



# Q3 2025

## ATLANTA INDUSTRIAL MARKET REPORT

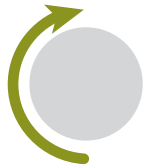
Vacancy holds steady,  
demand recovers and  
construction resumes

# WHAT'S HAPPENING?

Q3 2025

Atlanta's industrial market remains fundamentally strong as of Q3 2025, even as it transitions into a more balanced phase. Vacancy remained steady at 9.5%, unchanged from Q2, suggesting the market may be stabilizing after a period of elevated supply growth. Leasing activity was solid, with nearly 10 million square feet signed during the quarter. Developer confidence is beginning to return, evidenced by 11 new

projects breaking ground, totaling 6.2 million square feet now under construction. Though construction activity remains more disciplined than during previous cycles, it reflects a belief in the long-term strength of the market. Looking ahead, measured growth is expected as supply better aligns with evolving tenant needs and Atlanta reinforces its role as a premier logistics and manufacturing hub in the Southeast.



**1,994,448 SF**

**Q3 NET ABSORPTION**

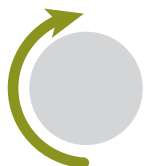
Q2: (332,054) SF



**9.5%**

**Q3 VACANCY RATE**

Q2: 9.5%



**6.2 MSF**

**Q3 UNDER CONSTRUCTION**

Q2: 5.5 MSF



**1.1 MSF**

**Q3 NEW SUPPLY DELIVERED**

Q2: 2.7 MSF



**\$8.01 PSF**

**Q3 AVG. ASKING RENT | YEAR**

Q2: \$8.13 PSF



**\$118 PSF**

**Q3 AVG. SALES PRICE**

Q2: \$125 PSF

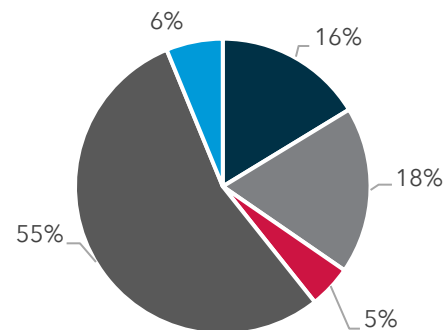


**\$3.7 Billion**

**ROLLING 12-MO SALES VOLUME**

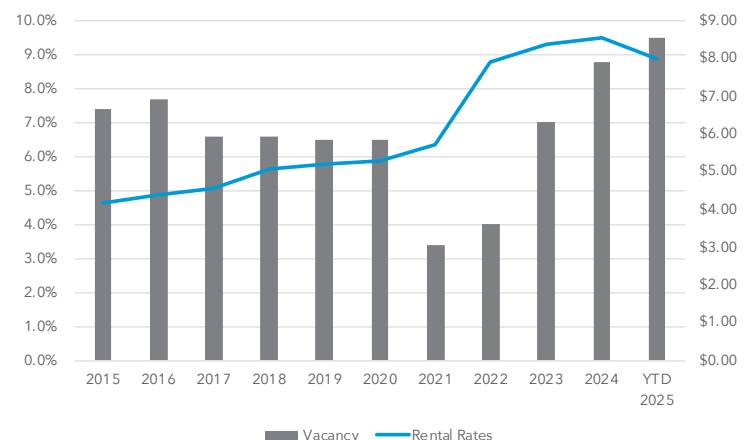
Q2: \$4.1 Billion

## Q3 2025 | BUYER COMPOSITION

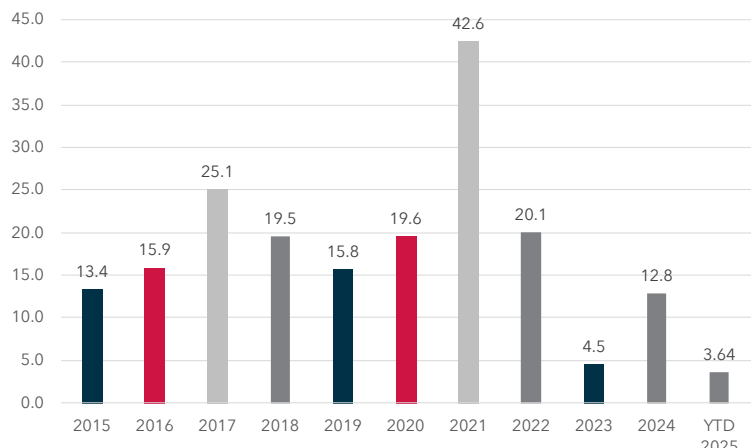


■ Cross Border ■ Institutional ■ REIT/Listed ■ Private ■ User/Other

## ANNUAL | VACANCY & RENTAL RATES



## ANNUAL | NET ABSORPTION (MSF)



# MARKET ACTIVITY

Q3 2025

## Q3 2025 | TOP SALES



### BARRETT DISTRIBUTION CENTER\*

KENNESAW, GA 30144

SUBMARKET	Northwest
BUYER	Hartz Mountain Industries
SELLER	Clarion Partners
SIZE (SF)	814,808
SALE PRICE	\$127,000,000 (\$155.86 PSF)

\*7 Property Portfolio Sale



### 1871 WILLOW SPRINGS CHURCH RD

SOCIAL CIRCLE, GA 30025

SUBMARKET	Stone Mountain / Snapfinger
BUYER	North Haven Net REIT
SELLER	WPT Capital Advisors, LLC
SIZE (SF)	1,512,552
SALE PRICE	\$75,000,000 (\$49.59 PSF)



### 201 GREENWOOD CT\*

MCDONOUGH, GA 30253

SUBMARKET	South Atlanta
BUYER	Bridge Logistics Properties
SELLER	Link Logistics Real Estate
SIZE (SF)	800,000
SALE PRICE	\$72,222,800 (\$90.28 PSF)

\*Part of a Property Portfolio Sale

## Q3 2025 | TOP LEASES



### ARTHUR K BOLTON PARKWAY

GRIFFIN, GA 30223

SUBMARKET	South Atlanta
TENANT	Confidential
SIZE (SF)	933,656
LEASE TYPE	New



### 1950 OAK LAWN AVENUE\* | BLDG 4

ATLANTA, GA 30331

SUBMARKET	I-20 West Fulton
TENANT	Elogistics
SIZE (SF)	633,000
LEASE TYPE	New

\* Lee & Associates - Transaction



### 6705 OAKLEY IND. BLVD | BLDG 4

UNION CITY, GA 30291

SUBMARKET	South Atlanta
TENANT	GXO
SIZE (SF)	560,625
LEASE TYPE	Renewal

## Q3 2025 | TOP CONSTRUCTION

### PROJECT NAME

### LOCATION

### BUILDING SIZE (SF)

### SUBMARKET

### DELIVERY

Bremen Logistics Center (Southwire)

Interstate 20 & Waco Rd

1,200,000

I-20 W/Fulton

2026 Q1

Stonemont Park 75 South | Building B

Pine Grove Rd

538,919

South Atlanta

2025 Q4

Bright Star Logistics

Bright Star Connector

407,723

I-20 W/Fulton

2025 Q4

 LakePoint Commerce Center | Bldg 300

740-760 Lakepoint Pkwy

376,245

Northwest

2026 Q2

Intown Station | Bldg B

1400 Murphy Ave SW

351,230

Central ATL

2025 Q4

Jackson 75 I Bldg 100

193 Jackson Rd

314,836

South Atlanta

2026 Q1

RiverPark 3

301 Logistics Pkwy

301,069

South Atlanta

2025 Q4

Intown Station | Bldg A

1400 Murphy Ave SW

274,946

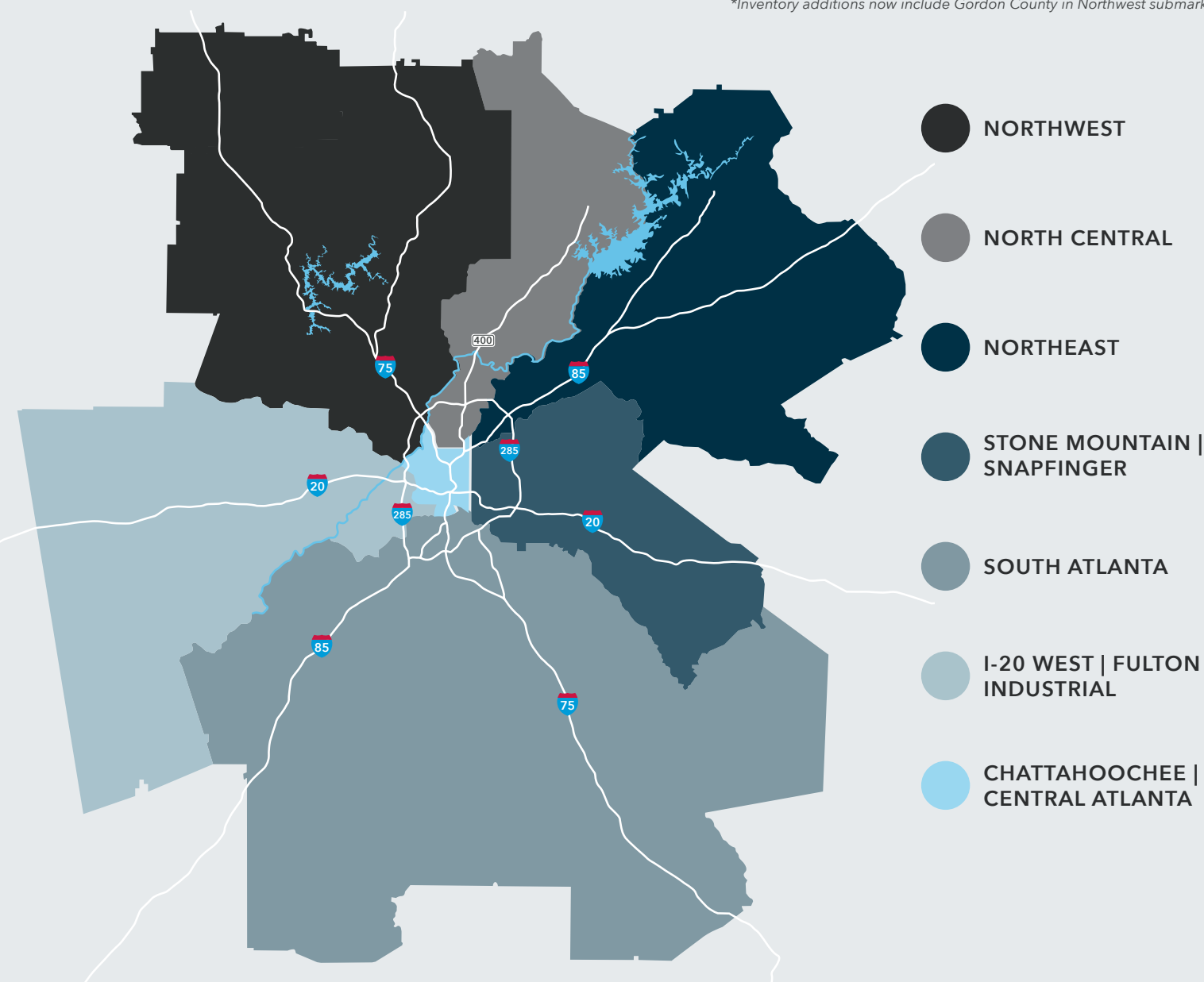
Central ATL

2025 Q4



INDUSTRIAL SUBMARKETS	TOTAL INVENTORY (SF)	TOTAL VACANT (SF)	VACANCY RATE	YTD NET ABSORPTION (SF)	UNDER CONSTRUCTION (SF)	YTD DELIVERIES (SF)	AVG. ASKING RENT / YEAR (PSF)
Northwest*	122,753,828	11,487,928	9.4%	1,480,521	550,890	747,923	\$8.56
North Central	32,211,467	1,830,176	5.7%	388,412	358,571	434,605	\$12.59
Northeast	250,242,933	22,638,246	9.0%	3,016,201	1,334,182	1,922,357	\$8.17
Stn. Mountain   Snapfinger	88,312,037	7,802,587	8.8%	(617,442)	-	152,948	\$8.08
South Atlanta	254,683,122	29,851,853	11.7%	(1,967,160)	1,683,674	1,183,550	\$6.64
I-20 West   Fulton Ind.	127,447,198	10,063,684	7.9%	1,285,680	1,607,723	787,132	\$6.60
Chattahoochee   Central Atl.	29,283,216	2,502,589	8.5%	54,439	626,176	-	\$11.79
<b>TOTAL</b>	<b>904,933,801</b>	<b>86,177,063</b>	<b>9.5%</b>	<b>3,640,651</b>	<b>6,161,216</b>	<b>5,228,515</b>	<b>\$8.01</b>

\*Inventory additions now include Gordon County in Northwest submarket



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