

# LEE & ASSOCIATES

October 2025 | Industrial Availability Metrics

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# ATL MARKET

## SUBLEASES DIP, MOMENTUM BUILDS DESPITE NEW CONSTRUCTION STARTS

- **Sublease availability dipped for the first time in six months**, falling slightly to 14.5 million SF in September. While still elevated, this marks a potential inflection point after a prolonged upward trend.
- **11 new projects broke ground in Q3 2025**, adding fresh supply to the development pipeline. Despite the influx of 2 MSF of new speculative construction, **overall availability rose only modestly to 104.9 million SF**, suggesting that leasing momentum is starting to counterbalance upward pressure on vacancy.
- **Year-over-year** overall availability growth was **led by the South Atlanta (+28.0%) and Northeast submarkets (+14.2%)**. All other submarkets combined accounted for an 8.1% increase in space availability year-over-year.

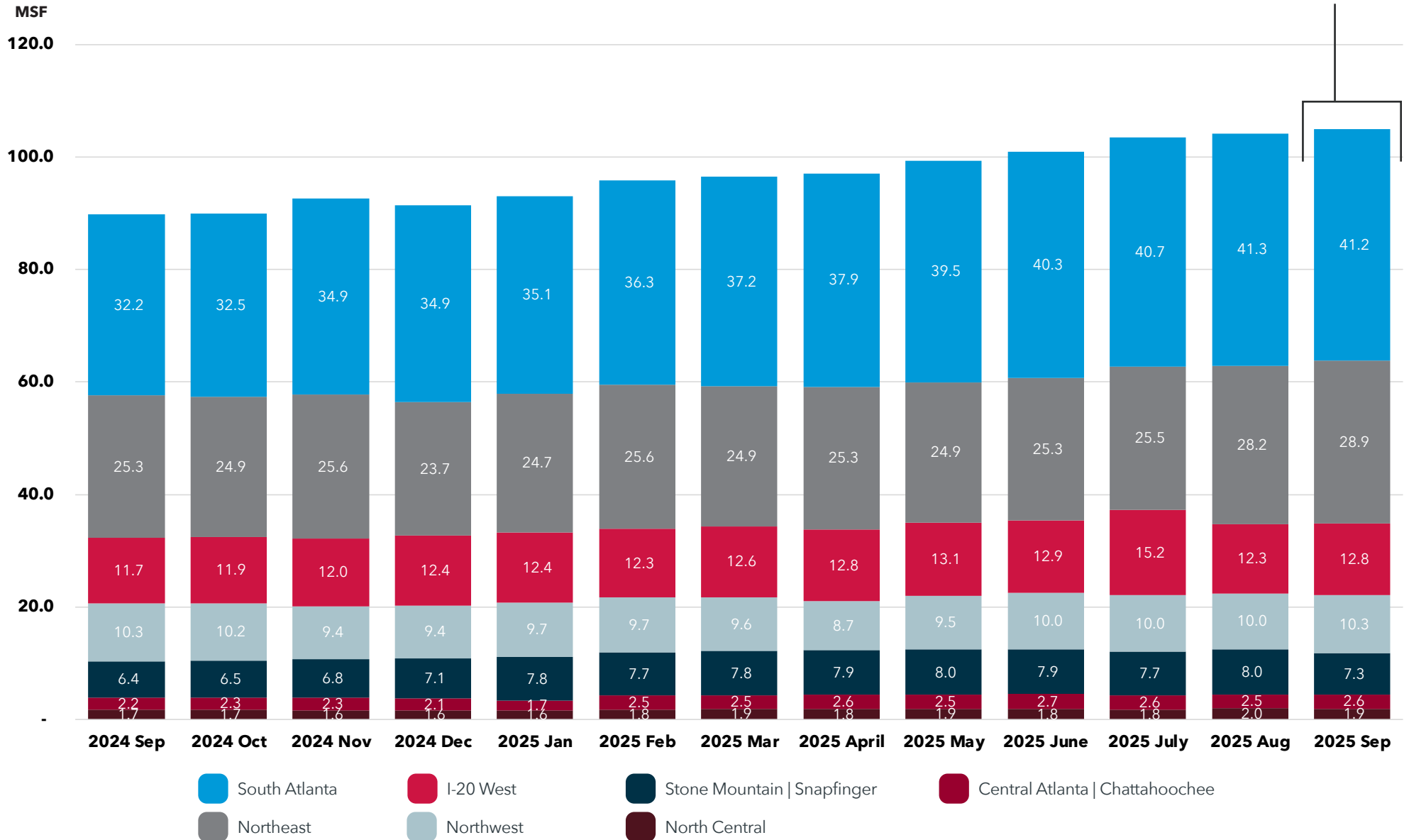
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# Total Available SF

ALL BUILDINGS

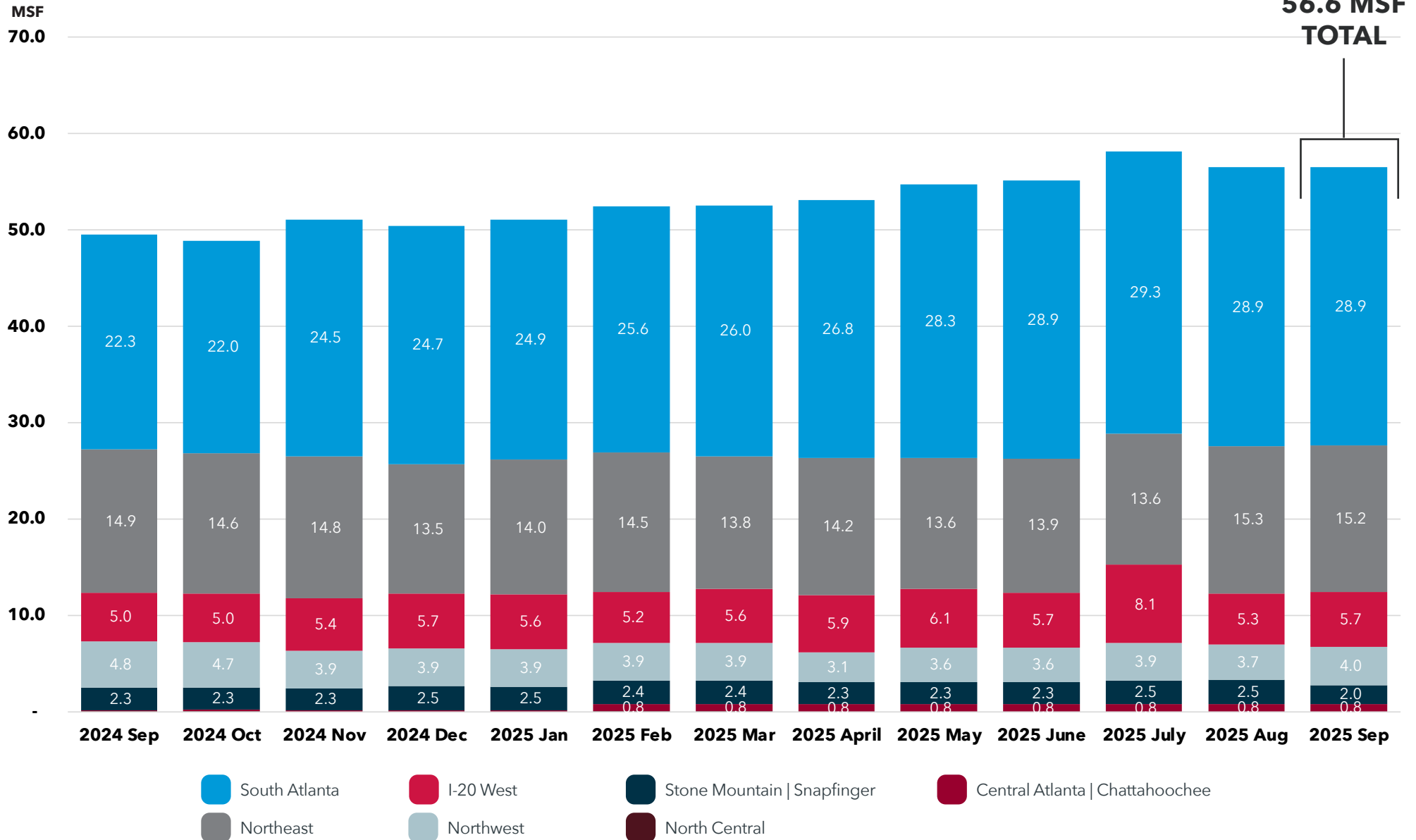
SEPT '25  
104.9 MSF  
TOTAL



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

# Total Available SF

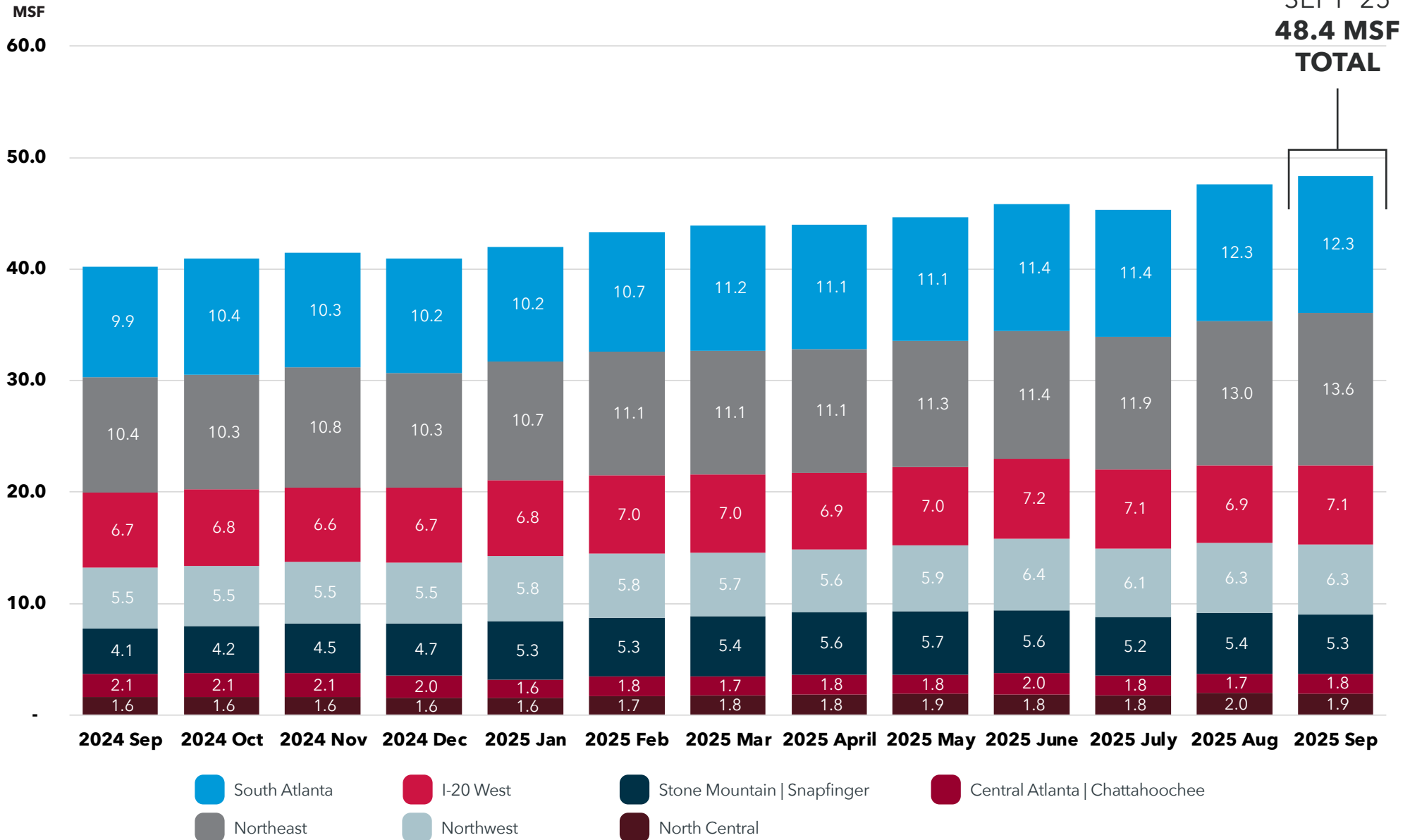
BUILDINGS 250,000 SF & ABOVE



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

# Total Available SF

BUILDINGS 250,000 SF & BELOW

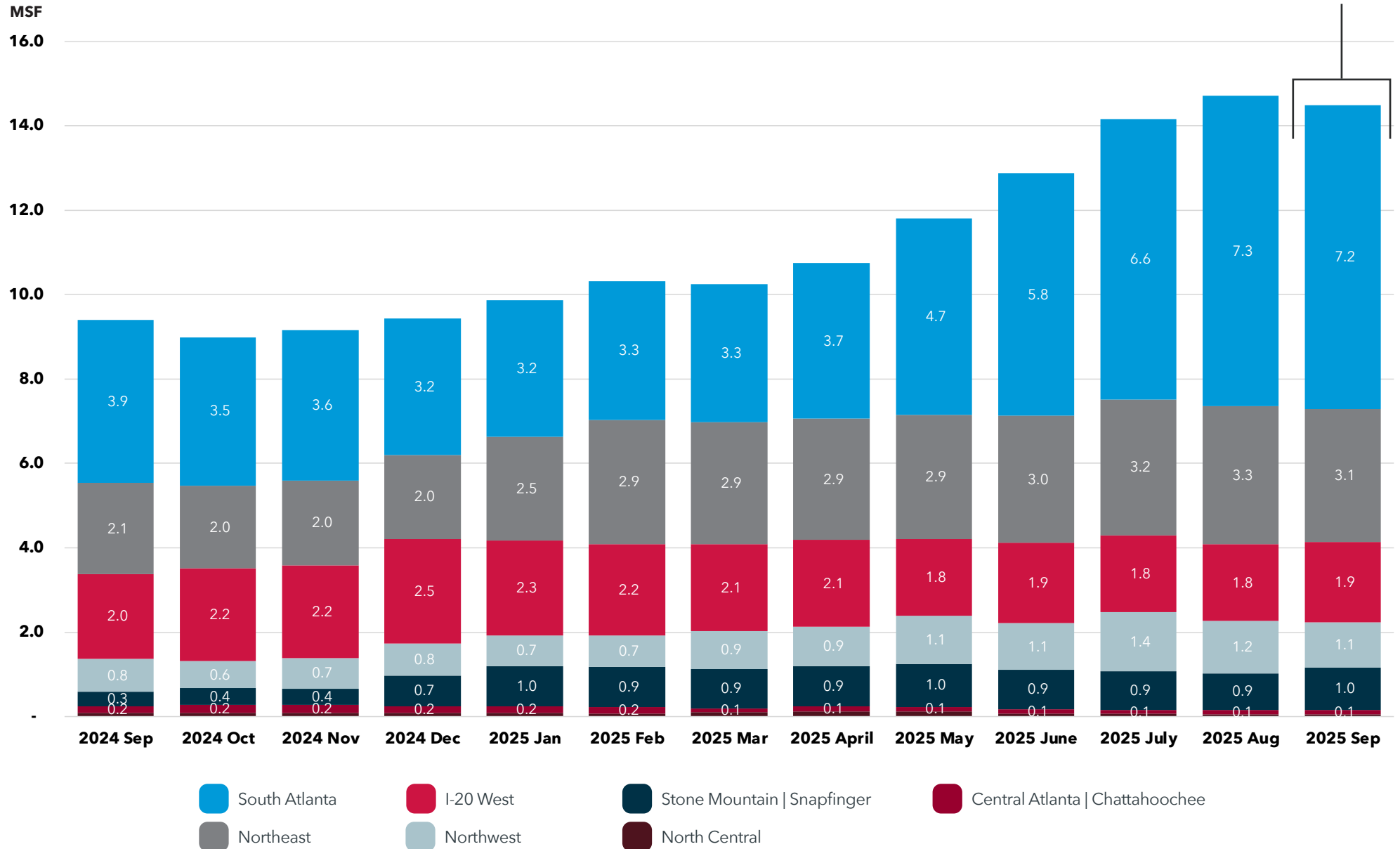


\*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

# Sublease Available SF

ALL BUILDINGS

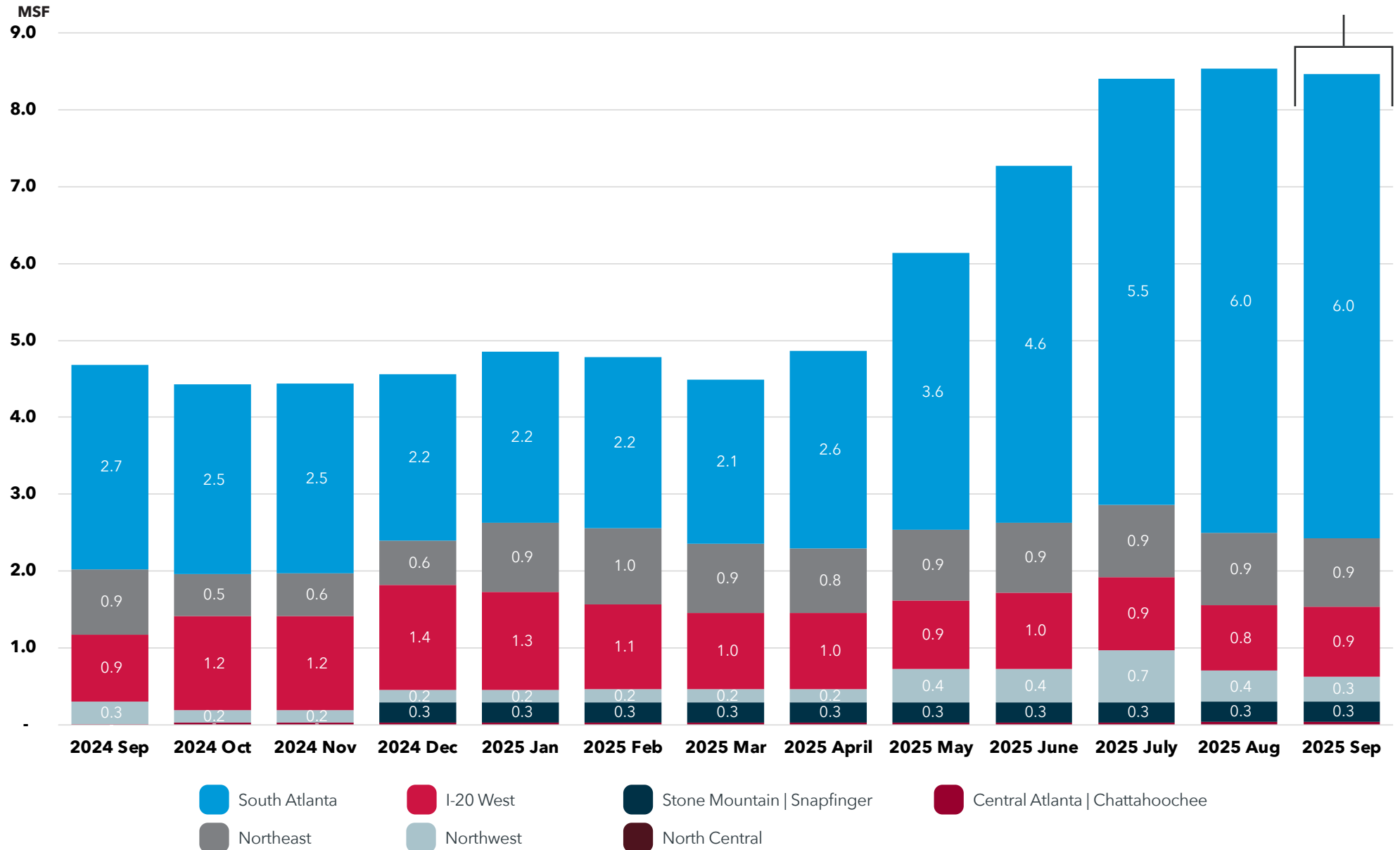
SEPT '25  
14.5 MSF  
TOTAL



# Sublease Available SF

BUILDINGS 250,000 SF & ABOVE

SEPT '25  
8.5 MSF  
TOTAL



# Sublease Available SF

BUILDINGS 250,000 SF & BELOW

