

LEE & ASSOCIATES

November 2024 | Real-Time Industrial Availability

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ATL MARKET

REMAINS STRONG...

- Market-wide sublease availability has declined for the fifth consecutive month, reaching 8.99 million square feet (MSF) in October 2024—the lowest level since August 2023.
- Sublease availability in buildings of 250,000 square feet or more has experienced the most significant decline, dropping 30.2% year-over-year.
- Overall availability (all building sizes) has seen a minimal month-over-month increase, primarily driven by a few small new construction groundbreakings.
- A substantial wave of speculative supply is expected to deliver over the next six months, followed by a decline in new deliveries and a tightening of available space.

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Total Available SF

ALL BUILDINGS

MSF

90.0

80.0

70.0

60.0

50.0

40.0

30.0

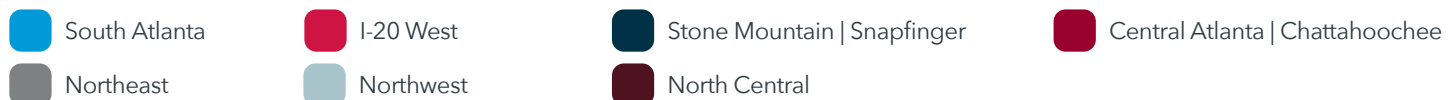
20.0

10.0

0

OCT '24
89.8 MSF
TOTAL

2023 Oct 2023 Nov 2023 Dec 2024 Jan 2024 Feb 2024 March 2024 April 2024 May 2024 June 2024 July 2024 Aug 2024 Sept 2024 Oct

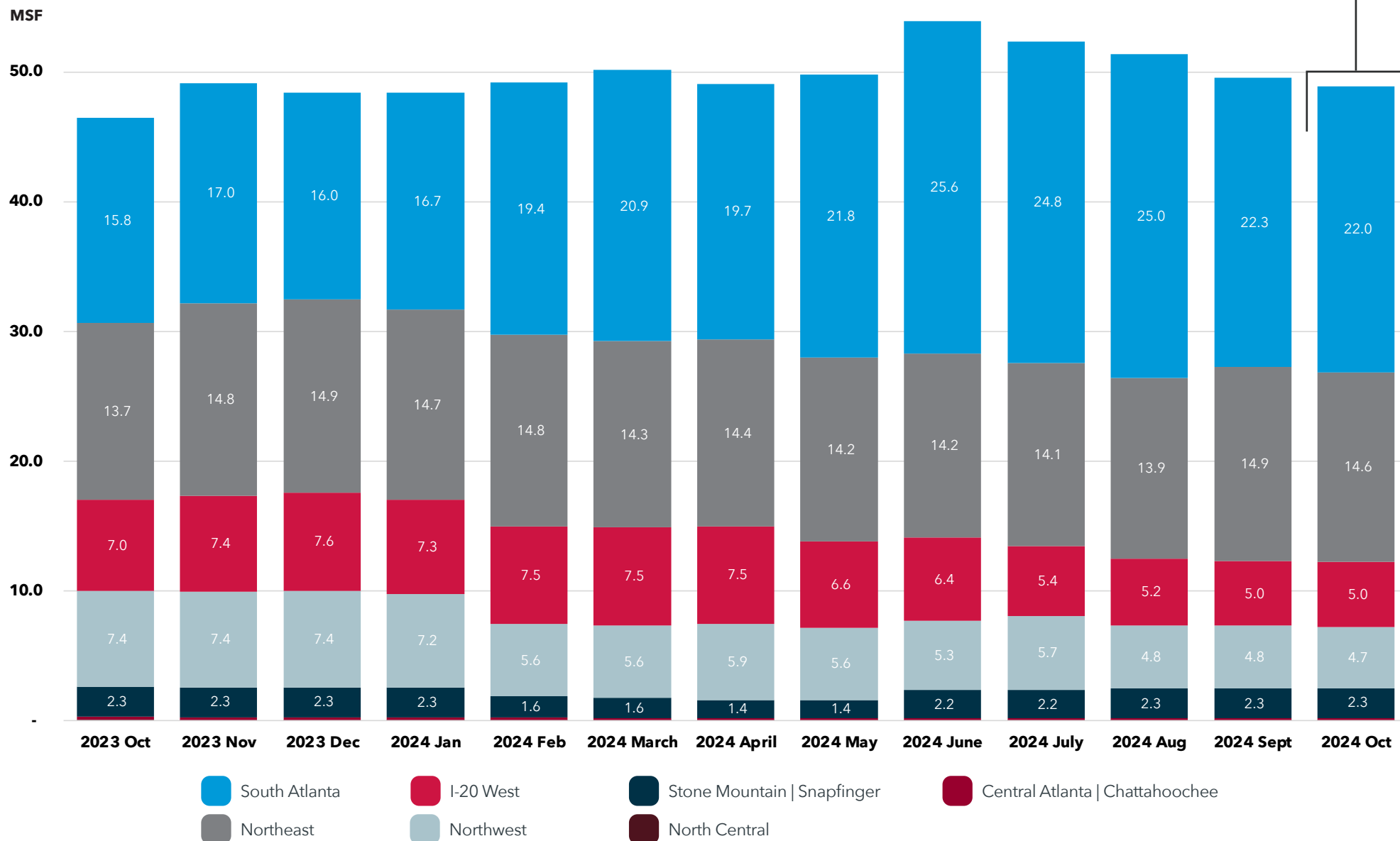


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Total Available SF

BUILDINGS 250,000 SF & ABOVE

OCT '24
48.9 MSF
TOTAL

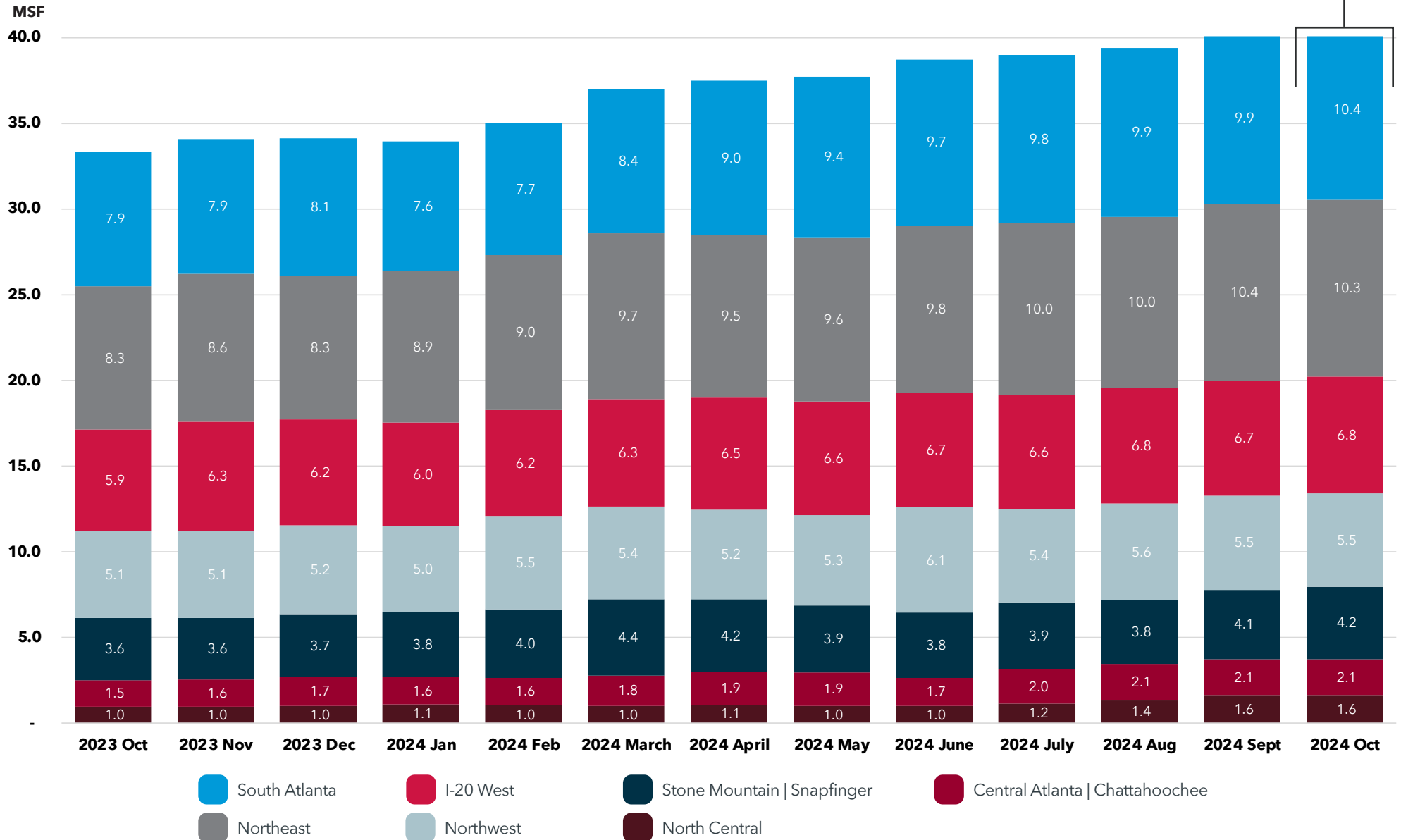


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Total Available SF

BUILDINGS 250,000 SF & BELOW

OCT '24
41.0 MSF
TOTAL



*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Sublease Available SF

ALL BUILDINGS

MSF

12.0

10.0

8.0

6.0

4.0

2.0

0

OCT '24
9.0 MSF
TOTAL

2023 Oct 2023 Nov 2023 Dec 2024 Jan 2024 Feb 2024 March 2024 April 2024 May 2024 June 2024 July 2024 Aug 2024 Sept 2024 Oct

South Atlanta

I-20 West

Stone Mountain | Snapfinger

Central Atlanta | Chattahoochee

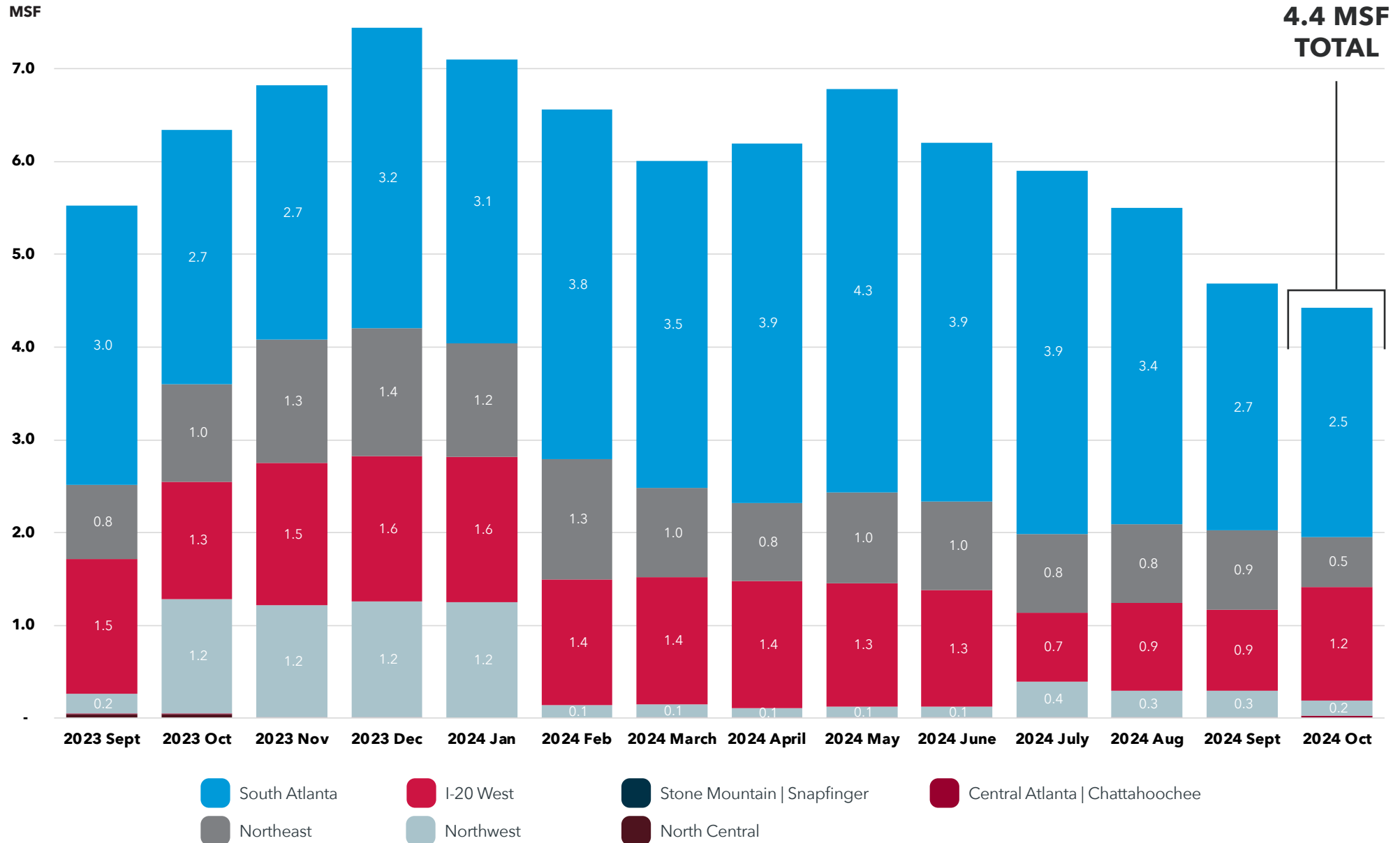
Northeast

Northwest

North Central

Sublease Available SF

BUILDINGS 250,000 SF & ABOVE



Sublease Available SF

BUILDINGS 250,000 SF & BELOW

OCT '24
4.6 MSF
TOTAL

