LEE & ASSOCIATES

December 2025 | Industrial Availability Metrics

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ATL MARKET

SUBLEASES CONTINUE TO PULL BACK AS BALANCE RETURNS TO THE MARKET

- Overall availability held steady at 101.5 MSF, easing slightly from October's 101.9 MSF. This stabilization suggests the market is rebalancing after increased availabilities during the first half of 2025.
- Sublease availability dropped to 13.5 MSF in November, the third consecutive month of decline from an August peak of 14.7 MSF. Fewer larger subleases are coming online, signaling a healthier and more stable sublease environment.
- There is now 7.0 MSF currently under construction, including three build-to-suit projects totaling 2.1 MSF. The remaining 4.9 MSF is spec product, which will facilitate a more manageable pipeline for the market to absorb in the upcoming months.

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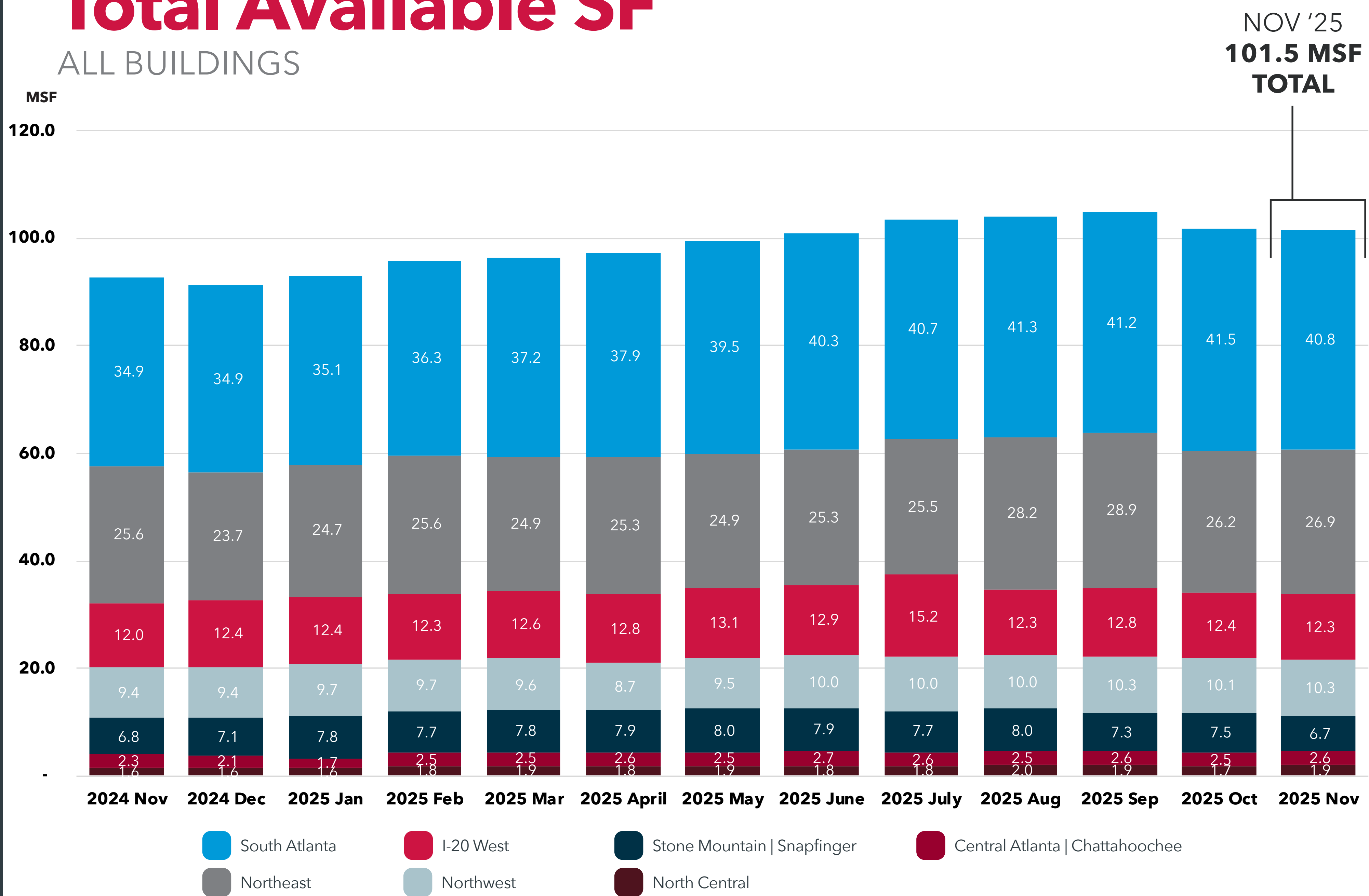
Total Available SF

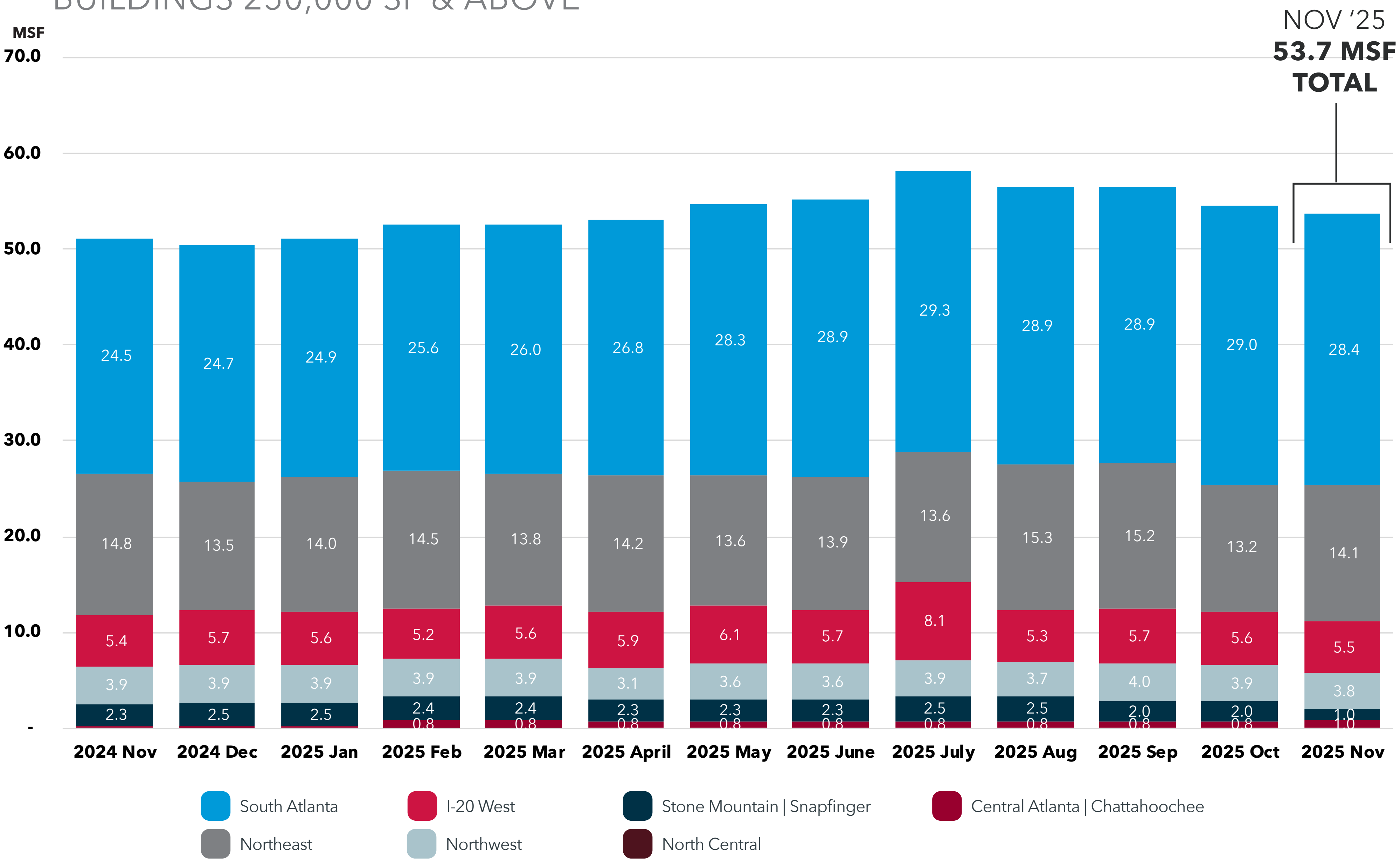
ALL BUILDINGS



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

Total Available SF

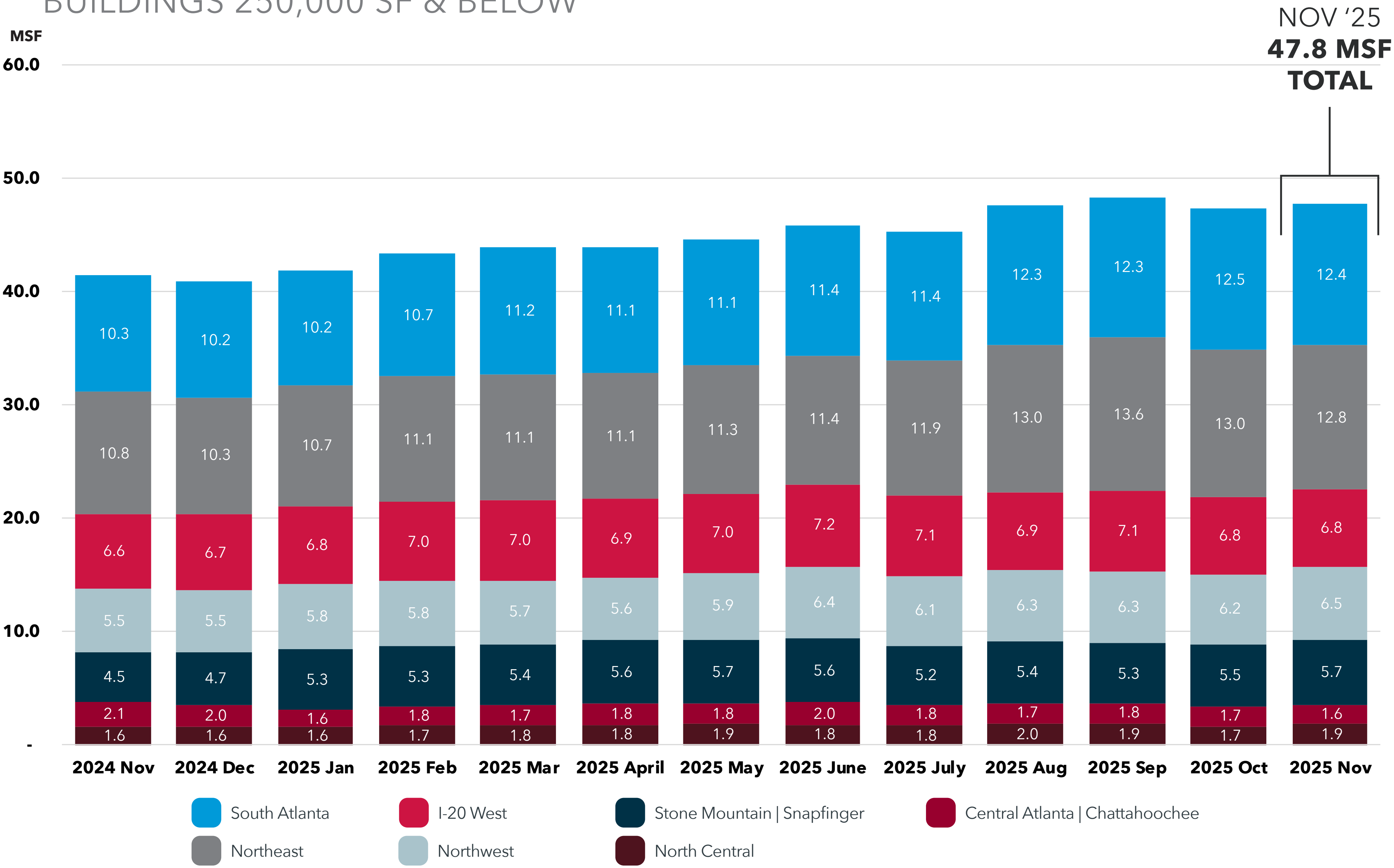
BUILDINGS 250,000 SF & ABOVE



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

Total Available SF

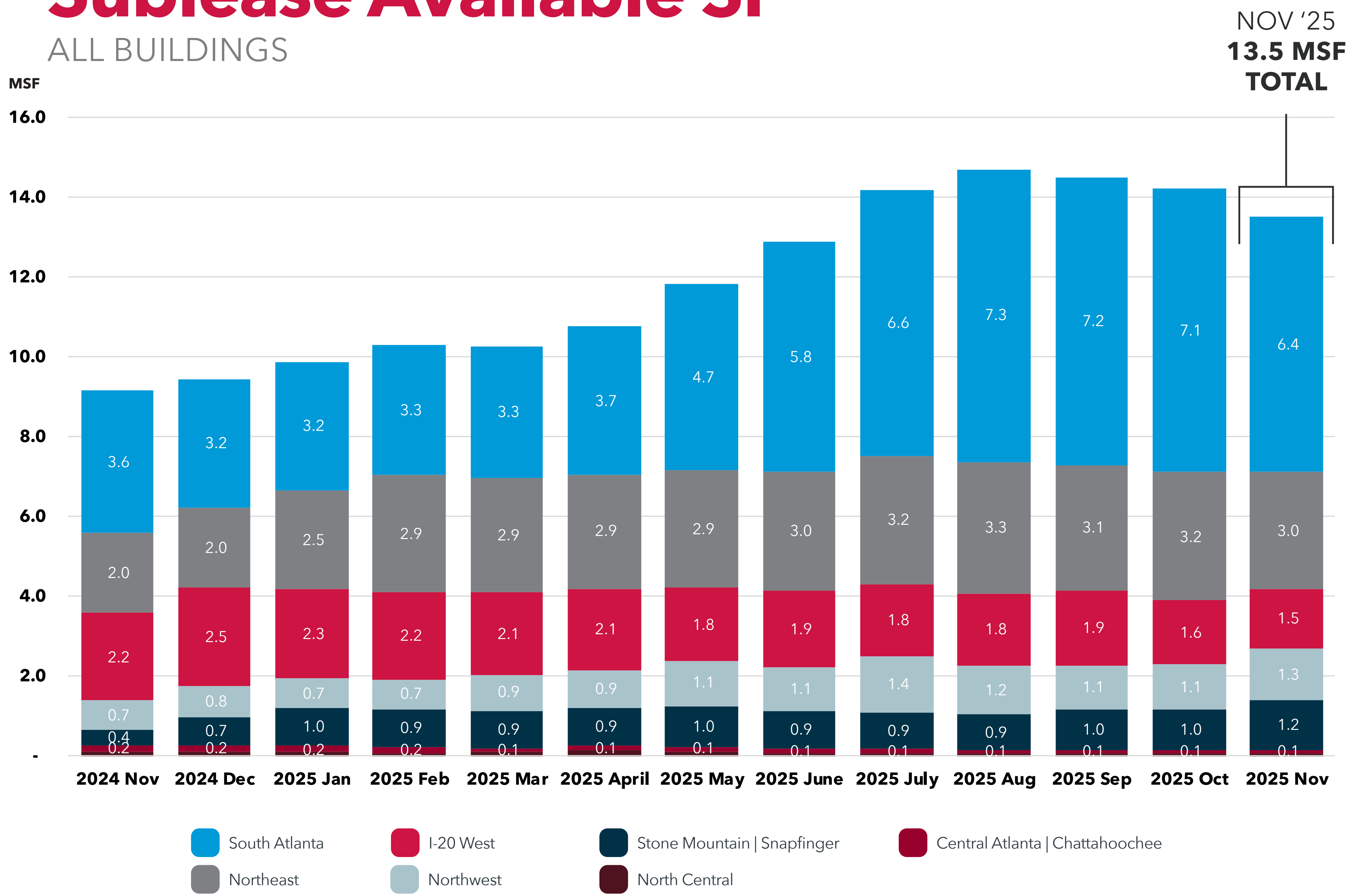
BUILDINGS 250,000 SF & BELOW



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

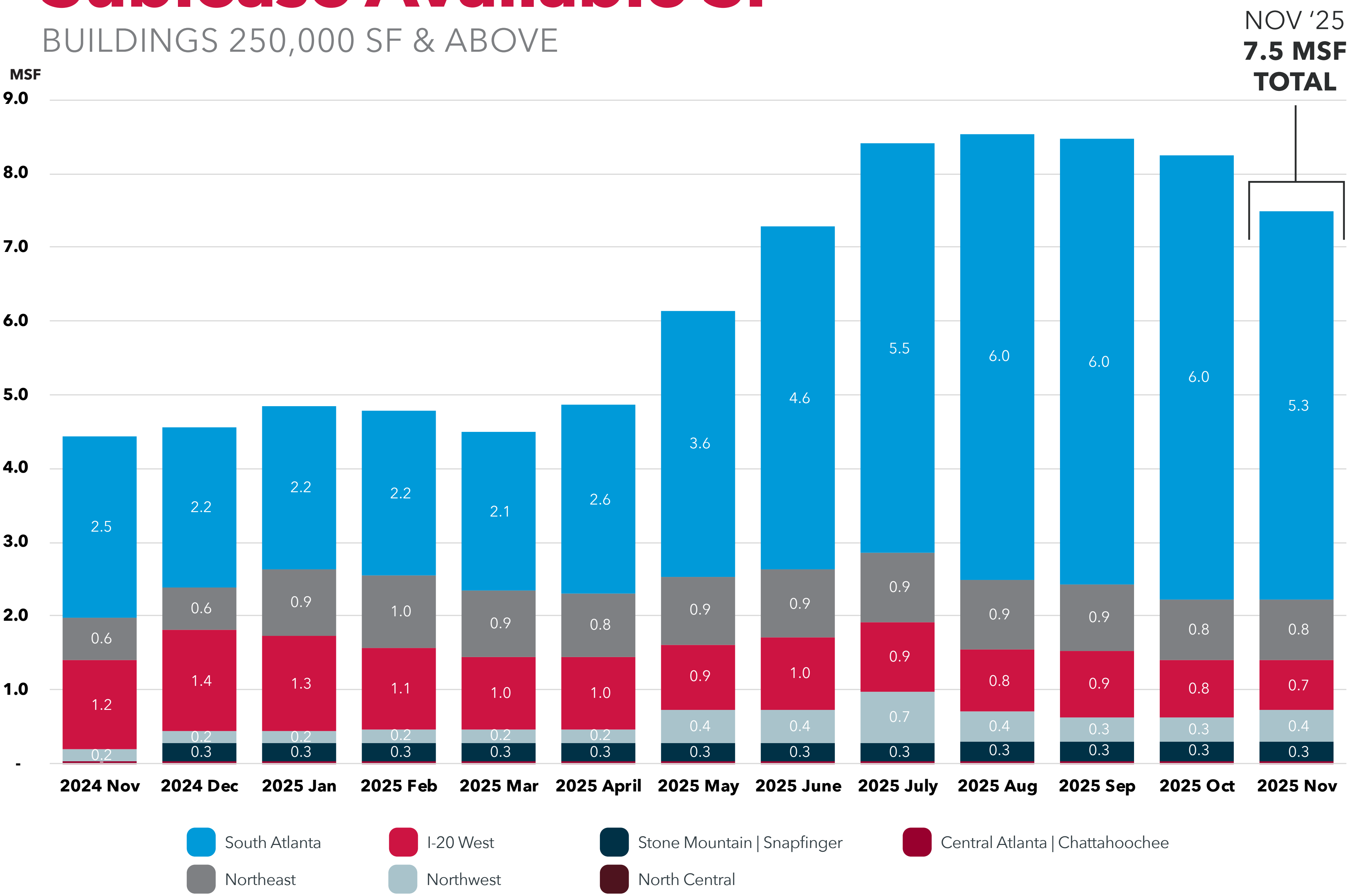
Sublease Available SF

ALL BUILDINGS



Sublease Available SF

BUILDINGS 250,000 SF & ABOVE



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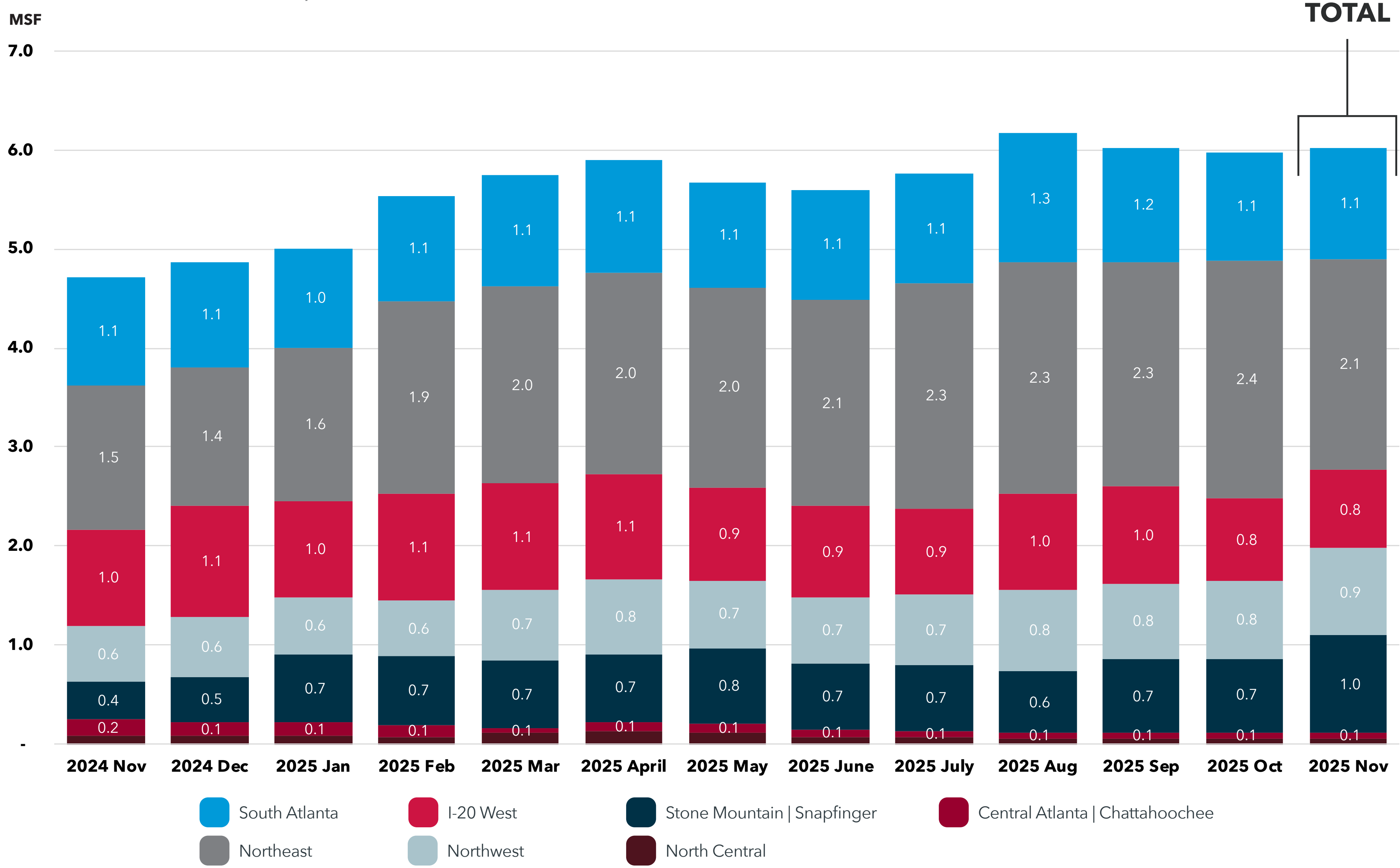
Sublease Available SF

BUILDINGS 250,000 SF & BELOW



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