



LEE & ASSOCIATES

January 2026 | Industrial Availability Metrics

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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.

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Total Available SF

DEC '25 | 98.9 MSF TOTAL

ALL BUILDINGS

MSF

120.0

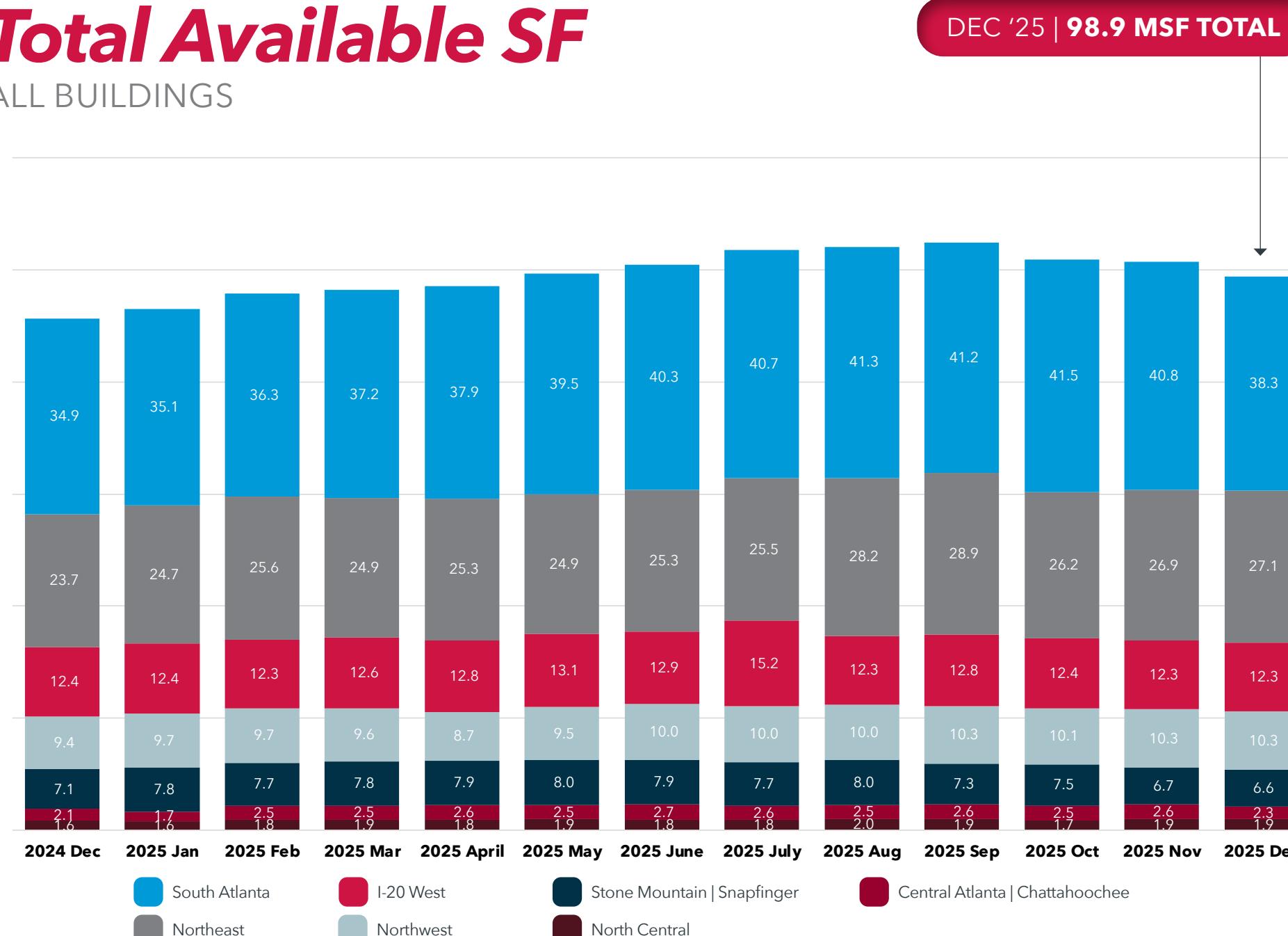
100.0

80.0

60.0

40.0

20.0



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

Total Available SF

DEC '25 | 50.8 MSF TOTAL

BUILDINGS 250,000 SF & ABOVE

MSF
70.0

60.0

50.0

40.0

30.0

20.0

10.0

-

2024 Dec 2025 Jan 2025 Feb 2025 Mar 2025 April 2025 May 2025 June 2025 July 2025 Aug 2025 Sep 2025 Oct 2025 Nov 2025 Dec

South Atlanta

Northeast

I-20 West

Northwest

Stone Mountain | Snapfinger

North Central

Central Atlanta | Chattahoochee

-

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

Total Available SF

DEC '25 | 48.0 MSF TOTAL

BUILDINGS 250,000 SF & BELOW

MSF

60.0

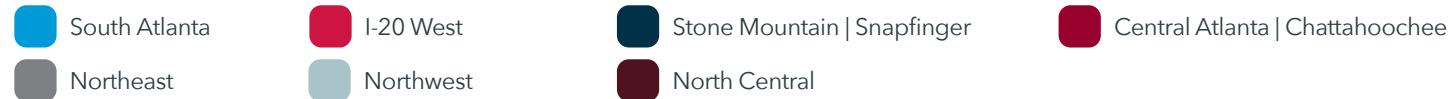
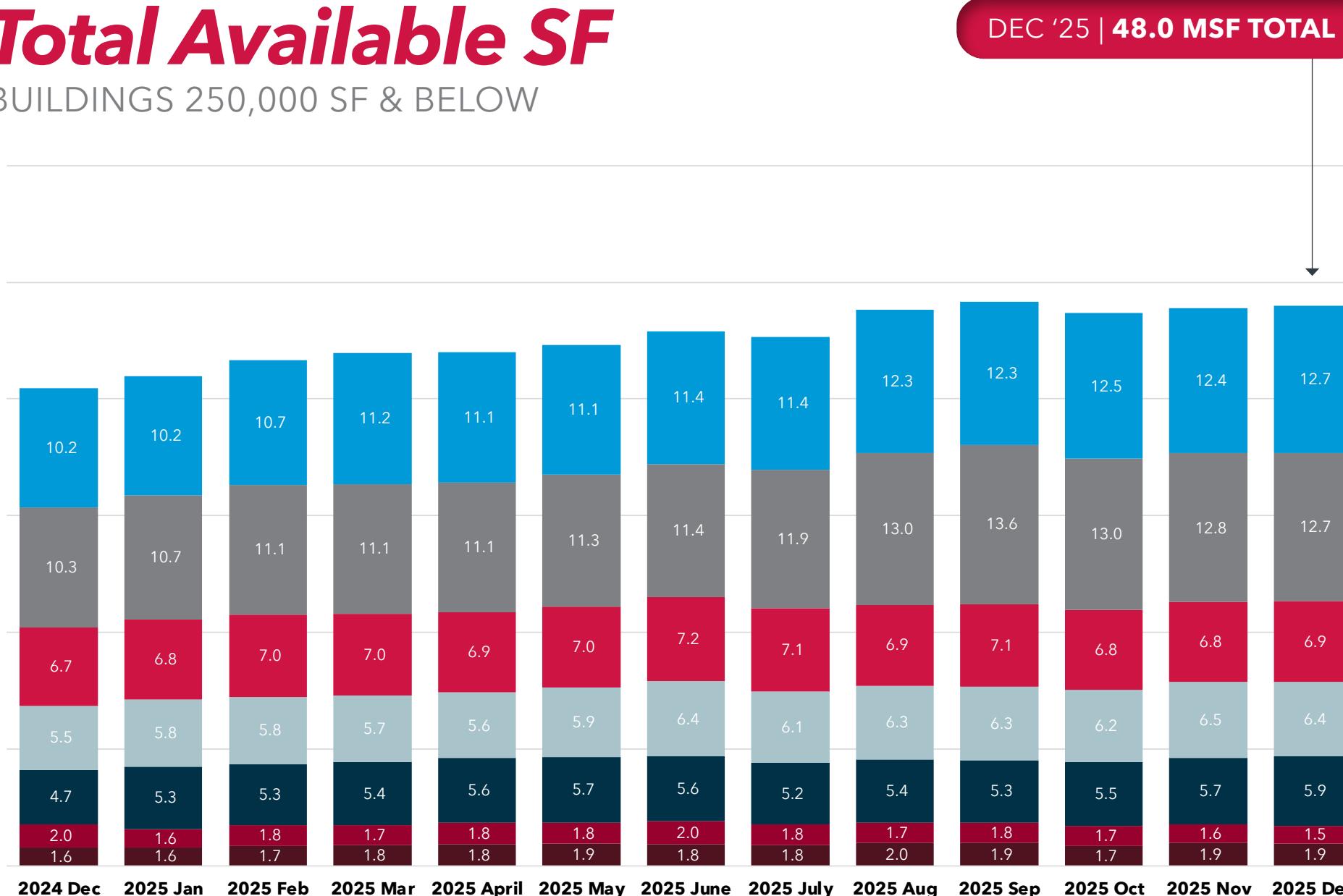
50.0

40.0

30.0

20.0

10.0



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

Sublease Available SF

DEC '25 | 13.1 MSF TOTAL

ALL BUILDINGS

MSF

16.0

14.0

12.0

10.0

8.0

6.0

4.0

2.0

-

2024 Dec 2025 Jan 2025 Feb 2025 Mar 2025 April 2025 May 2025 June 2025 July 2025 Aug 2025 Sep 2025 Oct 2025 Nov 2025 Dec

South Atlanta

Northeast

I-20 West

Northwest

Stone Mountain | Snapfinger

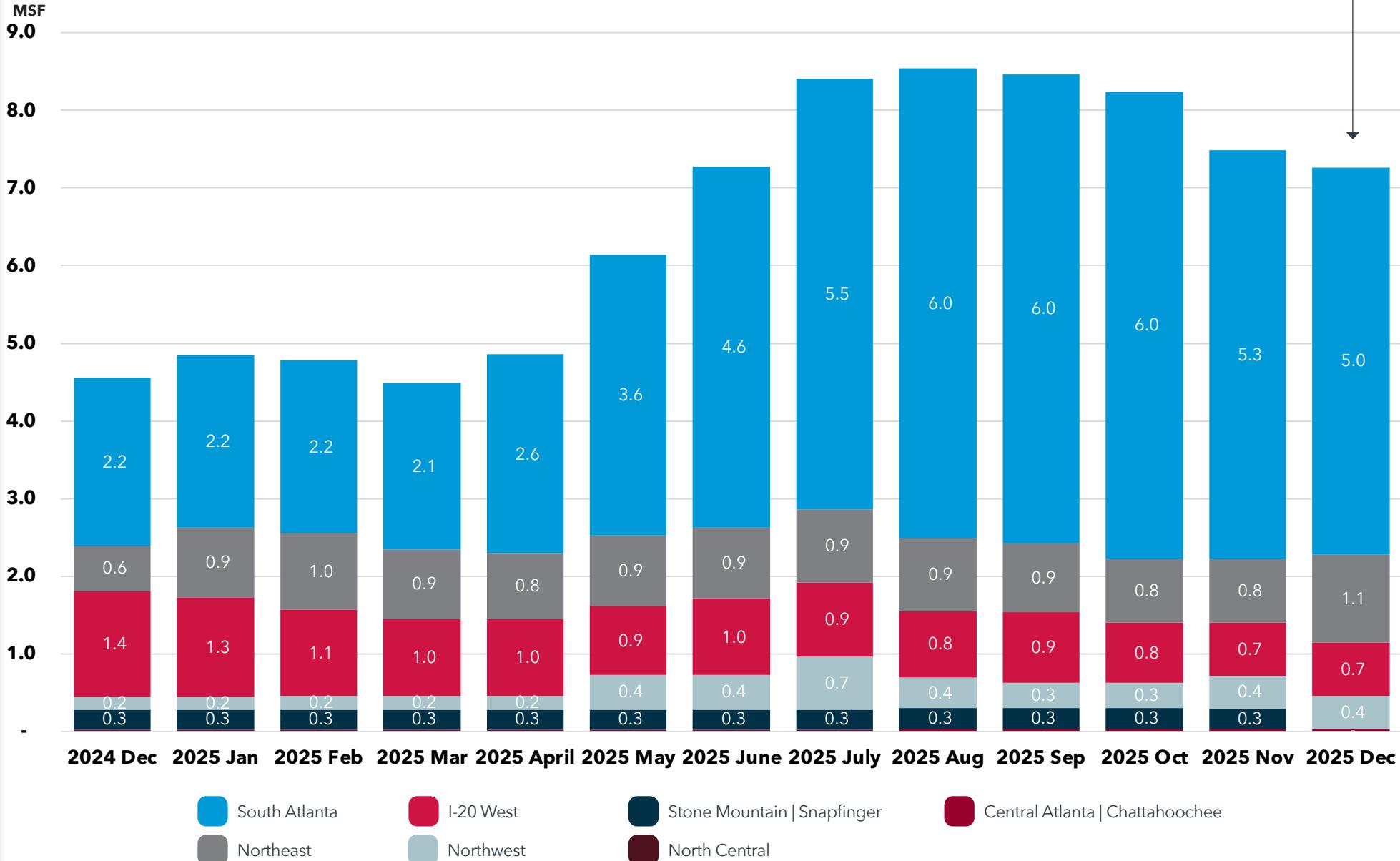
North Central

Central Atlanta | Chattahoochee

Sublease Available SF

DEC '25 | 7.3 MSF TOTAL

BUILDINGS 250,000 SF & ABOVE



Sublease Available SF

DEC '25 | 5.8 MSF TOTAL

BUILDINGS 250,000 SF & BELOW

MSF

7.0

6.0

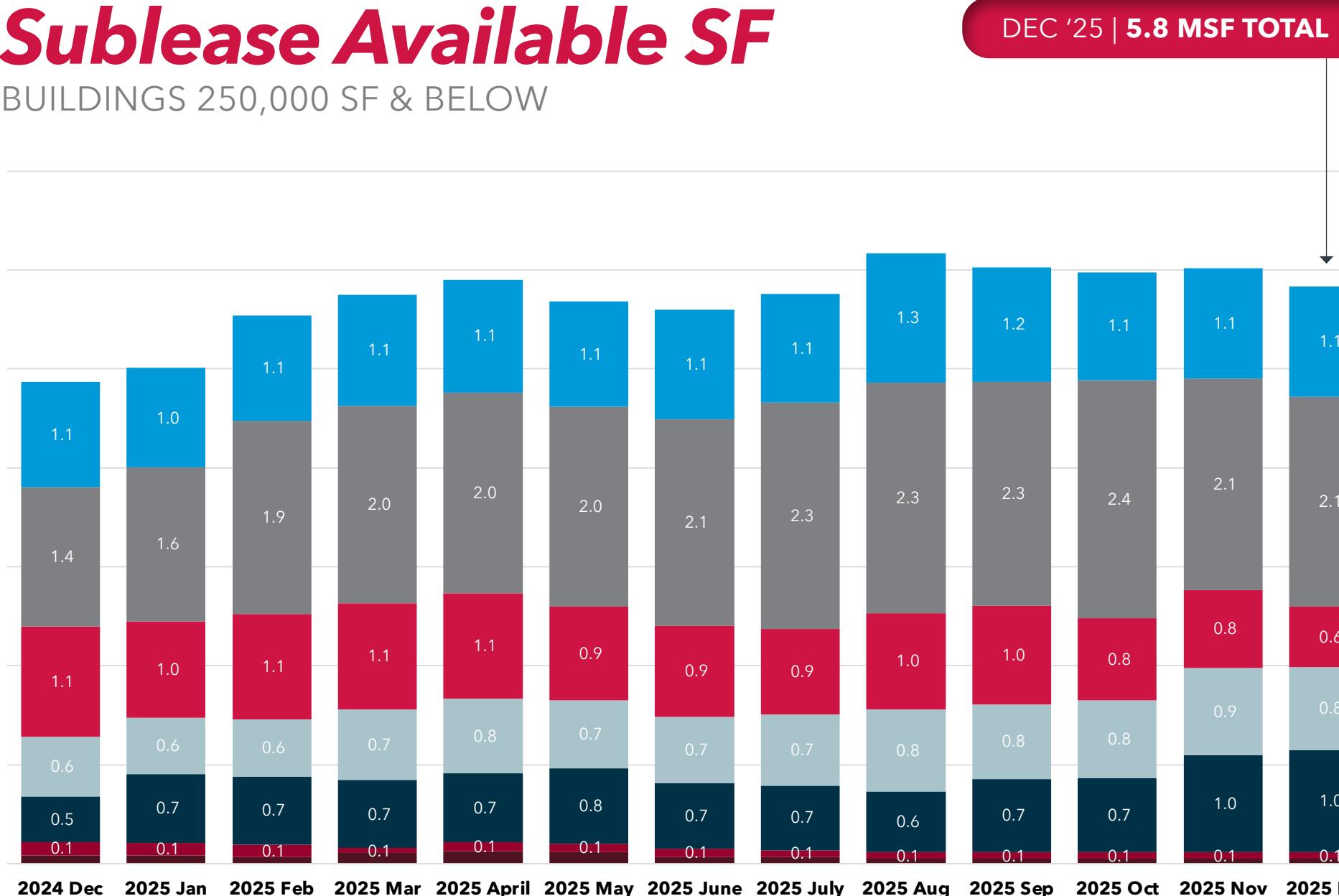
5.0

4.0

3.0

2.0

1.0



South Atlanta

Northeast

I-20 West

Northwest

Stone Mountain | Snapfinger

North Central

Central Atlanta | Chattahoochee