Q1 2026

Atlanta Industrial Market Report

Atlanta's industrial market gained momentum in Q1, with vacancy declining to 8.8% from 9.1% in Q4 as absorption continued to outpace new deliveries. Newer industrial product remained the strongest performer, recording more than 4.2 million square feet of positive absorption and posting a 2.3% increase in rental rates quarter-over-quarter. Older buildings also saw positive absorption for the second consecutive quarter after an extended stretch of negative occupancy trends.

Rental rates continue to favor northern submarkets, where newer product averages $9.20 per square foot compared to $7.96 in southern markets. Interestingly, older infill buildings in northern locations are now commanding some of the highest rates in the market due to their proximity to I-285 and established logistics corridors. Meanwhile, development activity slowed slightly, with construction totals falling to 12.1 million square feet and nearly half of all projects preleased.

Sales activity remained strong in Q1, totaling $1.67 billion across 95 transactions. The quarter's largest deal was Amazon's $129.7 million acquisition of 7055 Campbellton Road in the Fulton Industrial submarket.

Quarterly Performance

How Atlanta's industrial market performed compared to Q4 2025.

VACANT SQUARE FOOTAGE (SF)
73.9 MILLION SF

PERCENT OF VACANT SF
8.8% VACANT

NET ABSORPTION
4.4 MILLION SF

DELIVERED INDUSTRIAL BUILDINGS
1.4 MILLION SF

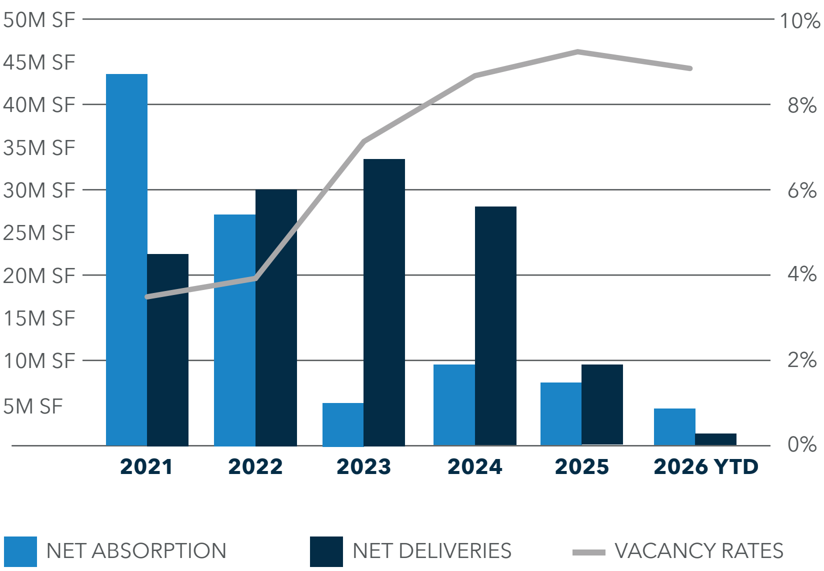
INDUSTRIAL UNDER CONSTRUCTION SF
12.3 MILLION SF

AVERAGE QUOTED LEASE RATES
$8.71 / SF

AVERAGE SALES PRICES
$119.62 / SF

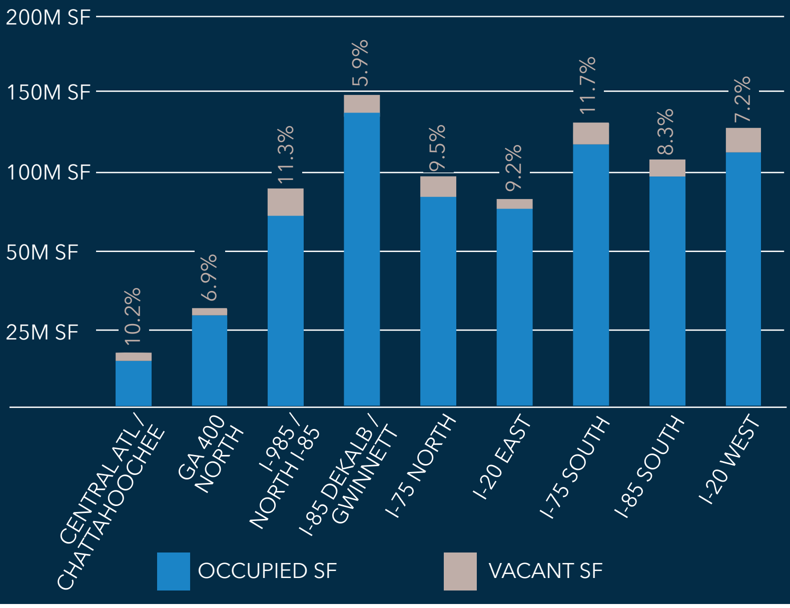
Net Absorption, Deliveries, & Vacancy Rate

Yearly changes in occupied space and new industrial buildings in Atlanta, with vacancy rates showing how supply and demand trends impact overall market occupancy



Occupied vs. Vacant Inventory

Total leased vs. available industrial space by submarket in Atlanta, with vacancy rates showing the share of unleased speculative buildings over 20,000 SF



Notable Transactions

TOP NEW LEASE

Property: Kubota Tractor
Leased By: Kubota Tractor
Address: 860 John B. Brooks Rd
Size: 810,000 SF
Submarket: I-985 / North I-85

TOP NEW DELIVERY

Property: Jackson 75
Leased By: Unleased
Address: 193 Jackson Rd
Size: 314,836 SF
Submarket: I-75 South

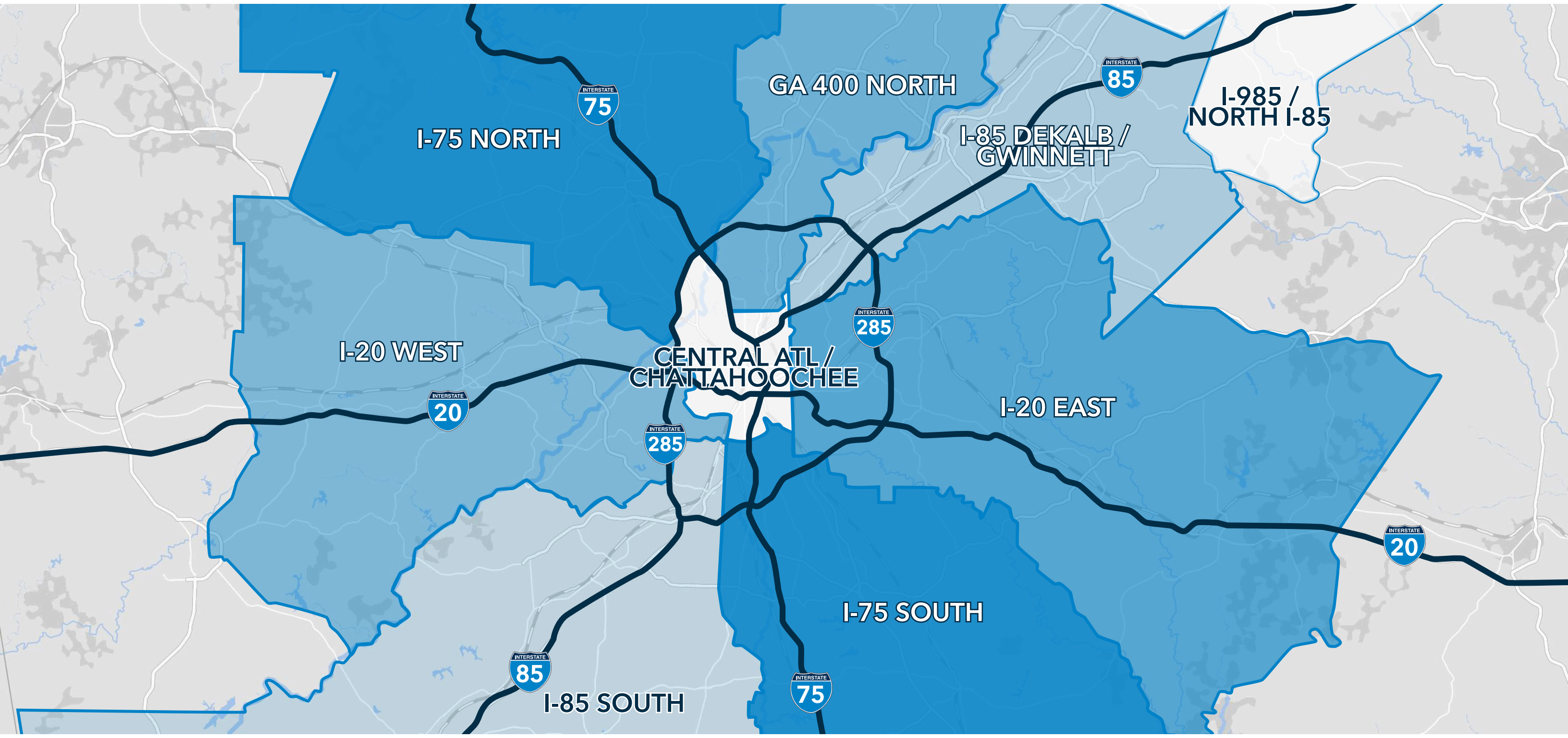
TOP NEW SALE

Property: Chattahoochee Log Cntr
Bought By: Amazon
Address: 7055 Campbellton Rd
Size: 1.13 MSF
Submarket: I-20 West
Price: $129.7M Total / $115 / SF

	Submarket	Inventory SF	Total Vacant SF	% Vacancy	Qrt Net Abs.	Delivered SF	Under Cons. SF	Rates
NORTHERN	Central Atlanta / Chattahoochee	20,000,261	2,037,123	10.2%	52,844	274,946	351,230	$12.68
NORTHERN	GA 400 North	29,944,627	2,077,558	6.9%	87,848	0	1,037,958	$14.71
NORTHERN	I-985 / North I-85	99,112,422	11,179,750	11.3%	2,669,345	228,205	2,939,515	$6.59
NORTHERN	I-85 DeKalb / Gwinnett	145,453,601	8,518,380	5.9%	707,801	0	751,573	$10.58
NORTHERN	I-75 North	95,312,134	9,079,977	9.5%	(830,149)	0	551,005	$11.44
SOUTHERN	I-20 East	80,205,690	7,360,855	9.2%	(96,401)	0	392,830	$8.19
SOUTHERN	I-75 South	135,174,329	15,824,741	11.7%	63,894	456,022	3,526,985	$7.43
SOUTHERN	I-85 South	105,597,228	8,743,175	8.3%	922,393	392,500	599,138	$7.76
SOUTHERN	I-20 West	125,035,621	9,040,972	7.2%	779,493	0	2,112,808	$8.33
	Totals	**835,835,913**	**73,862,531**	**8.8%**	**4,357,068**	**1,351,673**	**12,263,042**	**$8.71**

Northern Submarkets	Inventory SF	Total Vacant SF	% Vacancy	Qrt Net Abs.	Delivered SF	Under Cons. SF	Rates
1995 & Newer Properties	212,650,031	20,838,503	9.8%	2,876,297	503,151	5,547,281	$9.20
1994 & Older Properties	145,566,126	9,305,692	6.4%	(10,197)	0	0	$9.39
Flex Product	31,606,888	2,748,593	8.7%	(178,411)	0	84,000	$16.23
Northern Totals	**389,823,045**	**32,892,788**	**8.4%**	**2,687,689**	**503,151**	**5,631,281**	**$9.82**

Southern Submarkets	Inventory SF	Total Vacant SF	% Vacancy	Qrt Net Abs.	Delivered SF	Under Cons. SF	Rates
1995 & Newer Properties	268,590,105	26,255,539	9.8%	1,362,498	848,522	6,631,761	$7.96
1994 & Older Properties	167,387,924	14,075,432	8.4%	275,724	0	0	$7.48
Flex Product	10,034,839	638,772	6.4%	31,157	0	0	$11.04
Southern Totals	**446,012,868**	**40,969,743**	**9.2%**	**1,669,379**	**848,522**	**6,631,761**	**$7.84**



CENTRAL ATLANTA / CHATTAHOOCHEE

GA 400 NORTH
- Central Perimeter
- N Fulton, Forsyth, & Dawson County

I-985 / NORTH I-85
- I-985/Gainesville
- Braselton
- S Barrow, Jackson, & N Walton County

I-85 DEKALB / GWINNETT
- Chamblee/ Doraville
- Norcross/Duluth/Suwanee/Buford
- GA-316/Lawrenceville

I-75 NORTH
- Kennesaw/Acworth/Woodstock/Canton
- SE Cobb/Marietta
- Pickens County

I-20 EAST
- Snapfinger/Stone Mtn
- Rockdale, Newton, & S Walton County

I-75 SOUTH
- Airport/N Clayton
- Butts, Lamar, Monroe, Pike, S Clayton, & Henry County

I-85 SOUTH
- Coweta, Fayette, Heard, & Meriwether County

Glossary of Terms

Absorption	The amount of space that is occupied
BTS	Build-to-Suit *(abbreviation)*
Cap Rate	Annual net operating income divided by property value or price
Construction Pipeline	List of projects that are currently under construction
Delivery	A completed new build
Flex	An industrial property that combines a minimum of 25% office/retail space with 75% warehouse/ distribution space, typically with ceiling heights under 18’
Lease	Contract granting tenant use of property from landlord for rent over a set term
MSF	Million Square Feet *(abbreviation)*
Net Absorption	The difference between the amount of space leased and the amount of space vacated
PSF	Per Square Foot *(abbreviation)*
Q1 - 4	The four quarters of the year: Jan. - Mar. (1), Apr. - June (2), July - Sept. (3), Oct. - Dec. (4)
Qrt Net Absorption	Net change in occupied space during a quarter
Rental Rate	The amount of money a landlord charges a tenant to rent space
SF	Square Feet / Foot *(abbreviation)*
Submarket	The smaller areas within a larger market
Vacancy	Percentage of empty space relative to total existing inventory, excluding under-construction space
Warehouse	Industrial building generally used for storage, manufacturing, and/or distribution
YTD	Year-to-Date *(abbreviation)*

About SK Commercial Realty

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