



LEE &  
ASSOCIATES



## WHAT'S HAPPENING NORTHEAST ATLANTA

The Northeast Atlanta industrial submarket's strategic location, offering direct access to I-85, caters to diverse industrial users, making it a prime choice for efficient distribution along the East Coast. With a vast industrial inventory of 232 MSF, it stands as the second-largest submarket in Metro Atlanta.

- The Northeast Atlanta submarket boasted the highest volume of under construction activity metro wide at the end of Q3, exceeding 9 million square feet (MSF), reflecting the region's continuous growth and development. There were three new groundbreakings in the Northeast in Q3, with the largest being Gravel Springs Logistics Center, a 1 MSF speculative development in Buford, Georgia.
- There were 3.4M SF of new industrial supply in the Northeast in Q3, attributing to the 1% increase in vacancy from last quarter. Despite this increase in vacancy, ending Q3 at 6.1%, the submarket has historically maintained a competitive edge due to robust leasing activities, consistently aligning with or surpassing the Metro Atlanta average, even amidst ongoing supply additions.
- In Q3, average asking rents in the Northeast increased by \$0.62 to \$8.61 PSF, indicating a positive trajectory and reflecting the submarket's stability and demand.
- The largest industrial sale metro wide took place in the Northeast in Q3. Sterling Investors acquired Gwinnett 85 Logistics Center, a two-building sale totaling 970,450 SF, for \$109,300,000. Both buildings were 100% leased at the time of the sale.



### 6.1%

**Q3 VACANCY RATE**

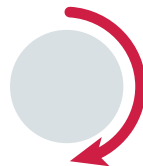
Q2: 5.1%



### -265,061 SF

**Q3 NET ABSORPTION**

Q2: 808,081 SF



### 9.2 MSF

**Q3 UNDER CONSTRUCTION**

Q2: 10 MSF



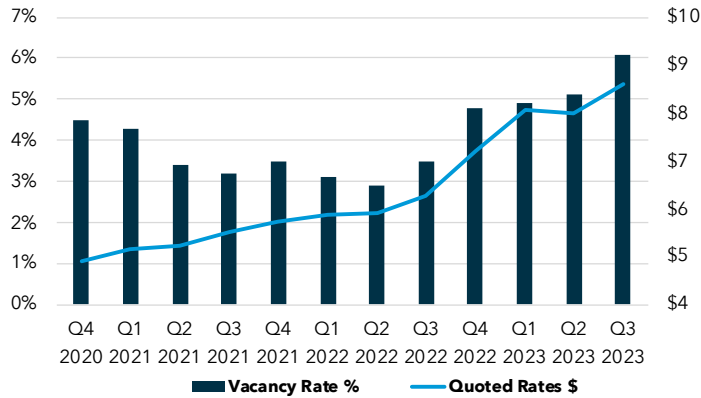
### \$8.61 PSF

**Q3 AVG. ASKING RENT | YEAR**

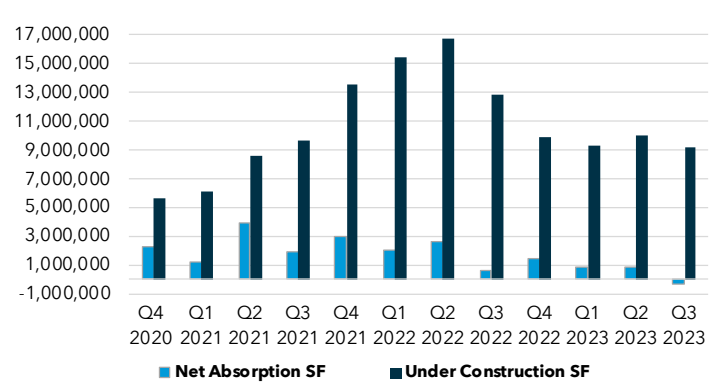
Q2: \$7.99 PSF



**Q3 2023 | VACANCY & RENTAL RATE**



**Q3 2023 | NET ABSORPTION & U.C.**



**NOTABLE SALES**



**GWINNETT 85 LOGISTICS CENTER**  
BUFORD, GA 30519

SIZE (SF)	940,450
PRICE	\$109,300,000 (\$112.63 PSF)
BUYER	Sterling Investors
SELLER	Hillwood Developmet Corp.



**\*LANIER LOGISTICS CENTER**  
BUFORD, GA 30518

SIZE (SF)	815,563
PRICE	\$65,429,610 (\$80.23 PSF)
BUYER	Blackstone Inc.
SELLER	IDI Logistics

\*Part of a Portfolio Sale



**BLUELINK**  
LAWRENCEVILLE, GA 30046

SIZE (SF)	585,637
PRICE	\$40,000,000 (\$68.30 PSF)
BUYER	J.P. Morgan Asset Management
SELLER	Stockbrige Capital Group, LLC

**NOTABLE LEASES**



**6455 BEST FRIEND RD**  
NORCROSS, GA 30071

SIZE (SF)	452,600
TENANT	Toyota Southeast
LEASE TYPE	New Lease
LANDLORD	TPA Group



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

SIZE (SF)	215,690
TENANT	Progressive Lighting Inc.
LEASE TYPE	New Lease
LANDLORD	Glen Una Management Co.



**1050 SATELLITE BOULEVARD**  
SUWANEE, GA 30024

SIZE (SF)	168,925
TENANT	VWR International
LEASE TYPE	Renewal
LANDLORD	LINK Logisitcs

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Market report analysis by: Dan Wagner, Kate Hunt, Ben Rysedorph, Will Uhl  
Market report created by: Bentley Rysedorph, Hannah Johnson