

LEE & ASSOCIATES - ATLANTA



Q4 2025

ATLANTA INDUSTRIAL
MARKET REPORT

Demand-Led Leasing
Tightens Market
Conditions

WHAT'S HAPPENING?

Q4 2025

Atlanta's industrial market closed 2025 with improving demand fundamentals, highlighted by strong new leasing activity and a rebound in net absorption. Total vacancy declined to 9.1% in Q4 while leasing volume reached 11.6 MSF, led primarily by new tenant commitments rather than renewals. Net absorption totaled 2.4 MSF during the quarter, more than offsetting recent deliveries and contributing to tighter direct availability across

the market. Construction activity remains disciplined, with recent groundbreakings reflecting a measured response to demand rather than a return to peak-cycle supply levels. After several years of outsized rent growth, asking rents appear to be transitioning into a more normalized phase, with steady fundamentals supporting continued increases at a moderate pace heading into 2026.

2,416,989 SF

Q4 NET ABSORPTION
Q3: 1,994,448 SF

9.1%

Q4 VACANCY RATE
Q3: 9.5%

8.8 MSF

Q4 UNDER CONSTRUCTION
Q3: 6.2 MSF

1.7 MSF

Q4 NEW SUPPLY DELIVERED
Q3: 1.1 MSF

\$8.12 PSF

Q4 AVG. ASKING RENT | YEAR
Q3: \$8.01 PSF

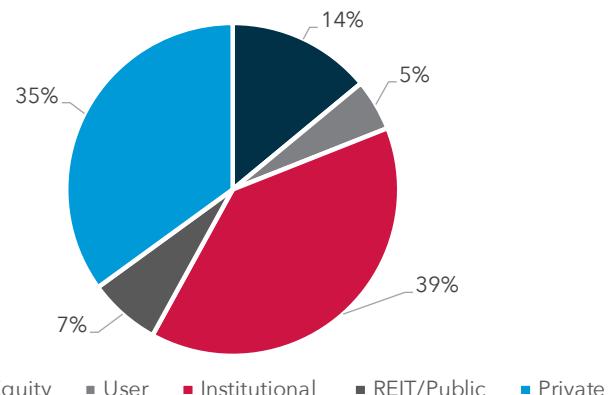
\$118 PSF

Q4 AVG. SALES PRICE
Q3: \$118 PSF

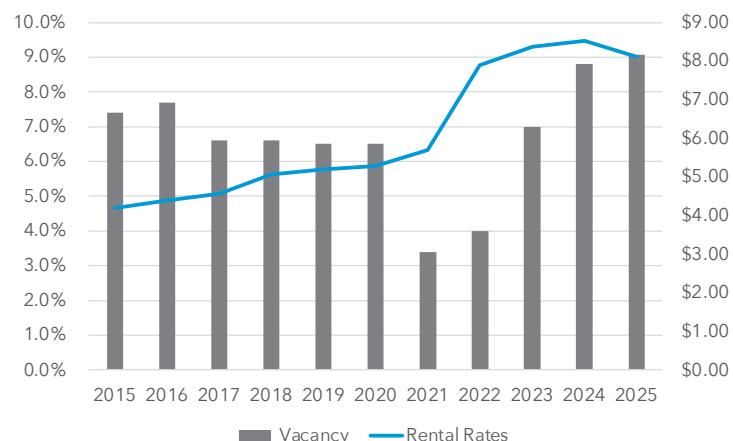
\$4.5 Billion

ROLLING 12-MO SALES VOLUME
Q3: \$3.7 Billion

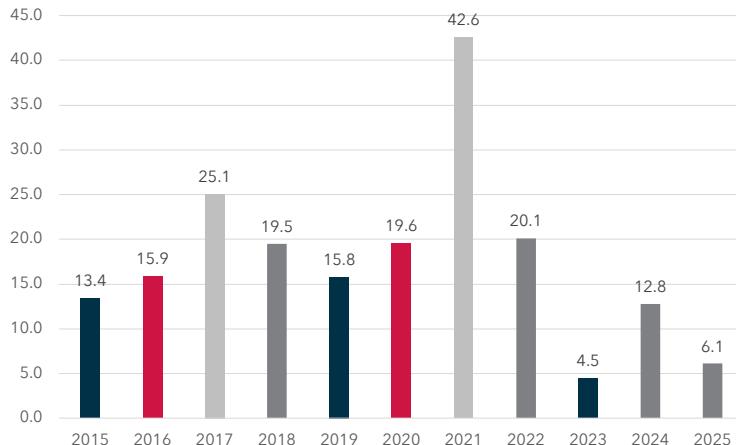
2025 | BUYER COMPOSITION



ANNUAL | VACANCY & RENTAL RATES



ANNUAL | NET ABSORPTION (MSF)



MARKET ACTIVITY

Q4 2025

Q4 2025 | TOP SALES



BRIDGEPORT BLVD - BLDG D

NEWNAN, GA 30263

SUBMARKET	South Atlanta
BUYER	QTS Realty Trust, Inc.
SELLER	CRG
SIZE (SF)	1,201,200
SALE PRICE	\$133,000,000 (\$110.72 PSF)



6831 STONECREST INDUSTRIAL WAY

LITHONIA, GA 30058

SUBMARKET	Stn. Mountain Snapfinger
BUYER	Talanian Realty Co., Inc.
SELLER	G H Anderson & Company
SIZE (SF)	215,328
SALE PRICE	\$45,500,000 (\$211.31 PSF)



5400 OAKLEY IND BLVD - BLDG 6*

FAIRBURN, GA 30213

SUBMARKET	South Atlanta
BUYER	Kohlberg Kravis Roberts & Co. L.P.
SELLER	Clarion Partners
SIZE (SF)	294,500
SALE PRICE	\$43,700,000 (\$148.39 PSF)

* PART OF A PROPERTY PORTFOLIO SALE

Q4 2025 | TOP LEASES



6720 OAKLEY INDUSTRIAL BLVD

UNION CITY, GA 30291

SUBMARKET	South Atlanta
TENANT	Google
SIZE (SF)	1,001,893
LEASE TYPE	New



175 CANDLER RD*

STOCKBRIDGE, GA 30253

SUBMARKET	South Atlanta
TENANT	Nucor
SIZE (SF)	498,160
LEASE TYPE	New



1277 DRY POND RD

JEFFERSON, GA 30549

SUBMARKET	Northeast
TENANT	WinSun
SIZE (SF)	497,094
LEASE TYPE	New

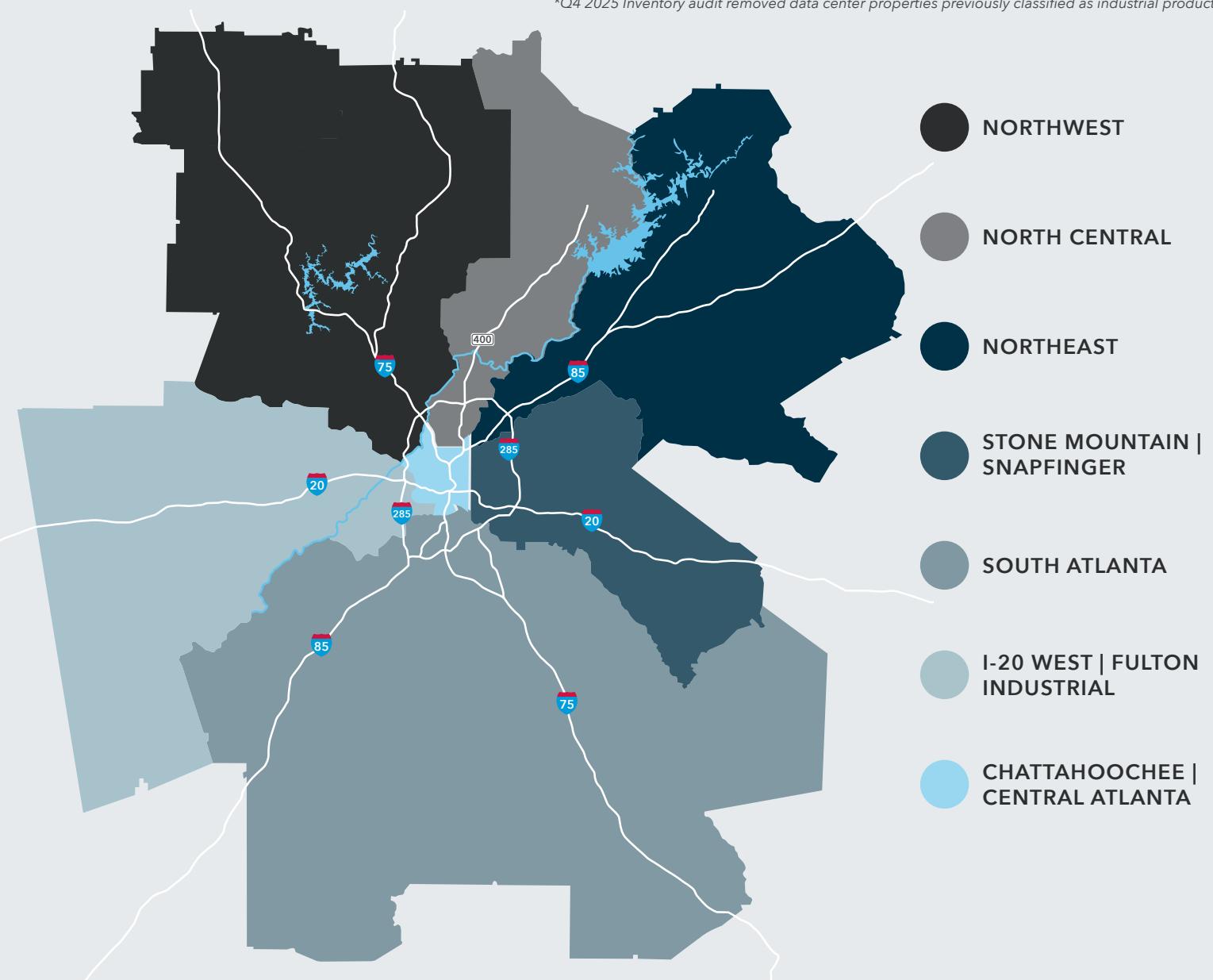
* Lee & Associates - Transaction

Q4 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 Q2
River Park E-Commerce Center - Bldg 11 A	850 Logistics Pky	1,005,074	South Atlanta	2026 Q4
Project Optimus (Outre)	McClure Industrial Park	480,000	Northeast	2026 Q4
Alliance 985 - Bldg 200	0 Atlanta Hwy	426,872	Northeast	2026 Q2
Rockmart Logistics Center	0 Rockmart Rd	424,305	I-20 W/Fulton	2026 Q4
LakePoint Commerce Center - Bldg 300	780 Lakepoint Pkwy	376,245	Northwest	2026 Q2
Intown Station - Bldg B	1400 Murphy Ave SW	351,230	Chattahoochee Central Atl.	2026 Q1
3200 South Park Blvd	3200 South Park Blvd	335,467	South Atlanta	2026 Q3

INDUSTRIAL SUBMARKETS	TOTAL INVENTORY (SF)*	TOTAL VACANT (SF)	Q4 VACANCY RATE	2025 NET ABSORPTION (SF)	UNDER CONSTRUCTION (SF)	2025 DELIVERIES (SF)	Avg. Asking Rent / Year (PSF)
Northwest	122,708,675	11,331,670	9.2%	1,620,566	721,005	776,049	\$8.48
North Central	31,737,857	2,322,297	7.3%	845,786	358,571	534,605	\$13.30
Northeast	250,975,826	22,099,825	8.8%	3,105,294	2,419,450	1,922,357	\$8.14
Stn. Mountain Snapfinger	83,688,860	7,570,437	9.1%	(955,080)	392,830	152,948	\$8.24
South Atlanta	256,141,178	26,409,149	10.3%	(676,241)	2,537,054	2,388,320	\$6.67
I-20 West Fulton Ind.	127,565,503	9,448,663	7.4%	2,047,119	1,738,170	1,194,855	\$6.70
Chattahoochee Central Atl.	27,060,373	2,385,849	8.8%	70,196	626,176	-	\$12.88
TOTAL	899,878,272	81,567,890	9.1%	6,057,640	8,793,256	6,969,134	\$8.12

*Q4 2025 Inventory audit removed data center properties previously classified as industrial product.



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