

LEE & ASSOCIATES

November 2025 | Industrial Availability Metrics

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ATL MARKET

SUBLEASES DIP AGAIN AS LEASING MOMENTUM ACCELERATES

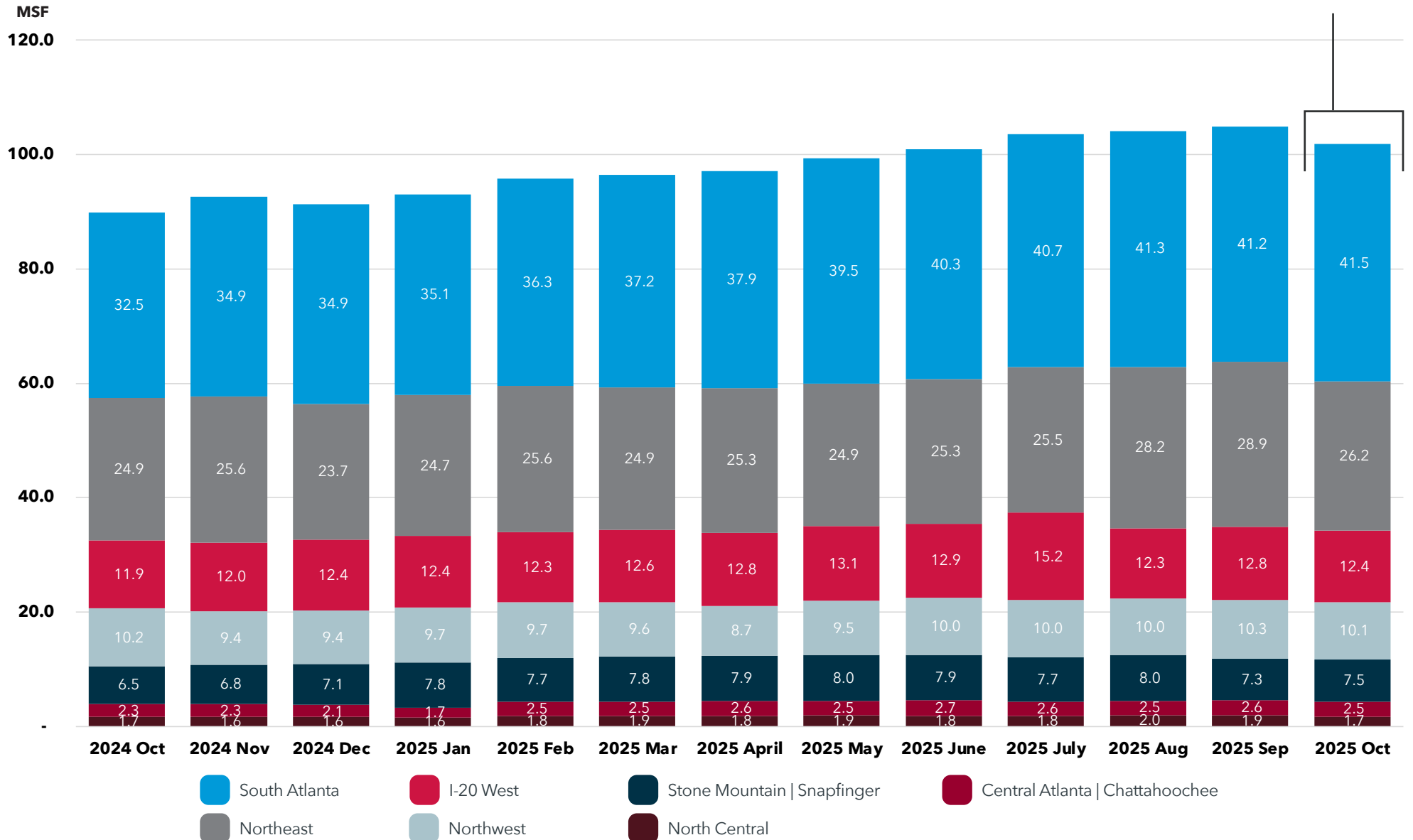
- Sublease availability declined for a second consecutive month, easing to 14.2 million SF in October after peaking at 14.7 million SF in August.
- Overall availability fell to 101.9 million SF, down 3.1 million SF from September, the first meaningful decline this year. More than 10 leases over 100K SF were signed in October, highlighting strong tenant demand and improving market balance.
- Under construction availability ticked up slightly to 5.4 million SF with continued groundbreakings. Although total availability remains 13.3% higher year over, the slower pace of new construction is allowing demand to keep up with supply. This will ensure a more balanced market.

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Total Available SF

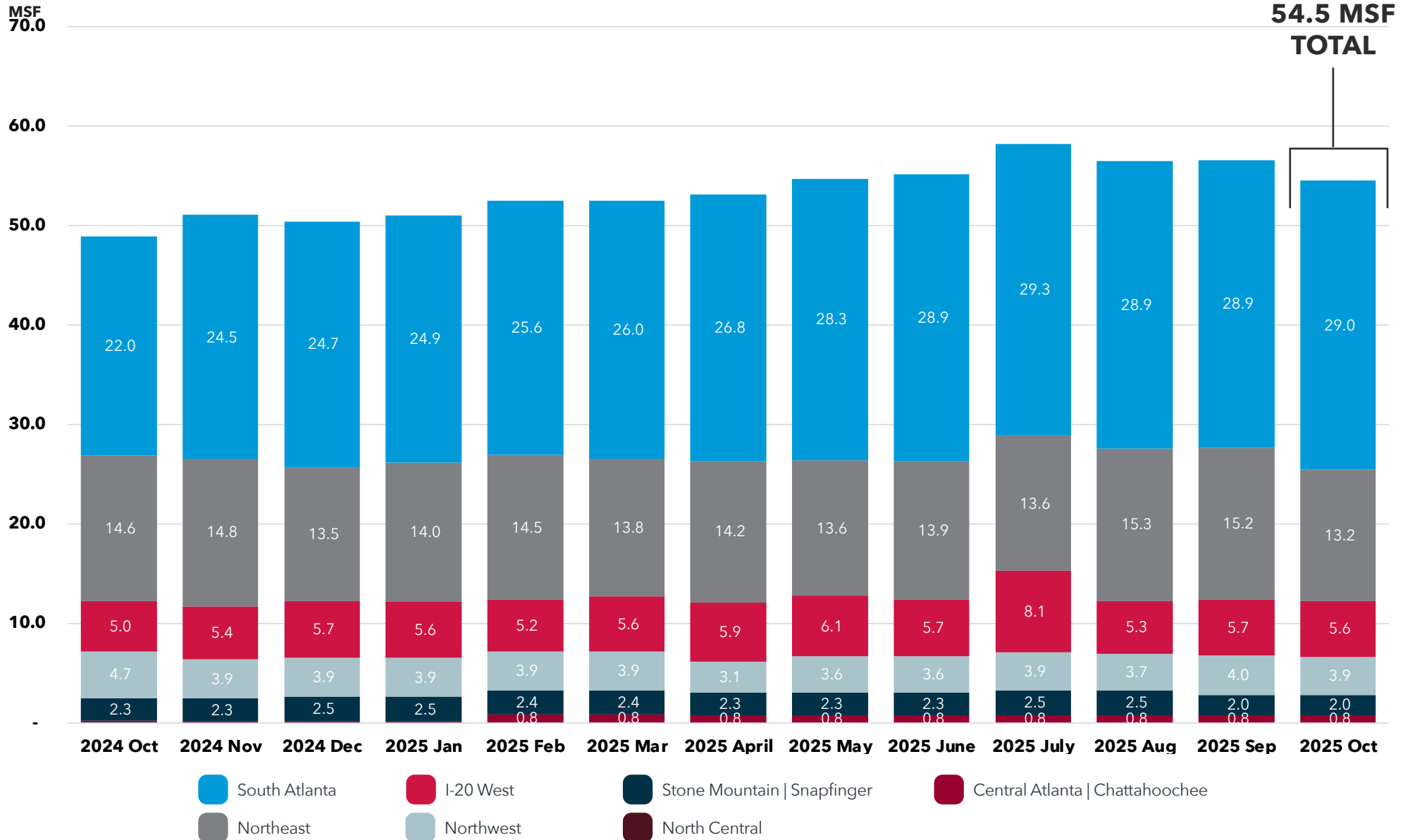
ALL BUILDINGS



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

Total Available SF

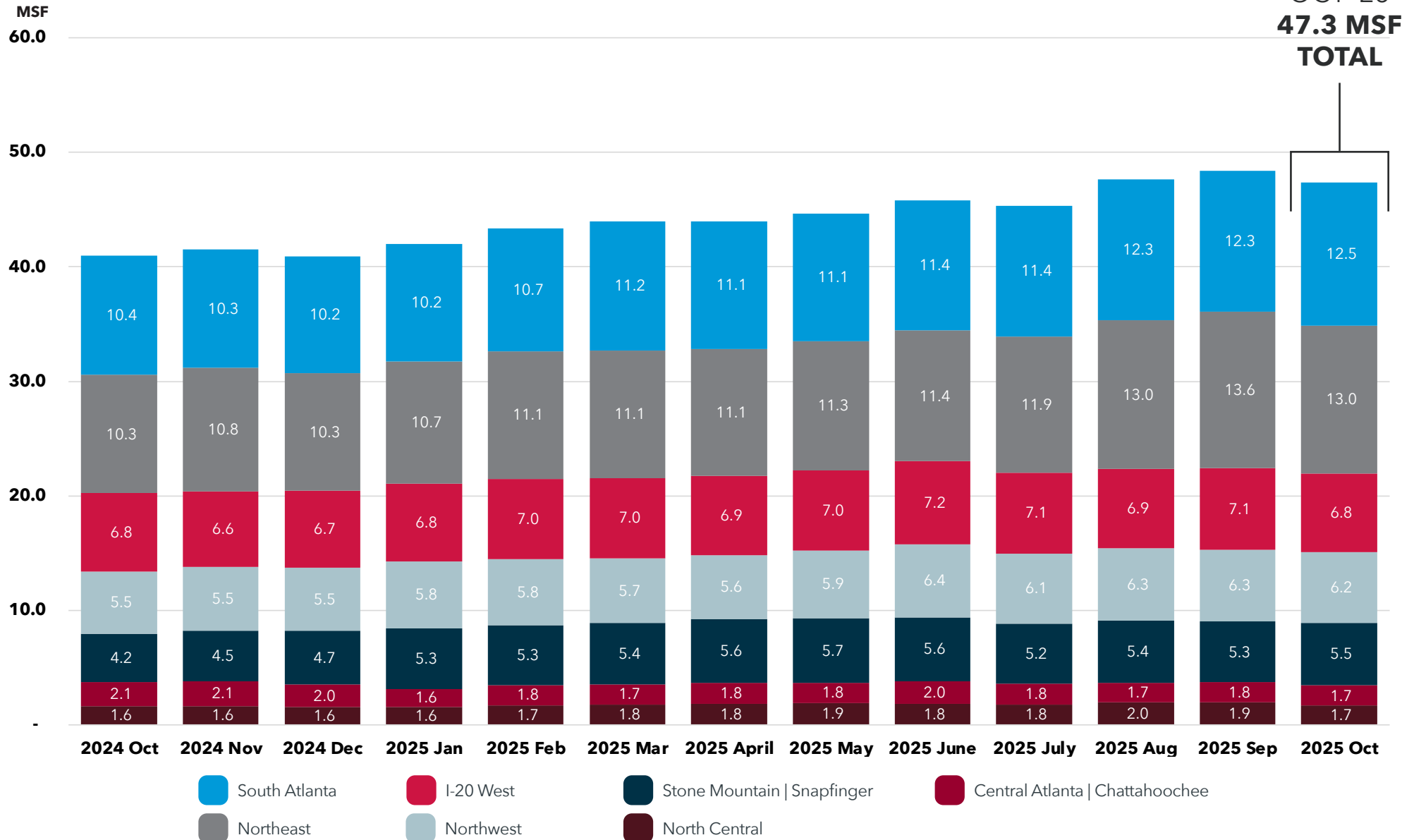
BUILDINGS 250,000 SF & ABOVE



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

Total Available SF

BUILDINGS 250,000 SF & BELOW

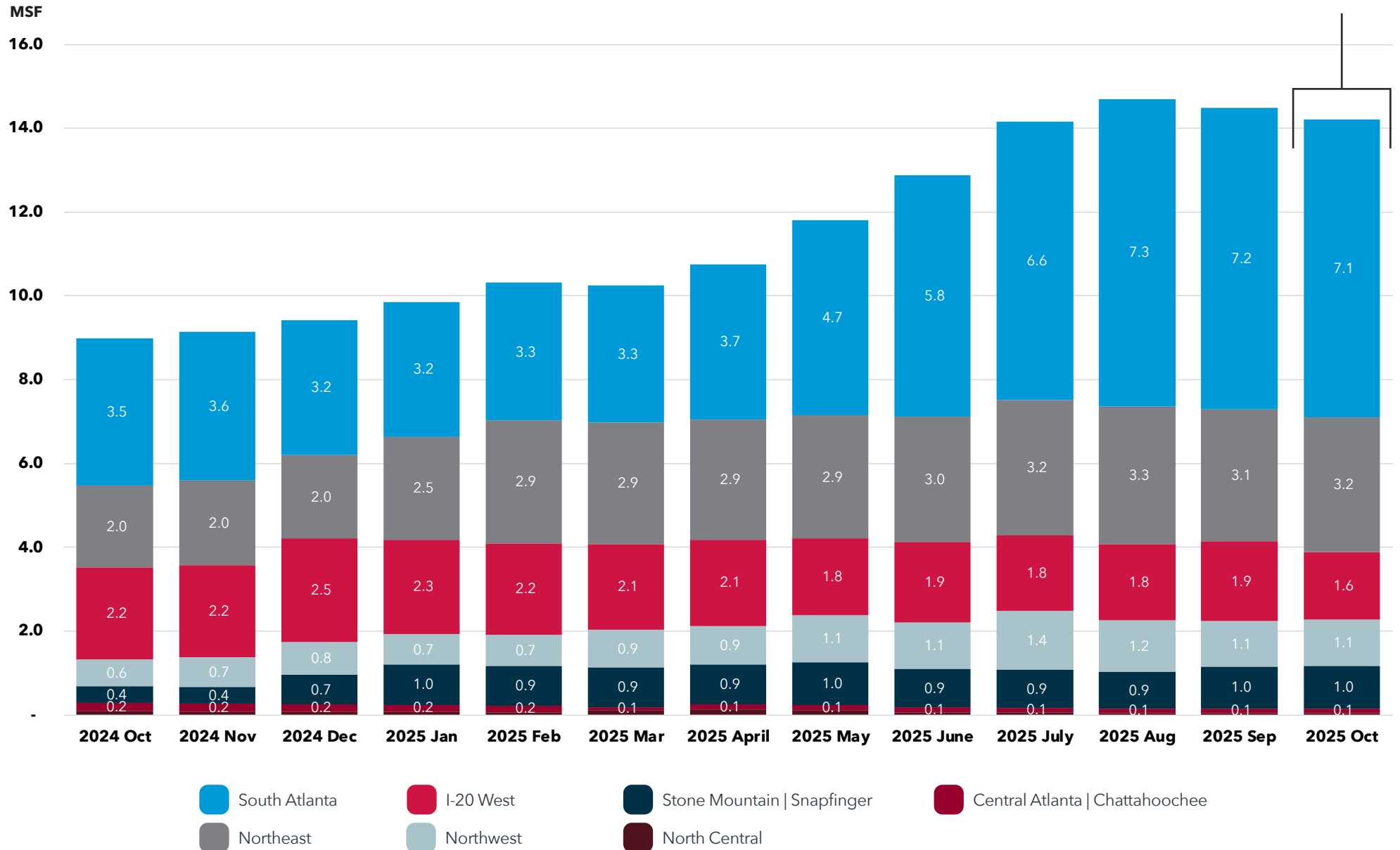


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Sublease Available SF

ALL BUILDINGS

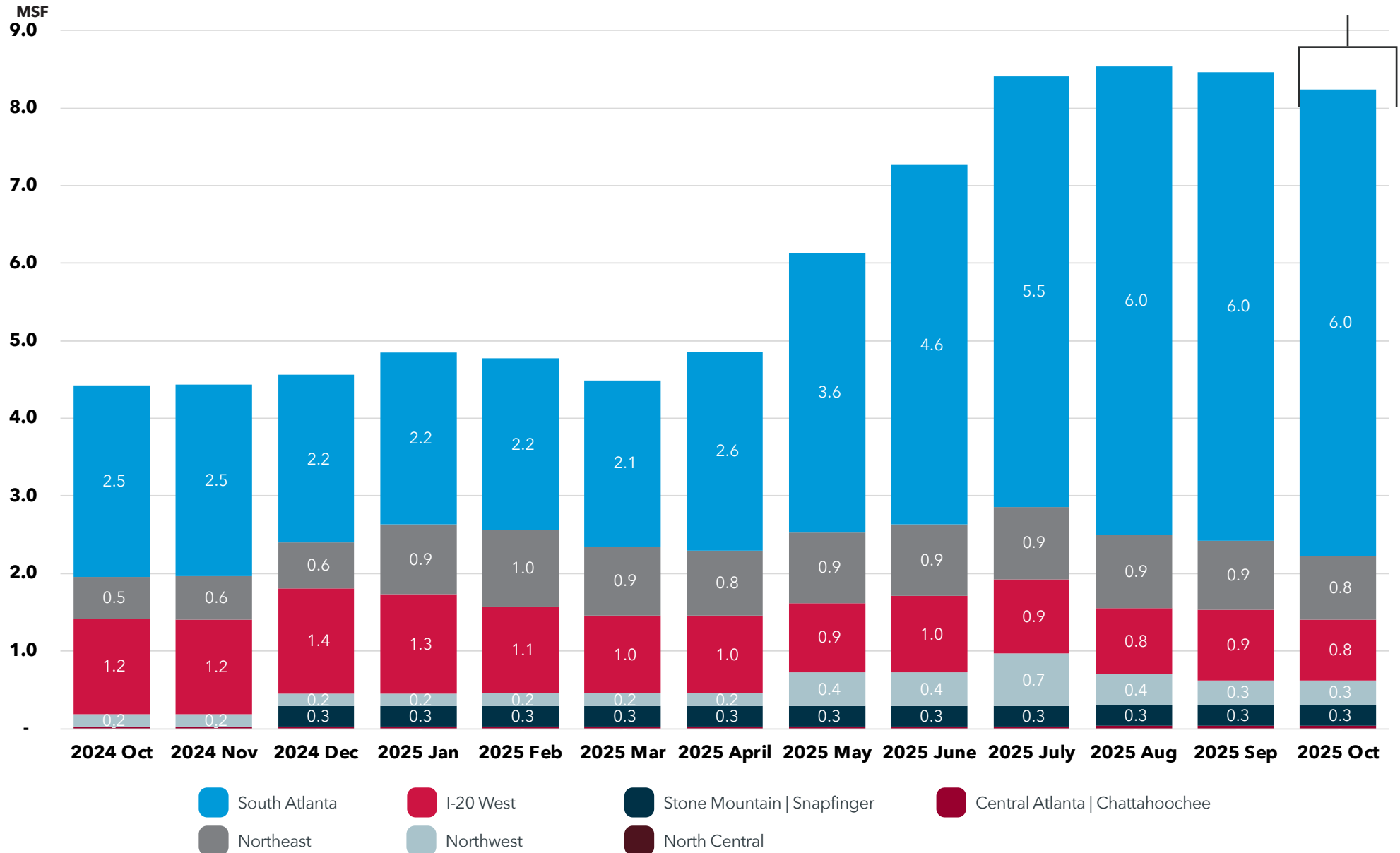
OCT '25
14.2 MSF
TOTAL



Sublease Available SF

BUILDINGS 250,000 SF & ABOVE

OCT '25
8.2 MSF
TOTAL



Sublease Available SF

BUILDINGS 250,000 SF & BELOW

