LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2026
ATLANTA, GA

INDUSTRIAL MARKET OVERVIEW

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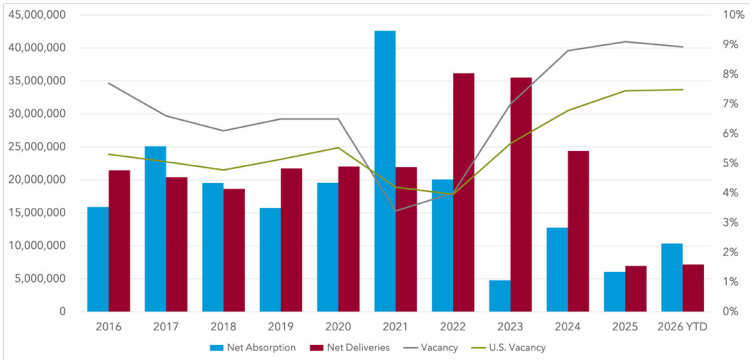
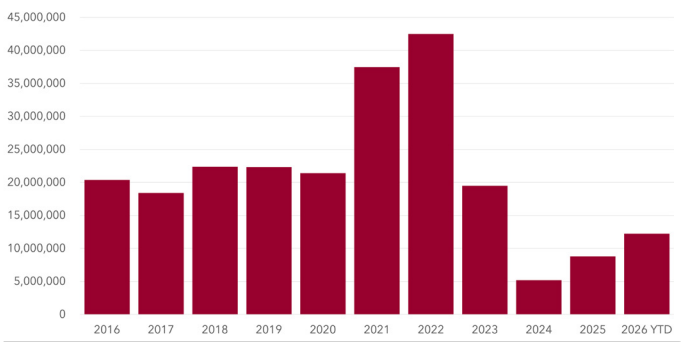
Atlanta's industrial market posted its strongest leasing quarter in four years, with tenant demand remaining healthy across the region. Leasing activity surged well above recent averages, while net absorption remained positive, largely driven by Hyundai SK Battery America's 3.3 million SF owner-occupied manufacturing facility coming online. Excluding that occupancy, absorption was essentially flat as move-ins and move-outs remained balanced. Vacancy increased modestly to 8.9%, primarily due to newly delivered speculative space entering the market vacant rather than weakening demand. Average asking rents continued to climb, reinforcing that Atlanta's industrial fundamentals remain healthy despite ongoing new supply.

MARKET INDICATORS	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▲ 12 Mo. Net Absorption SF	14,758,574	10,876,289	6,057,640	6,668,822	6,808,807
▲ Vacancy Rate	8.9%	8.6%	9.1%	9.5%	9.5%
▲ Avg NNN Asking Rate PSF	$8.39	$8.08	$8.12	$8.01	$8.13
▲ Sale Price PSF	$126.00	$118.00	$118.00	$118.00	$126.00
▲ Cap Rate	6.5%	5.8%	6.6%	5.8%	6.0%
▲ Under Construction SF	12,232,744	11,297,475	8,793,256	6,161,216	5,509,122
▲ Inventory SF	910,995,224	901,499,542	899,878,272	904,933,801	900,465,654

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
450 Logistics Parkway Jackson, GA	724,839 SF	$70,050,000 $96.64 PSF	BGO ICM Asset Management	Class A
580 Horizon Drive* Suwanee, GA	688,813 SF	$86,600,000 $125.72 PSF	Ares Real Estate Income Trust, Inc. Clarion Partners	Class A
6705 Oakley Industrial Boulevard* Union City, GA	560,625 SF	$80,393,888 $143.40 PSF	The Orden Company Link Logistics Real Estate	Class B

**Part of a Portfolio Sale*

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1325 Highway 42. South McDonough, GA	1,219,826 SF	PNK Group	Amazon	Catalog/Mail-Order Houses
7634 Highway 140 Adairsville, GA	691,667 SF	Welcome Group	PACTRA International Co.	Transportation and Warehousing
2065 Anvil Block Road* Forest Park, GA	571,517 SF	Robinson Weeks Partners	US Elogistics Service Corp	Transportation and Warehousing

**Lee & Associates Atlanta and City of Industry Deal*

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