

LEE & ASSOCIATES

July 2025 | Industrial Availability Metrics

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ATL MARKET

AVAILABILITY TOPS 100 MSF AS SUBLEASES CLIMB TO NEW HIGH

- **Sublease Availability Hits Another New Peak:** Sublease space climbed to 12.9 MSF in June 2025, up from 11.8 MSF in May, setting a new high for the current cycle. The continued rise is being driven by large space additions, including ASOS's 1.04 MSF in South Atlanta.
- **Overall Availability Surpasses 100 MSF:** Total available space rose to 101.0 MSF in June, up from 99.4 MSF in May. The 1.6 MSF increase reflects sustained occupier caution, large tenant move-outs, and delayed move-ins—all of which are contributing to the upward trend.
- **Balanced Supply Helps Market Absorb Disruption:** While large leasing activity remains slow, Atlanta's restrained construction pipeline—just 5.5 MSF underway—offers essential balance. With speculative development cooling, the market avoids oversupply as sublease space grows.

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Total Available SF

ALL BUILDINGS

MSF

100.0

80.0

60.0

40.0

20.0

0

2024 June 2024 July 2024 Aug 2024 Sep 2024 Oct 2024 Nov 2024 Dec 2025 Jan 2025 Feb 2025 Mar 2025 April 2025 May 2025 June

South Atlanta I-20 West Stone Mountain | Snapfinger Central Atlanta | Chattahoochee
Northeast Northwest North Central

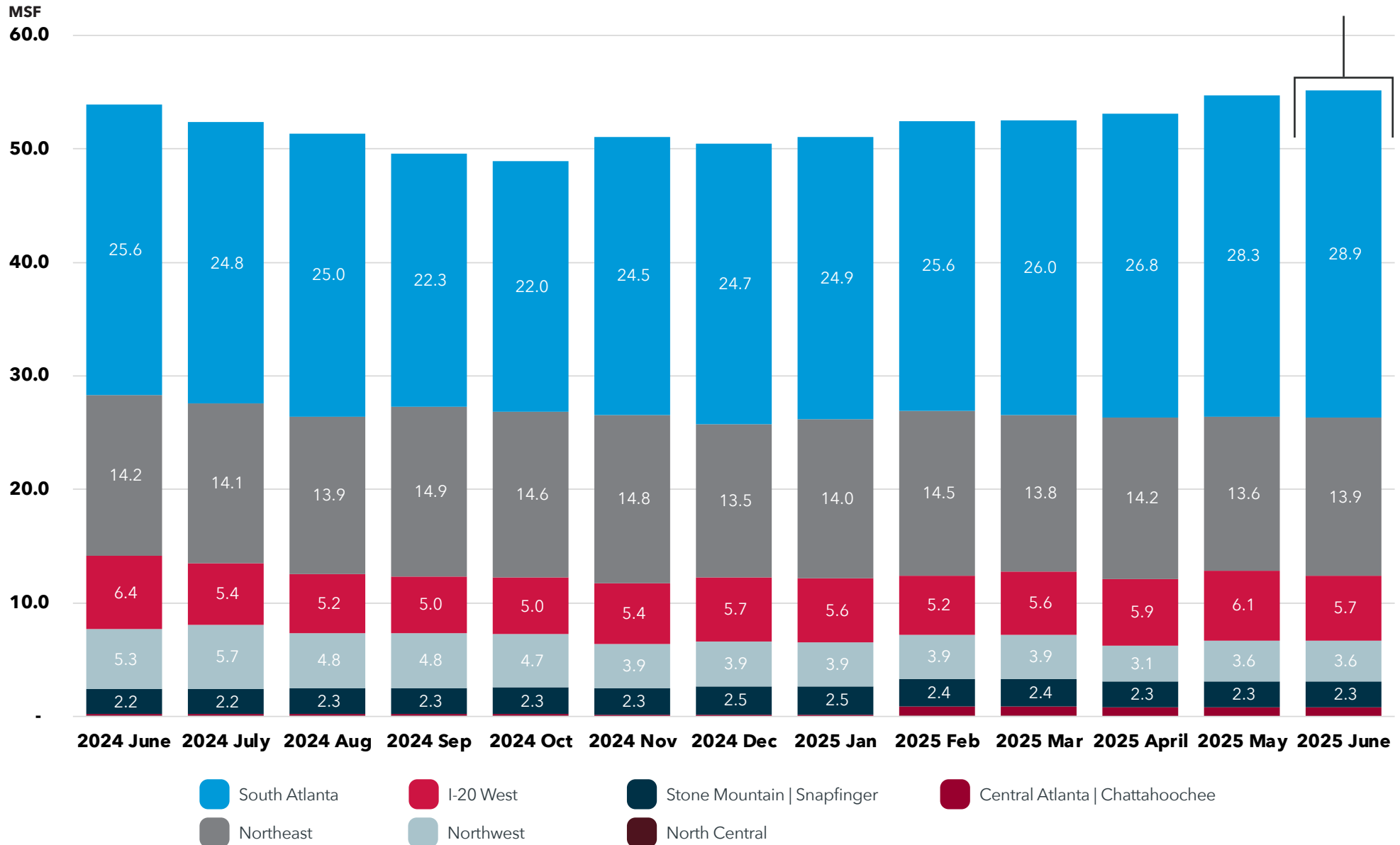
*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

JUNE '25
101.0 MSF
TOTAL

Total Available SF

BUILDINGS 250,000 SF & ABOVE

JUNE '25
55.2 MSF
TOTAL

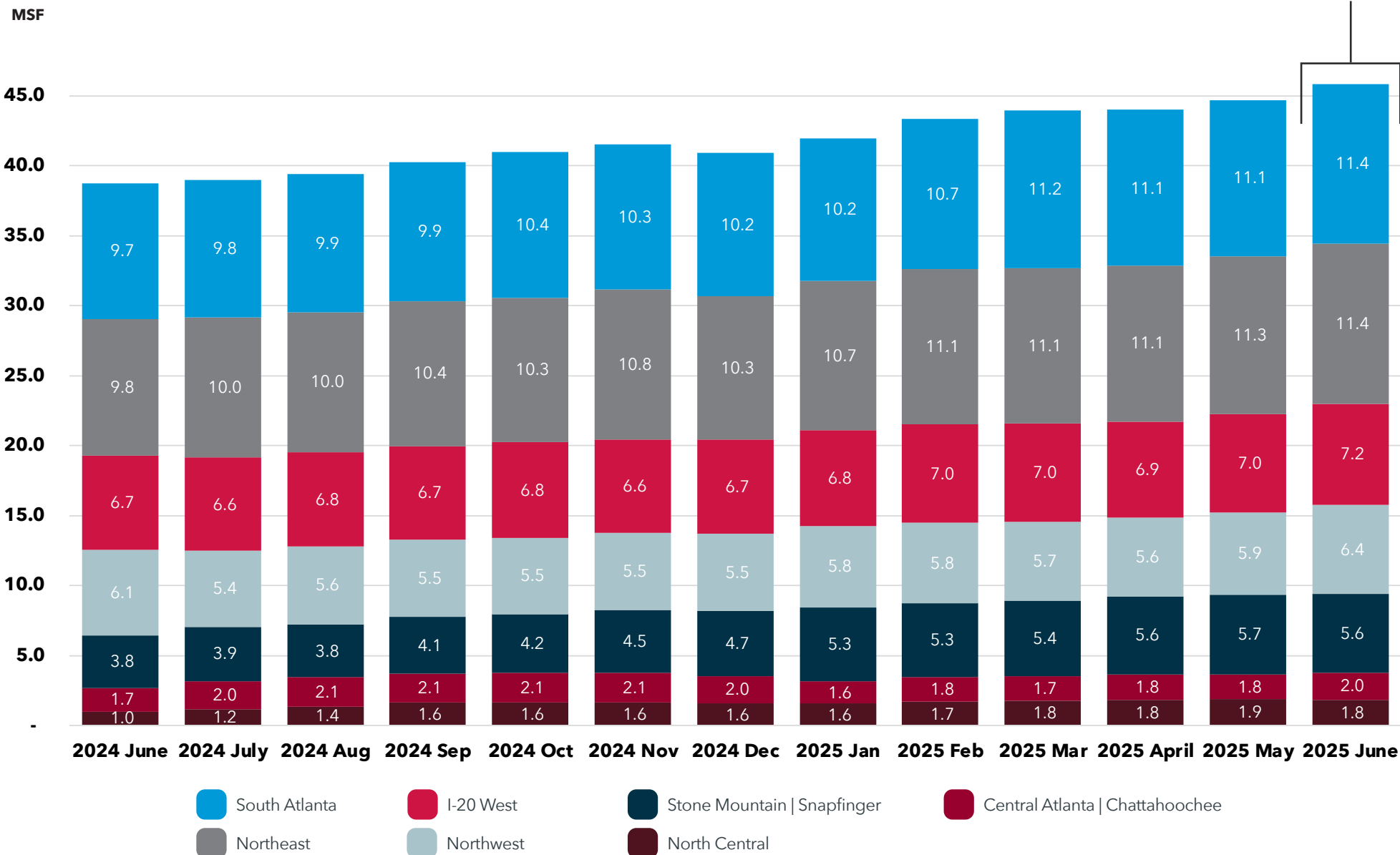


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Total Available SF

BUILDINGS 250,000 SF & BELOW

JUNE '25
45.8 MSF
TOTAL

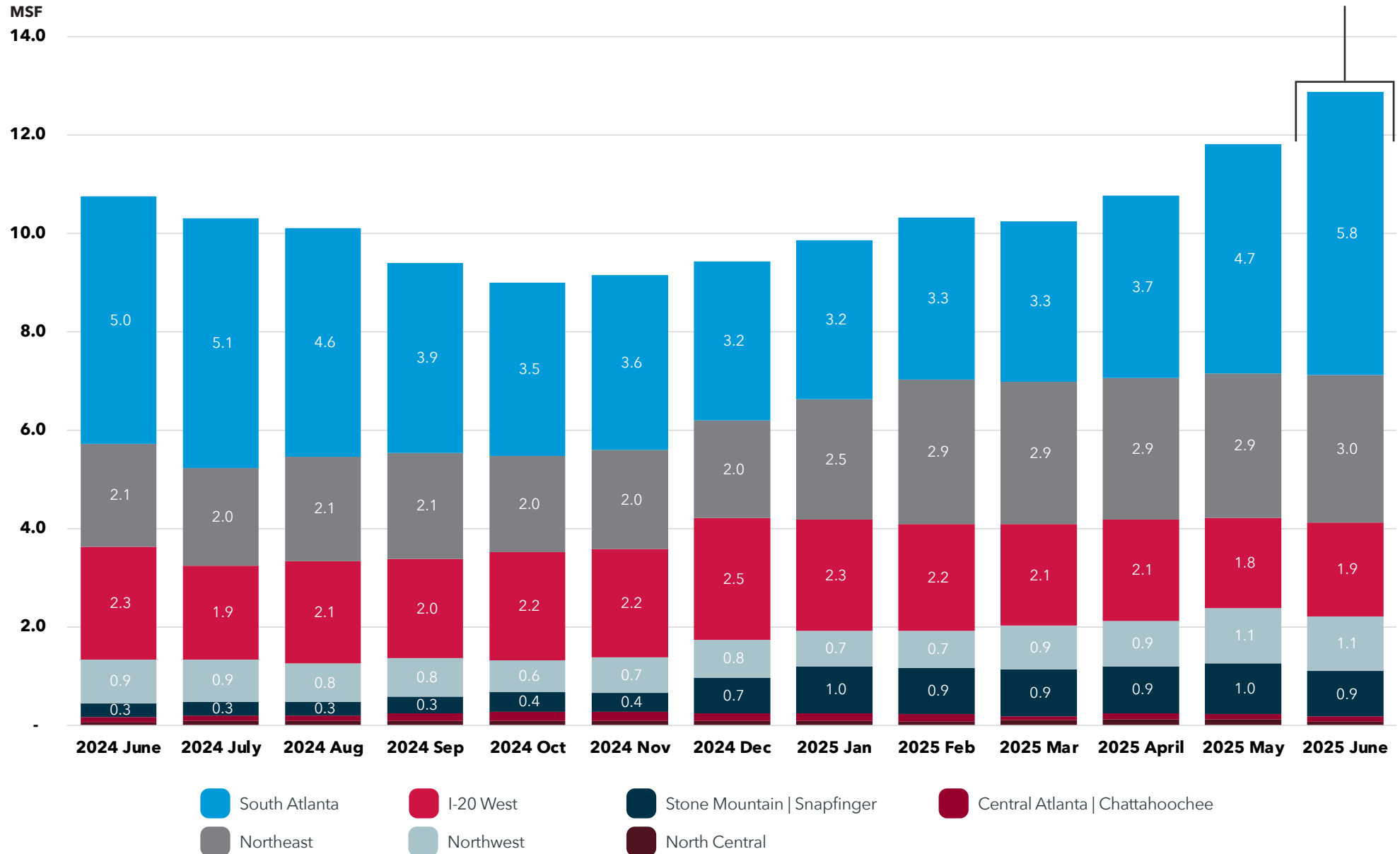


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Sublease Available SF

ALL BUILDINGS

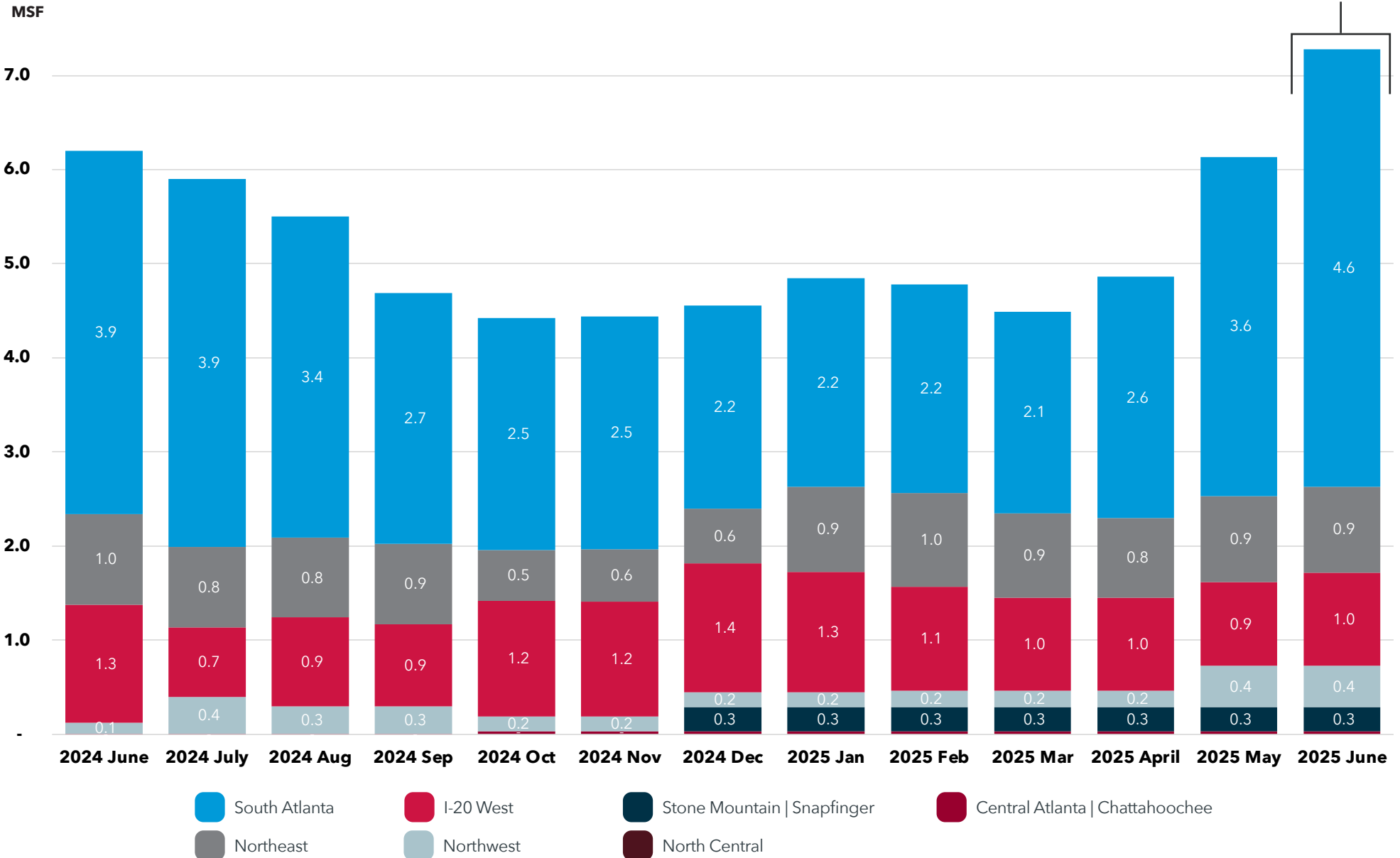
JUNE '25
12.9 MSF
TOTAL



Sublease Available SF

BUILDINGS 250,000 SF & ABOVE

JUNE '25
7.3 MSF
TOTAL



Sublease Available SF

BUILDINGS 250,000 SF & BELOW

MSF

6.0

5.0

4.0

3.0

2.0

1.0

0

2024 June

2024 July

2024 Aug

2024 Sep

2024 Oct

2024 Nov

2024 Dec

2025 Jan

2025 Feb

2025 Mar

2025 April

2025 May

2025 June

South Atlanta

I-20 West

Stone Mountain | Snapfinger

Central Atlanta | Chattahoochee

Northeast

Northwest

North Central

JUNE '25
5.6 MSF
TOTAL