

Q2 2026

ATLANTA INDUSTRIAL SUBMARKET REPORT

NORTHWEST ATLANTA

WHAT'S HAPPENING?

Northwest Atlanta remains one of the region's strongest industrial submarkets, supported by its access to Interstate 75, proximity to major manufacturing operations, and growing presence of advanced industrial users. The submarket continues to benefit from long-term investment and strategic infrastructure. Vacancy declined during the second quarter as net absorption surged, driven primarily by Hyundai SK Battery America's owner-occupied manufacturing facility becoming operational. Asking rents also continued to move higher, reflecting sustained demand for modern industrial space. Development activity has paused, with no projects currently under construction. The absence of new supply, combined with strong recent occupancy gains, positions the Northwest submarket well as tenant demand continues to build.



8.6%

Q2 VACANCY RATE

Q1: 9.0%



3,622,561 SF*

Q2 NET ABSORPTION

Q1: 294,340 SF

* 3.3 MSF attributed to Hyundai SK Battery Plant



0 SF

Q2 UNDER CONSTRUCTION

Q1: 551,005 SF

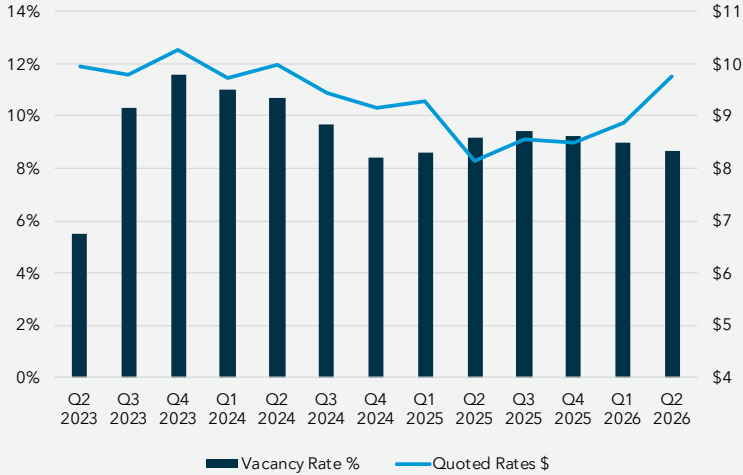


\$9.77 PSF

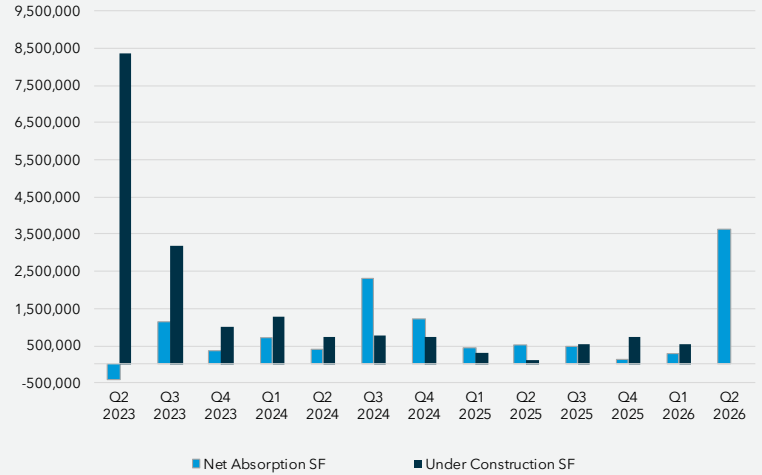
Q2 AVG. ASKING RENT | YEAR

Q1: \$8.86 PSF

Q2 2026 | VACANCY & RENTAL RATE



Q2 2026 | NET ABSORPTION & U.C.



NOTABLE SALES



934 PEEPLES VALLEY ROAD NE CARTERSVILLE, GA 30121

SIZE (SF)	250,874
PRICE	\$33,500,000 (\$133.53 PSF)
BUYER	CenterPoint Properties
SELLER	Transwestern Development Company



100 ALL METALS DRIVE CARTERSVILLE, GA 30120

SIZE (SF)	131,400
PRICE	\$11,900,000 (\$90.56 PSF)
BUYER	Metals USA
SELLER	STORE Capital Corporation



1125 HAYES INDUSTRIAL DRIVE ATLANTA, GA 30062

SIZE (SF)	59,967
PRICE	\$6,240,000 (\$104.06 PSF)
BUYER	Tamarack Investments
SELLER	ATLANCO

NOTABLE LEASES



7634 HIGHWAY 140 ADAIRSVILLE, GA 30103

SIZE (SF)	691,667
TENANT	PACTRA International Co.
LANDLORD	Welcome Group
LEASE TYPE	New Lease



981 OLD GRASSDALE ROAD NE CARTERSVILLE, GA 30121

SIZE (SF)	526,400
TENANT	MEI Rigging & Crating
LANDLORD	Panattoni Development
LEASE TYPE	New Lease



999 ENTERPRISE DRIVE DALTON, GA 30721

SIZE (SF)	261,500
TENANT	Challenger Turf Inc.
LANDLORD	Sweetwater Holdings Company
LEASE TYPE	New Lease

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