



## WHAT'S HAPPENING NORTHWEST ATLANTA

The Northwest Atlanta industrial submarket, situated along busy rail corridors and I-75, offers exceptional accessibility to Metro Atlanta and the Midwest, making it an optimal choice for businesses seeking strategic geographical advantages. Covering 95 MSF of industrial inventory, the Northwest submarket stands as the fourth largest submarket in Metro Atlanta.

- Throughout 2023, a record 10.3 million square feet of inventory delivered in the Northwest.
- As expected, the Northwest witnessed a consistent increase in vacancies throughout 2023, reaching 11.6% at the end of Q4, marking the highest level since Q4 2012.
- While space availabilities within the submarket continued to rise, so did average asking rental rates, ending Q4 at \$10.27 PSF.



**11.6%**  
Q4 VACANCY RATE  
Q3: 10.3%



**373,896 SF**  
Q4 NET ABSORPTION  
Q3: 1,161,200 SF



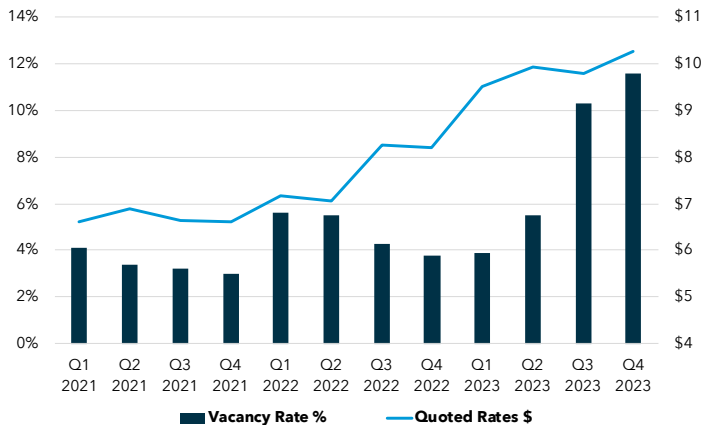
**991,415 SF**  
Q4 UNDER CONSTRUCTION  
Q3: 3.2 MSF



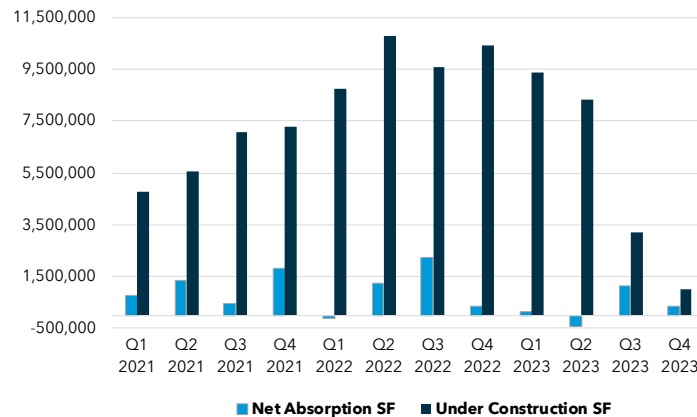
**\$10.27 PSF**  
Q4 AVG. ASKING RENT | YEAR  
Q3: \$9.78 PSF



**Q4 2023 | VACANCY & RENTAL RATE**



**Q4 2023 | NET ABSORPTION & U.C.**



**NOTABLE SALES**



**\*CASS-WHITE LOGISTICS PARK**  
WHITE, GA 30184

SIZE (SF) 1,215,146  
 PRICE \$116,150,000 (\$95.59 PSF)  
 BUYER Kohlberg Kravis Roberts & Co.  
 SELLER Reliant Real Estate Partners, LLC

\*3 Building Portfolio Sale



**400 PRINCETON BLVD.**  
ADAIRSVILLE, GA 30103

SIZE (SF) 292,000  
 PRICE \$16,250,000 (\$55.65 PSF)  
 BUYER UNIMAT Commercial  
 SELLER The Dixie Group



**MERIDIAN BRICK**  
WHITE, GA 30184

SIZE (SF) 200,000  
 PRICE \$14,500,000 (\$72.50 PSF)  
 BUYER Madison Capital Group  
 SELLER General Shale

**NOTABLE LEASES**



**1099 DODDS AVENUE**  
ADAIRSVILLE, GA 30103

SIZE (SF) 150,000  
 TENANT Surya  
 LEASE TYPE New Lease  
 LANDLORD Plymouth REIT



**4175 ROYAL DRIVE**  
KENNESAW, GA 30144

SIZE (SF) 67,500  
 TENANT Castle Metals  
 LEASE TYPE New Lease  
 LANDLORD Principal



**180 JOE FRANK HARRIS PARKWAY**  
CARTERSVILLE, GA 30120

SIZE (SF) 85,004  
 TENANT Acclaim Lighting  
 LEASE TYPE New Lease  
 LANDLORD Taylor & Mathis

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 Market report analysis by: Dan Wagner, Kate Hunt, Lucas Carvalho  
 Market report created by: Bentley Rysedorph, Hannah Johnson