

Atlanta's industrial vacancy rose to 9.8% in Q2 2025, driven by -1.6 MSF in absorption despite 5.5 MSF in deliveries. Sublease space hit 5.17 MSF, well above historical norms. Rents for newer buildings rose to over \$10/SF, while older stock fell to \$8.17. For the first time in 6.5 years, post-1995 buildings saw negative absorption. Southern submarkets slightly outpaced northern ones in rent. Construction dropped to late-2019 levels (9.9 MSF, 56% preleased). Sales reached \$1.3B YTD across 140 buildings, with average pricing down slightly to \$116.84/SF.



79.3 MSF
VACANT SF



9.6%
% VACANT



(2.0 MSF)
QRT NET
ABSORPTION



3.5 MSF
DELIVERED
SF



9.9 MSF
UNDER
CONS. SF



\$9.46
QUOTED
RATES



\$115 / PSF
SALES
PRICE



TOP NEW LEASE

BREMEN LOGISTICS CENTER
SOUTHWIRE
1 MSF



TOP DELIVERY

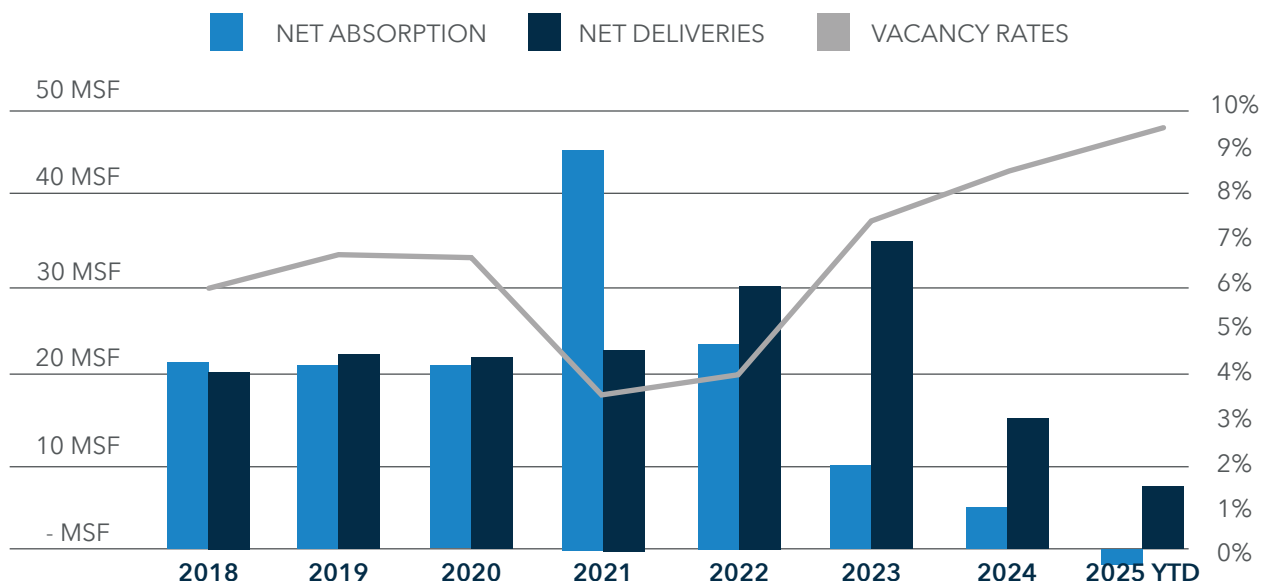
1365 E HIGHTOWER TRL
LOGGINS 100
1 MSF



TOP SALE

2935 SHAWNEE IND WAY
INDUS REALTY TRUST
355,974 SF - \$44.5 M / \$125.07 PSF

NET ABSORPTION, DELIVERIES, & VACANCY RATE

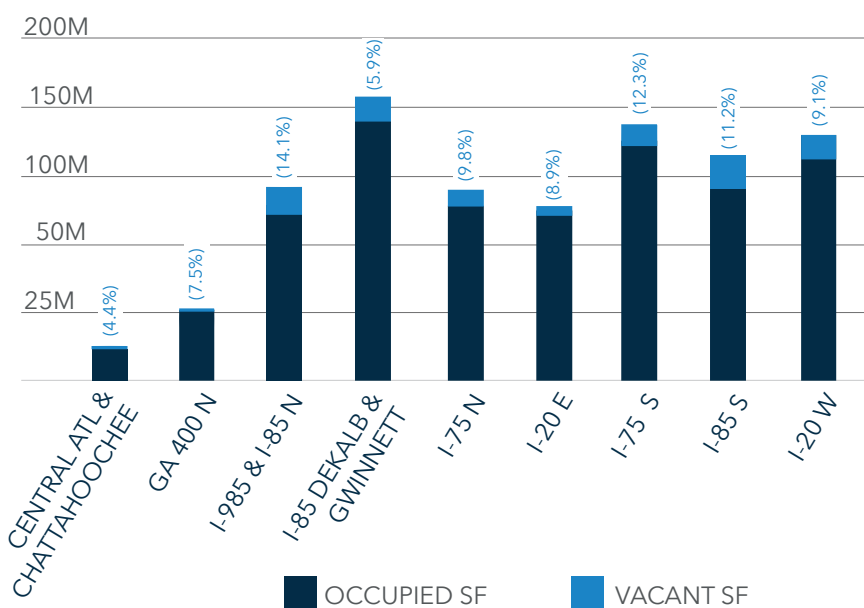


	Submarket	Inventory SF	Total Vacant SF	% Vacancy	Qrt Net Abs.	Delivered SF	Under Cons. SF	Quoted Rates
NORTHERN	Central Atlanta & Chattahoochee	20,230,762	887,297	4.4%	15,181	-	-	\$13.53
	GA 400 North	29,230,372	2,182,849	7.5%	297,666	259,442	399,021	\$14.11
	I-985 & North I-85	95,064,965	13,404,267	14.1%	345,792	349,440	1,876,077	\$6.92
	I-85 DeKalb & Gwinnett	146,248,174	8,572,722	5.9%	188,837	-	260,000	\$11.40
	I-75 North	94,040,160	9,234,996	9.8%	92,958	308,880	3,458,000	\$11.25
SOUTHERN	I-20 East	80,057,869	7,086,895	8.9%	(151,244)	152,948	1,013,902	\$8.37
	I-75 South	134,962,022	16,565,330	12.3%	(1,119,673)	1,272,445	2,451,553	\$12.70
	I-85 South	106,047,952	11,827,314	11.2%	(1,826,795)	348,474	452,500	\$7.99
	I-20 West	124,060,821	11,276,393	9.1%	(42,853)	769,090	-	\$8.49
	Totals	829,943,097	81,038,063	9.8%	(2,200,131)	3,460,719	9,911,053	\$9.81

Northern Submarkets	Inventory SF	Total Vacant SF	% Vacancy	Qrt Net Abs.	Delivered SF	Under Cons. SF	Quoted Rates
Ware/Dist >1995	207,881,321	24,174,457	11.6%	1,409,867	917,762	5,993,098	\$9.52
Ware/Dist <1995	145,068,844	7,422,887	5.1%	(471,240)	-	-	\$8.56
Flex Product	31,864,268	2,684,787	8.4%	1,807	-	-	\$15.56
Northern Totals	384,814,433	34,282,131	8.9%	940,434	917,762	5,993,098	\$9.78

Southern Submarkets	Inventory SF	Total Vacant SF	% Vacancy	Qrt Net Abs.	Delivered SF	Under Cons. SF	Quoted Rates
Ware/Dist >1995	266,145,180	31,287,273	11.8%	(2,608,424)	2,542,957	3,917,955	\$10.65
Ware/Dist <1995	169,705,329	14,876,035	8.8%	(541,969)	-	-	\$7.97
Flex Product	9,278,155	592,624	6.4%	9,828	-	-	\$11.97
Southern Totals	445,128,664	46,755,932	10.5%	(3,140,565)	2,542,957	3,917,955	\$9.83

OCCUPIED vs VACANT



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