NET ABSORPTION**

Q1: 868,638 SF



### 10 MSF

**Q2 UNDER CONSTRUCTION**

Q1: 9.3 MSF



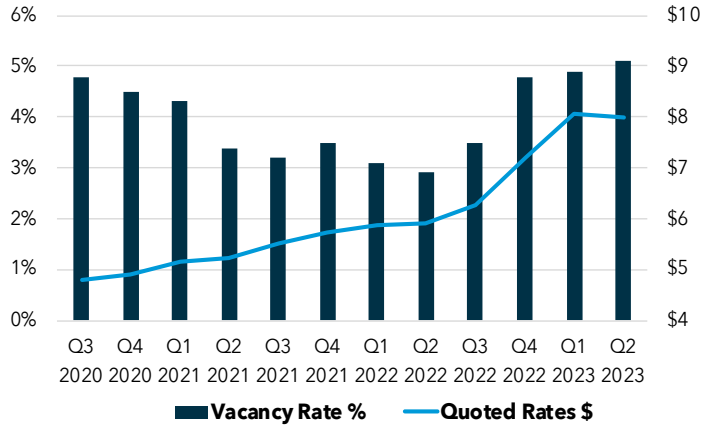
### \$7.99 PSF

**Q2 AVG. ASKING RENT | YEAR**

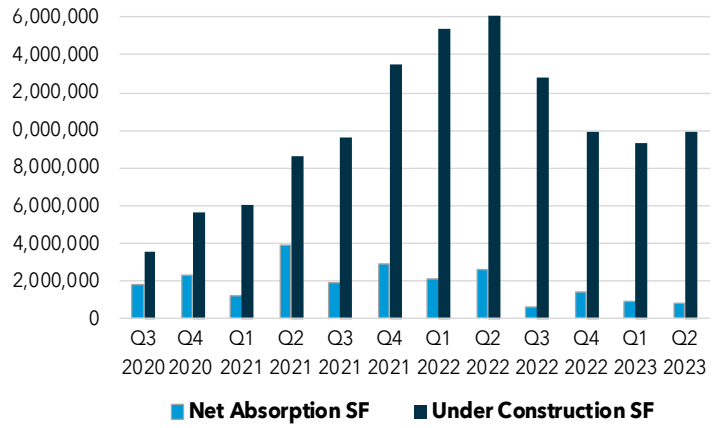
Q1: \$8.07 PSF



**Q2 2023 | VACANCY & RENTAL RATE**



**Q2 2023 | NET ABSORPTION & U.C.**



**NOTABLE SALES**



**MCEVER 985 DI DISTRIBUTION CENTER**  
OAKWOOD, GA 30566

SIZE (SF) 214,479  
PRICE \$23,592,910 (\$110 PSF)  
BUYER Cabot Properties Inc.  
SELLER Newstar Asset Management



**3480 OAKCLIFF ROAD \***  
DORAVILLE, GA 30340

SIZE (SF) 50,400  
PRICE \$14,092,754 (\$279.62 PSF)  
BUYER Atlas Atlanta Tuckerstone, LLC  
SELLER Dogwood Propco GA II, LLC



**4180 CAPITAL VIEW DRIVE**  
SUWANEE, GA 30024

SIZE (SF) 50,000  
PRICE \$8,950,000 (\$179.00 PSF)  
BUYER FCS Automotive International Inc.  
SELLER Commodity Cables Inc.

\* Portfolio sale

The information and details contained herein have been obtained from third-party sources believed to be reliable; however, Lee & Associates Atlanta has not independently verified its accuracy. Lee & Associates Atlanta makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information. The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources:

**NOTABLE LEASES**



**GWINNETT REGIONAL DISTRIBUTION CENTER**  
DULUTH, GA 30096

SIZE (SF) 320,530  
TENANT Broder Bros Co.  
LEASE TYPE Renewal  
LANDLORD Glen Una Mgmt. Company



**2961 GRAVEL SPRINGS ROAD**  
BUFORD, GA 30519

SIZE (SF) 251,629  
TENANT Titanium Plus Autoparts  
LEASE TYPE New  
LANDLORD Link Logistics Real Estate



**530 HORIZON DRIVE**  
SUWANEE, GA 30024

SIZE (SF) 168,564  
TENANT McCollister's Transportation Systems  
LEASE TYPE New  
LANDLORD Clarion Partners

CoStar Group, Inc., Real Capital Analytics, and Georgia State Economic Forecasting Center. The Lee & Associates Atlanta Industrial Market Report compiles market data by using a third-party database for the proprietary analysis of building sizes of 15,000 SF and larger in the ATL-Metro Area.  
© Copyright 2023 Lee & Associates Atlanta. All rights reserved.  
Market report analysis by: Dan Wagner, Kate Hunt, Ben Rysedorph, Will Uhl  
Market report created by: Bentley Rysedorph, Hannah Johnson