

# LEE & ASSOCIATES

September 2025 | Industrial Availability Metrics

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# ATL MARKET

## SUBLEASE AVAILABILITY REACHES NEW HIGH, BUT STABILITY EMERGES IN LARGEST SPACES

- Sublease availability continued its upward climb to 14.7 million SF in August, setting a new cycle high. Total availability increased to 104.1 million SF, though the pace of increase has slowed from earlier this year.
- Large block availability (>250,000 SF) recorded a month-over-month decrease, a positive sign that some of the larger blocks of vacant space are getting absorbed even as overall availability continues to edge upward.
- Leasing momentum is showing signs of life, with an abundance of renewals leading and new leases starting to pick up. With only approximately 3 M SF of new supply expected to deliver by year end, vacancy is likely to remain elevated but comparatively stable as the market works through existing availabilities.

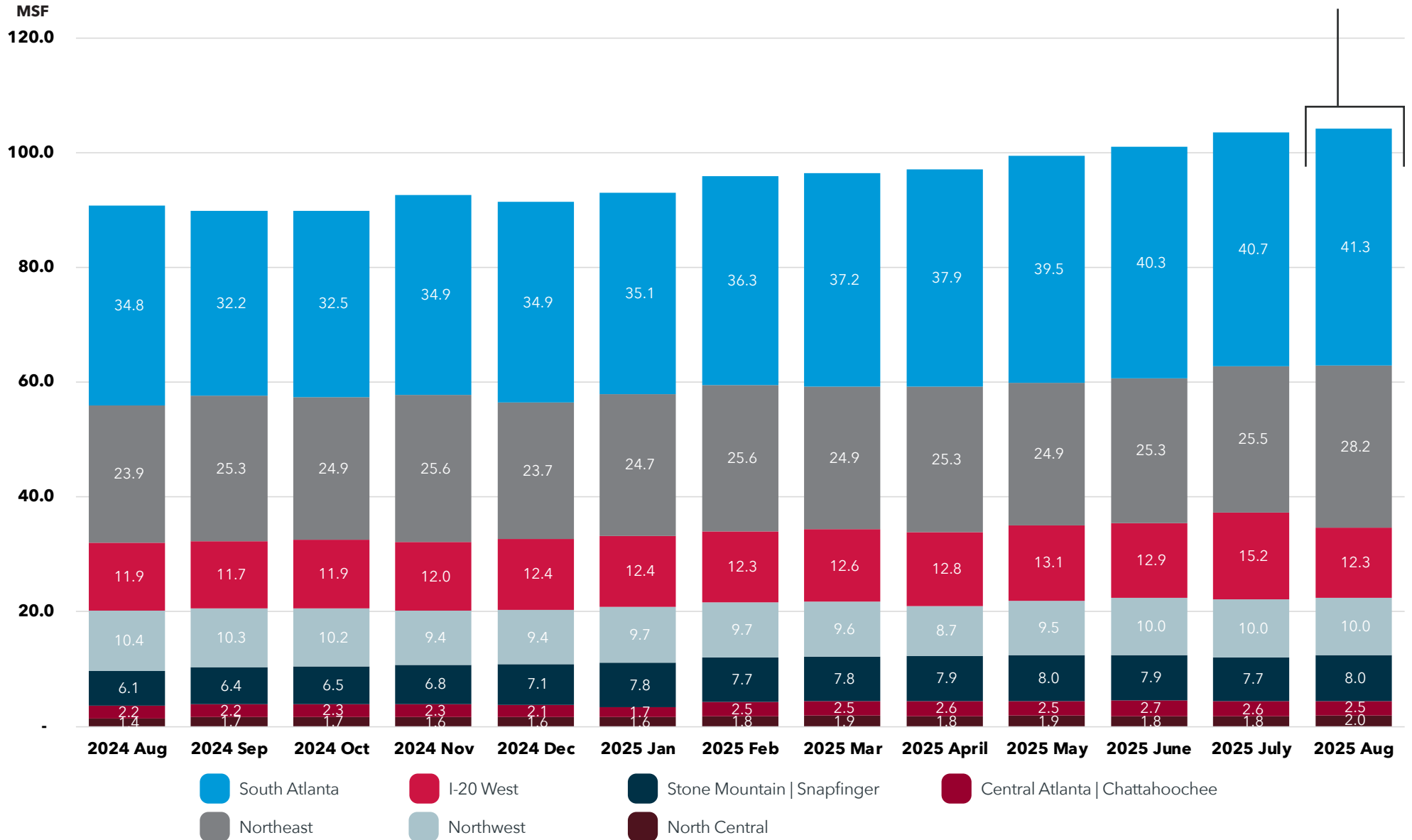
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# Total Available SF

ALL BUILDINGS

AUG '25  
104.1 MSF  
TOTAL

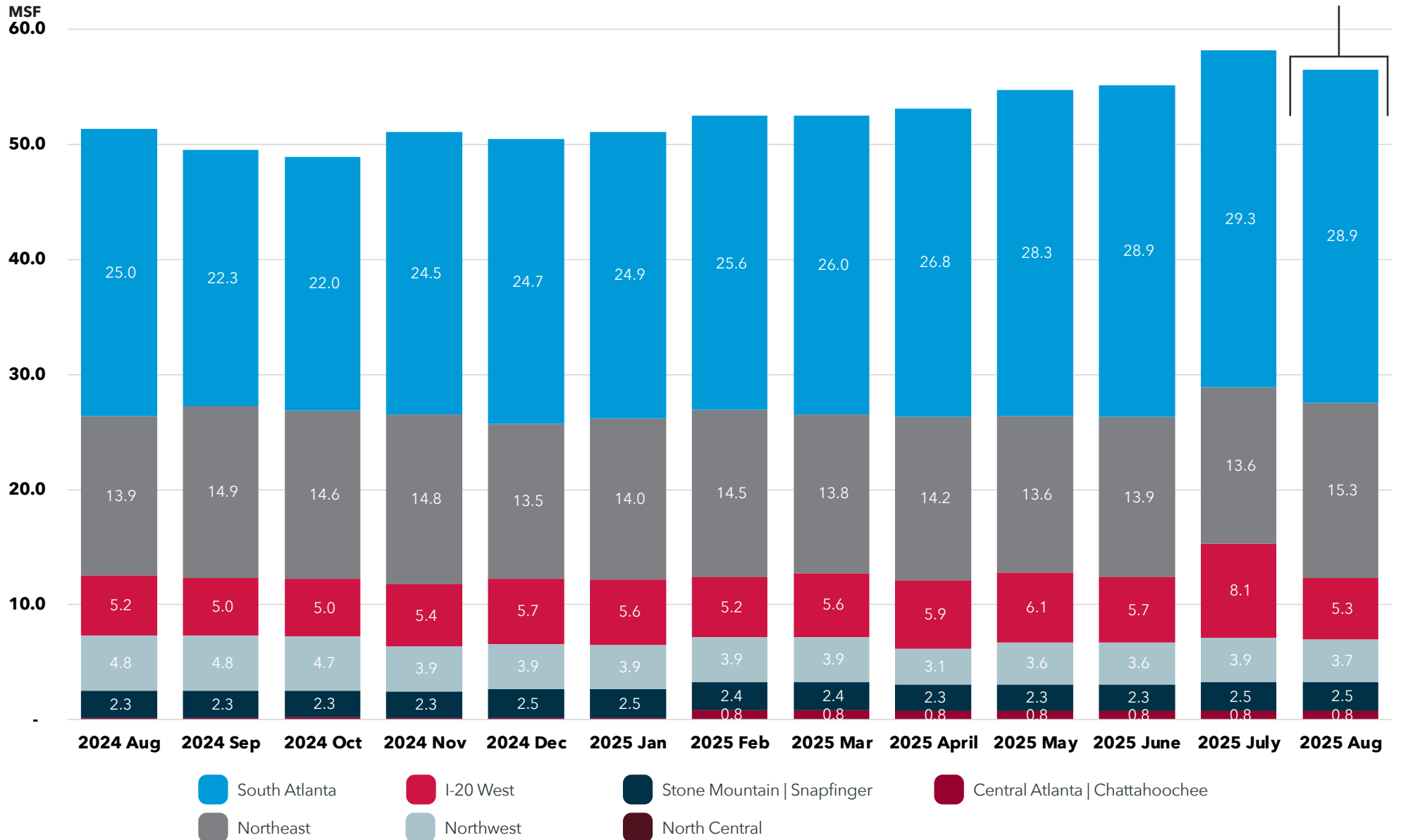


\*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

# Total Available SF

BUILDINGS 250,000 SF & ABOVE

AUG '25  
56.5 MSF  
TOTAL

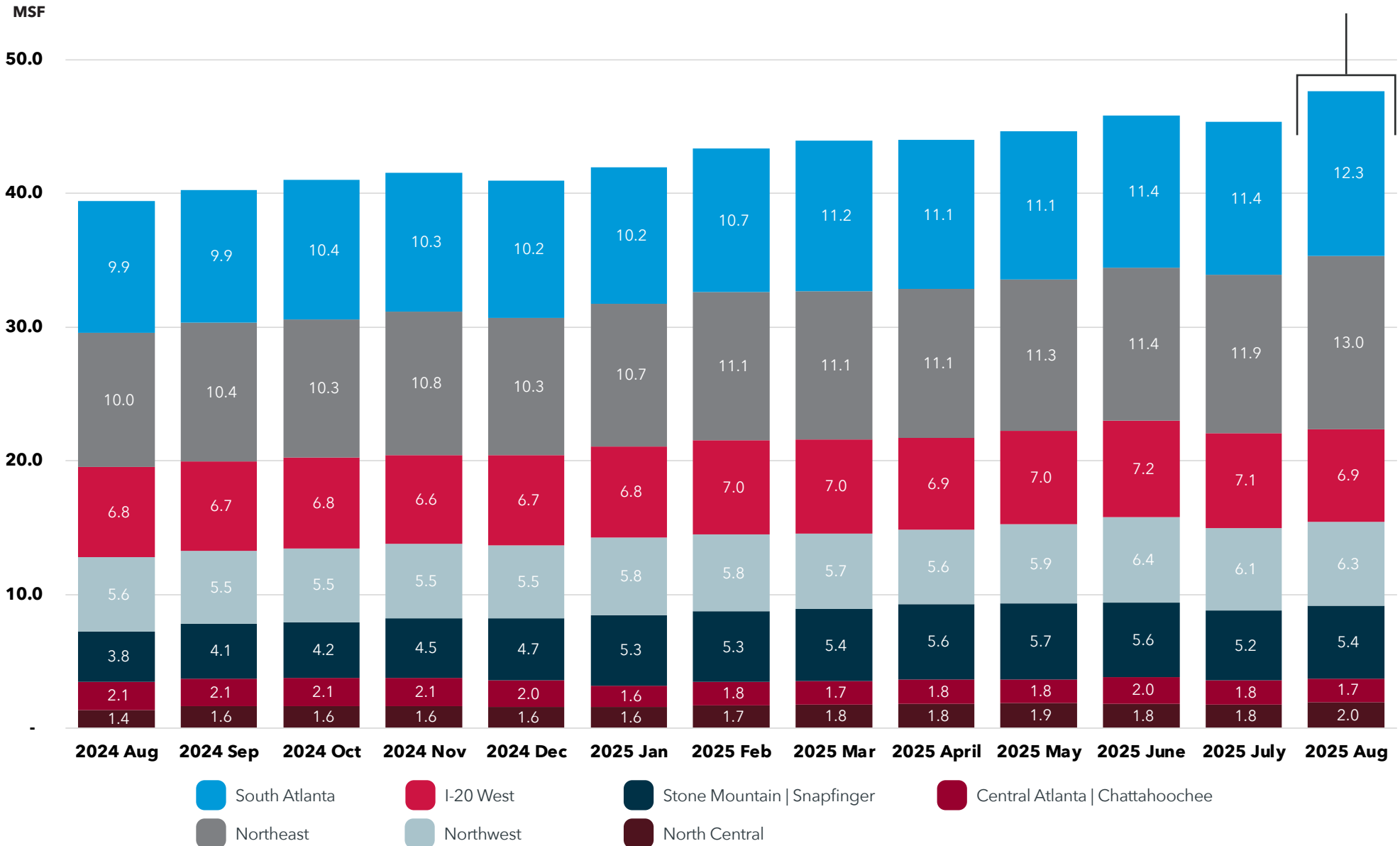


\*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

# Total Available SF

BUILDINGS 250,000 SF & BELOW

AUG '25  
**47.6 MSF**  
**TOTAL**

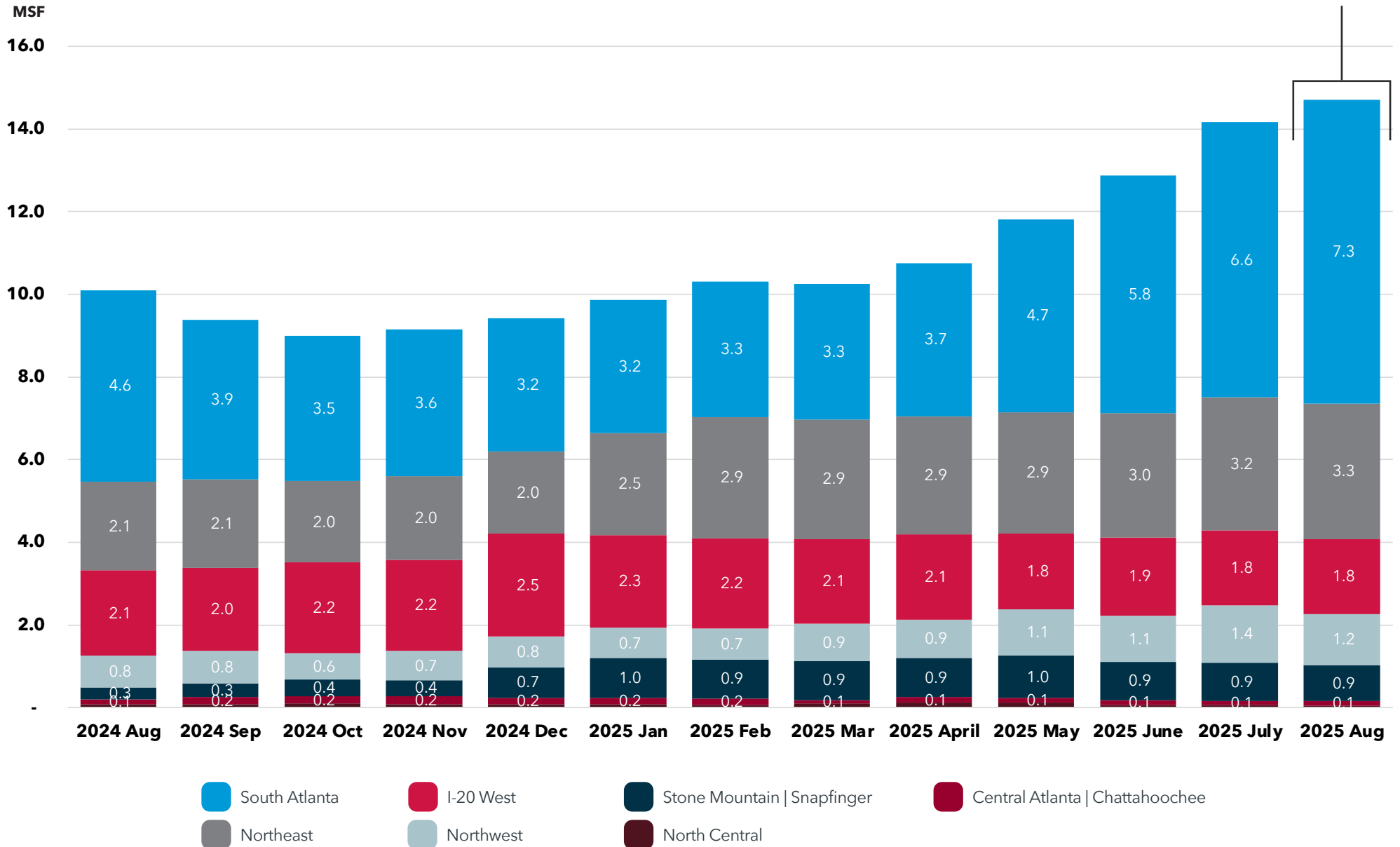


\*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

# Sublease Available SF

ALL BUILDINGS

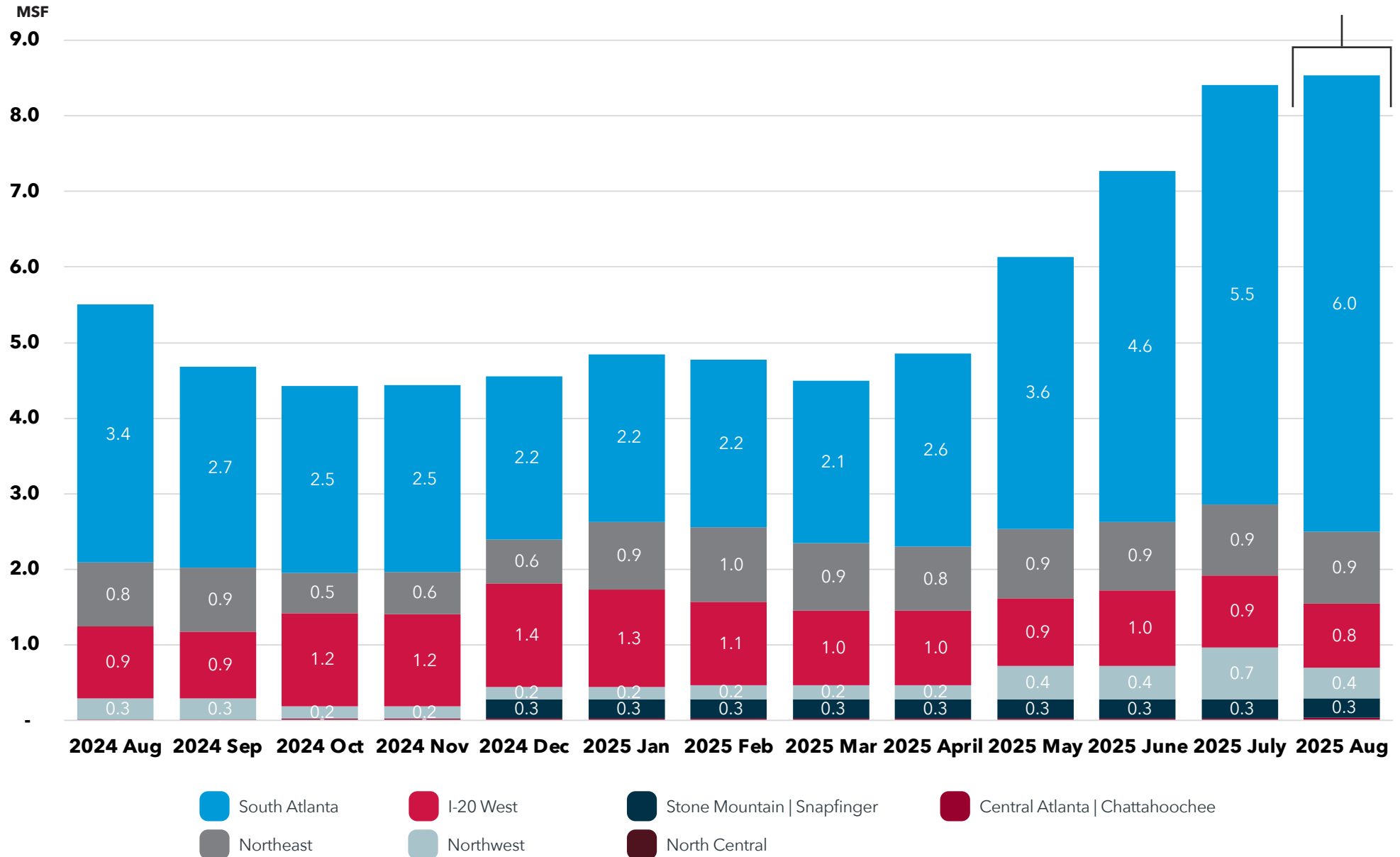
AUG '25  
**14.7 MSF**  
**TOTAL**



# Sublease Available SF

BUILDINGS 250,000 SF & ABOVE

AUG '25  
8.5 MSF  
TOTAL



# Sublease Available SF

BUILDINGS 250,000 SF & BELOW

