LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES

January 2026 | Industrial Availability Metrics

Lee & Associates - Atlanta Research
atlresearch@lee-associates.com
404.442.2810
www.lee-associates.com/atlanta

ATL MARKET

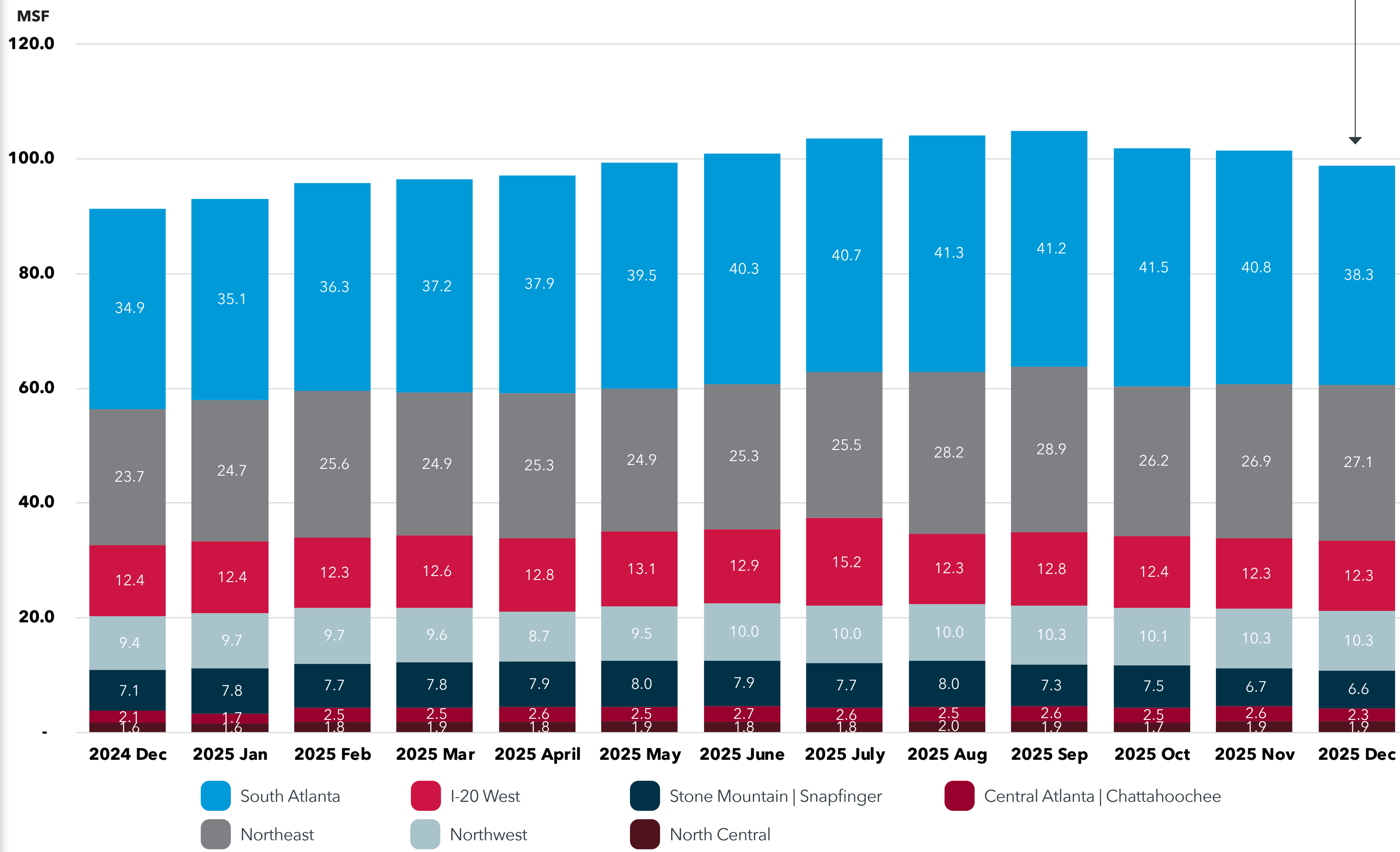
AVAILABILITY PULLS BACK HEADING INTO 2026

- Total availability declined to 98.9 MSF in December, down from 101.5 MSF in November, supported by several sizable year-end leasing transactions. This represents the first meaningful pullback in availability since mid-2025, suggesting large-block absorption is starting to counteract new deliveries.
- Sublease availability continued to ease, falling to 13.1 MSF, down from its August peak of 14.7 MSF. The steady month-over-month decline reflects fewer large subleases entering the market and improving confidence among existing occupiers.
- Heading into 2026, the market appears to be transitioning from expansion to stabilization, as declining availability and improving sublease dynamics are reinforced by a disciplined construction pipeline, setting the stage for a more balanced year ahead.

Total Available SF

ALL BUILDINGS

DEC '25 | **98.9 MSF TOTAL**

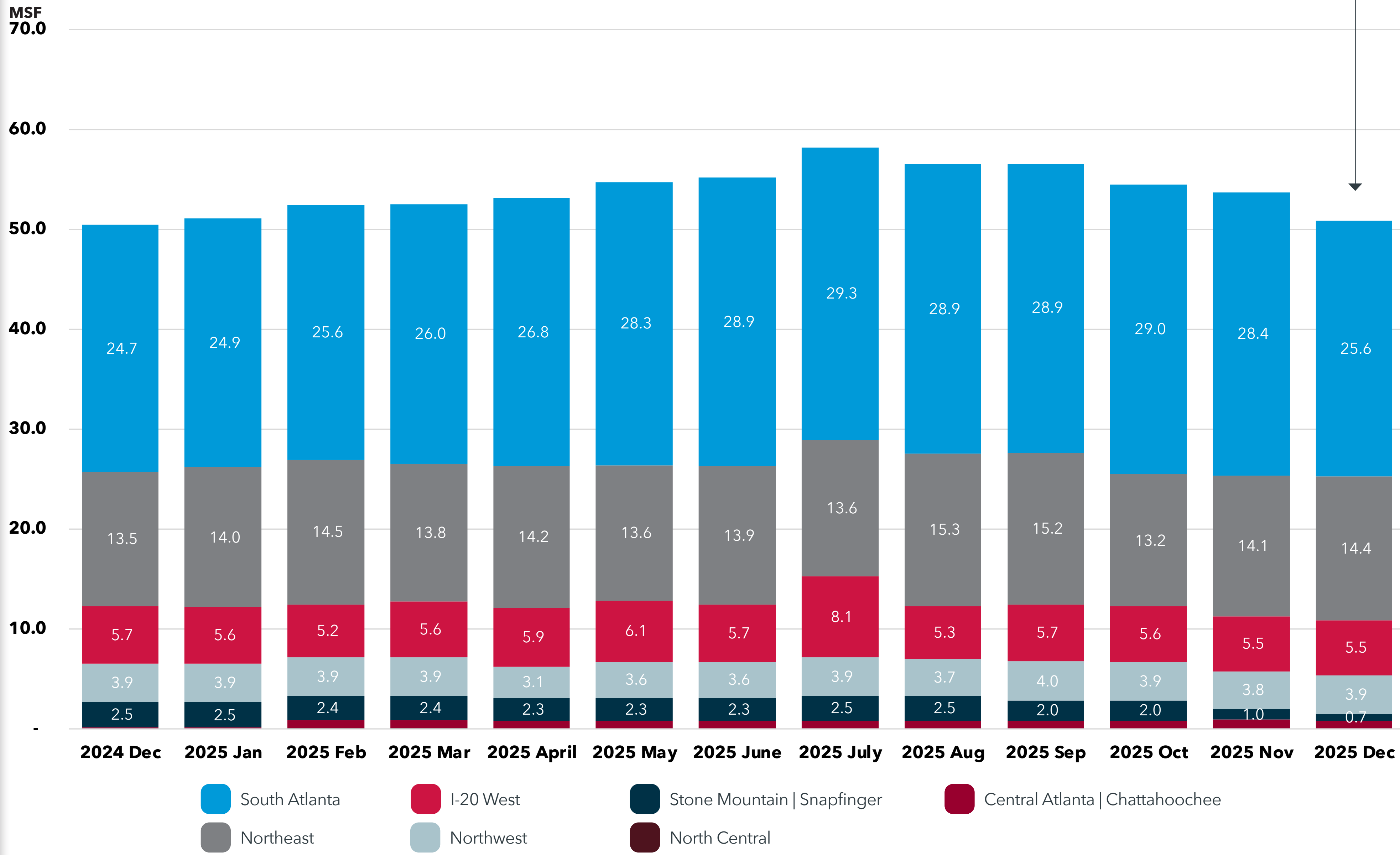


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Total Available SF

BUILDINGS 250,000 SF & ABOVE

DEC '25 | **50.8 MSF TOTAL**

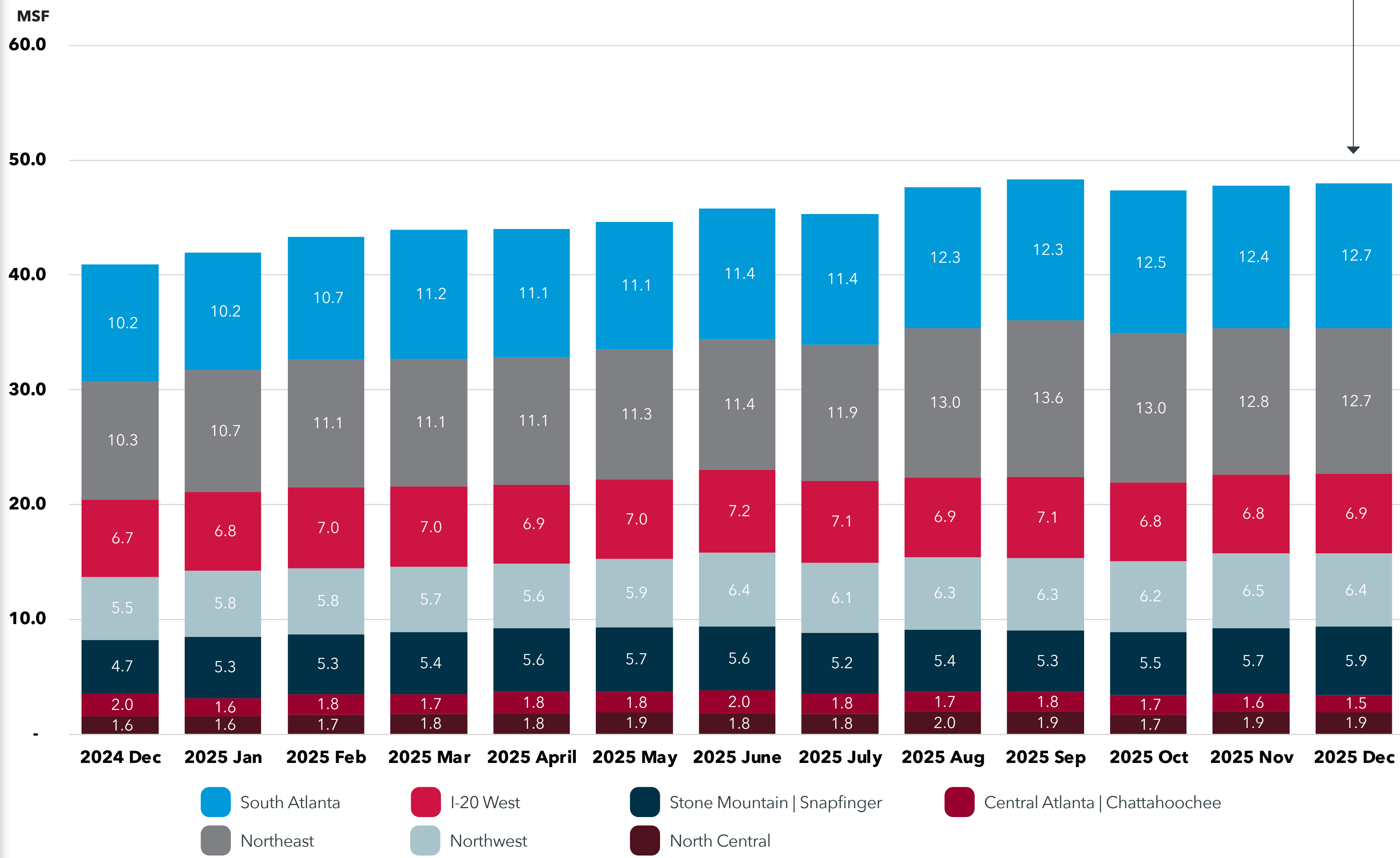


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Total Available SF

BUILDINGS 250,000 SF & BELOW

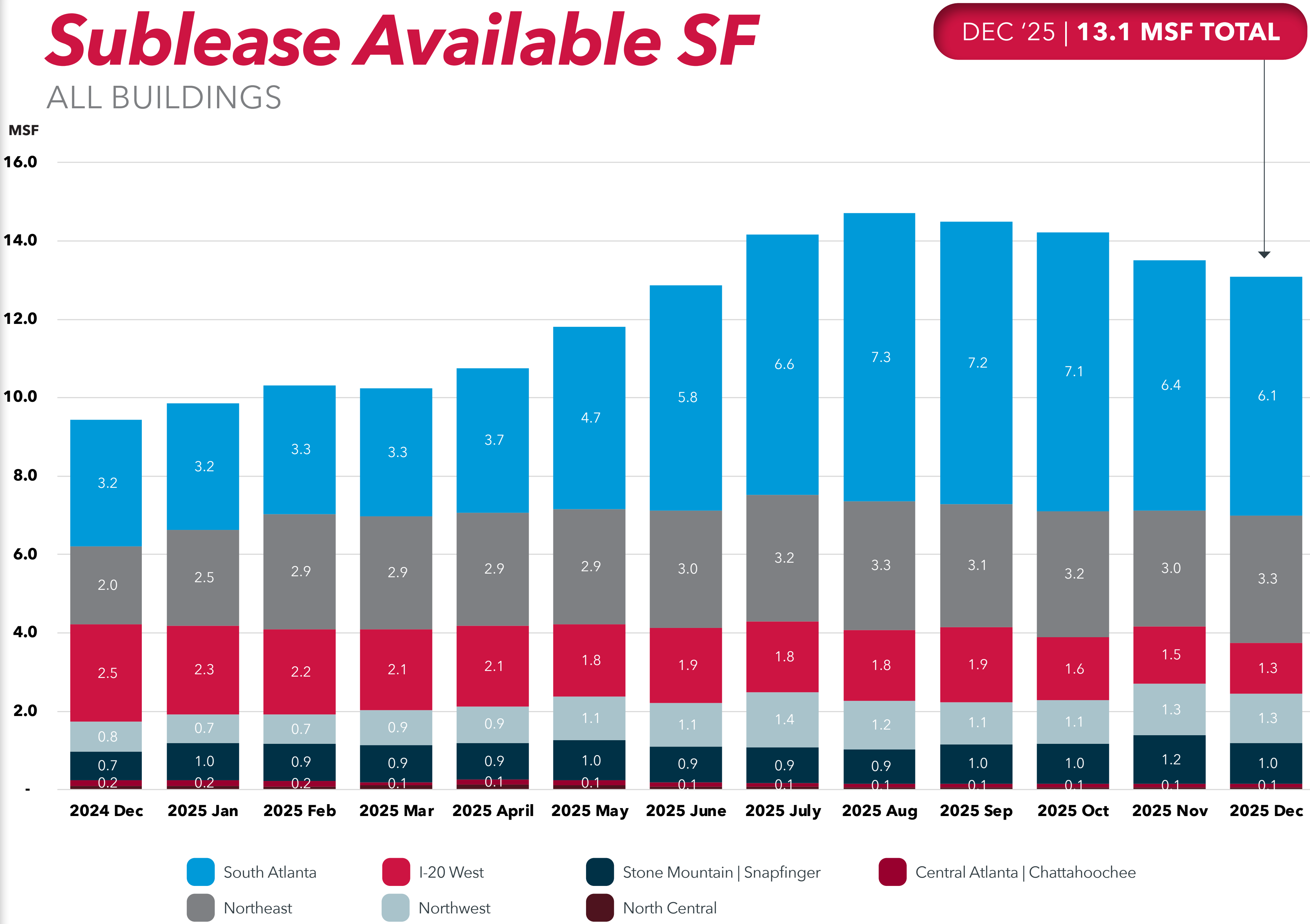
DEC '25 | **48.0 MSF TOTAL**



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

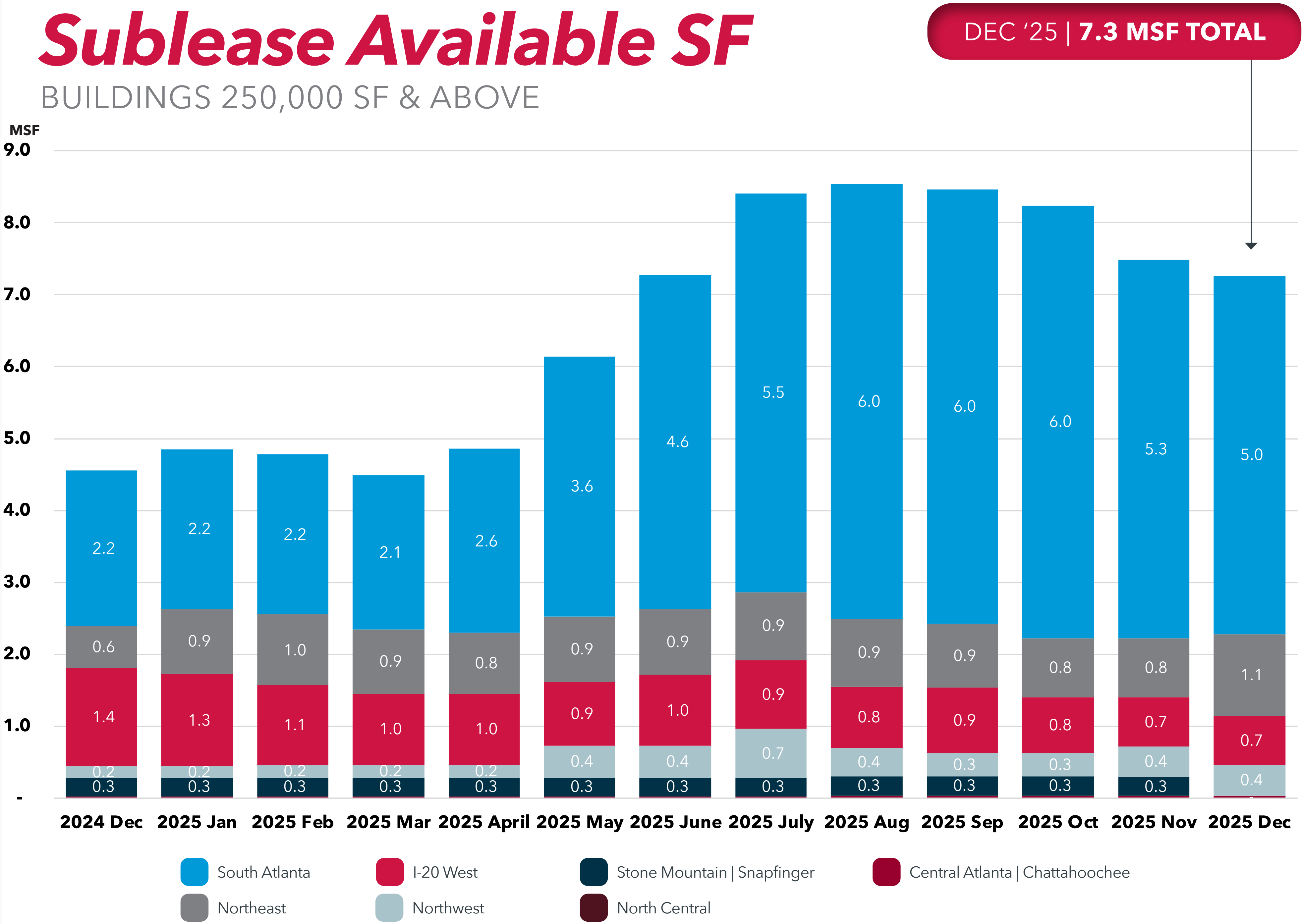
Sublease Available SF

ALL BUILDINGS



Sublease Available SF

BUILDINGS 250,000 SF & ABOVE



Sublease Available SF

BUILDINGS 250,000 SF & BELOW

DEC '25 | **5.8 MSF TOTAL**