

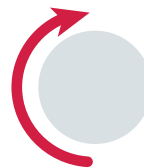
Q2 2026

ATLANTA INDUSTRIAL SUBMARKET REPORT

NORTHEAST ATLANTA

WHAT'S HAPPENING?

Northeast Atlanta remains one of the metro's largest and most established industrial submarkets, offering excellent access to Interstate 85, the Inland Port, and a deep labor pool. Its location continues to attract a broad mix of distribution, logistics, and manufacturing users. Vacancy increased during the second quarter as new supply continued to enter the market, while absorption was essentially flat following an exceptionally strong first quarter. Asking rents remained relatively stable, reflecting a market that continues to see healthy tenant demand despite a modest increase in available space. Development activity remains active, with more than 3 million square feet under construction. As additional projects deliver, Northeast Atlanta is expected to remain a key destination for industrial occupiers seeking modern space in a well-established logistics corridor.



8.1%
Q2 VACANCY RATE
Q1: 7.3%



(12,356) SF
Q2 NET ABSORPTION
Q1: 4,888,823 SF

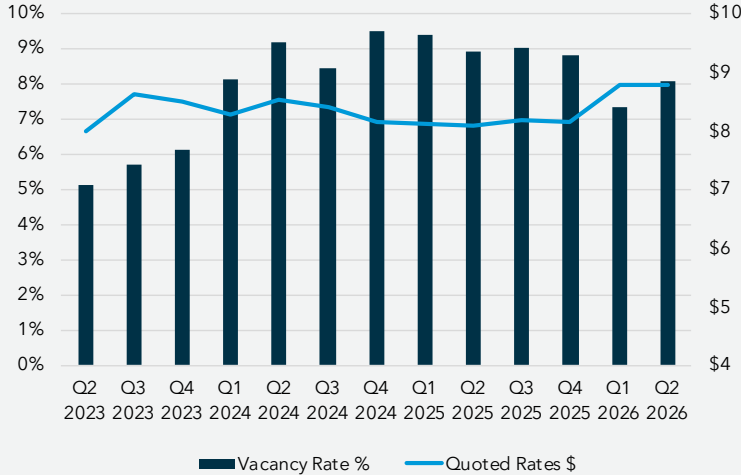


3,127,236 SF
Q2 UNDER CONSTRUCTION
Q1: 3,149,475 SF

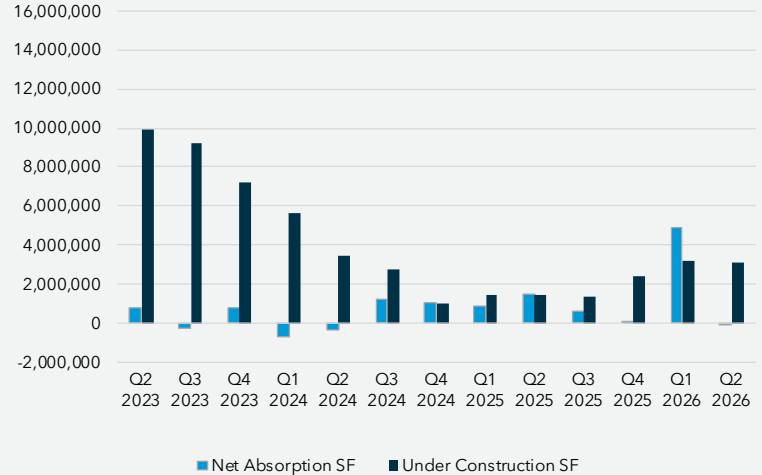


\$8.76 PSF
Q2 AVG. ASKING RENT | YEAR
Q1: \$8.78 PSF

Q2 2026 | VACANCY & RENTAL RATE



Q2 2026 | NET ABSORPTION & U.C.



NOTABLE SALES



580 HORIZON DRIVE - BUILDING 400*

SUWANEE, GA 30024

SIZE (SF)	688,813
PRICE	\$86,600,000 (\$125.72 PSF)
BUYER	Ares Real Estate Income Trust, Inc.
SELLER	Clarion Partners

*Part of a Portfolio Sale



560 HORIZON DRIVE - BUILDING 300*

SUWANEE, GA 30024

SIZE (SF)	264,550
PRICE	\$36,675,000 (\$138.63 PSF)
BUYER	Ares Real Estate Income Trust, Inc.
SELLER	Clarion Partners

*Part of a Portfolio Sale



570 HORIZON DRIVE - BUILDING 200*

SUWANEE, GA 30024

SIZE (SF)	264,550
PRICE	\$36,675,000 (\$138.63 PSF)
BUYER	Ares Real Estate Income Trust, Inc.
SELLER	Clarion Partners

*Part of a Portfolio Sale

NOTABLE LEASES



2500 MILL CENTER PARKWAY

BUFORD, GA 30518

SIZE (SF)	550,000
TENANT	Veyer
LANDLORD	Invesco
LEASE TYPE	Renewal



779 PARKER INDUSTRIAL ROAD

PENDERGRASS, GA 30567

SIZE (SF)	538,450
TENANT	Parts Town
LANDLORD	Trammell Crow Company/ CBRE Investment Management
LEASE TYPE	New Lease



1950 NORTH NORCROSS TUCKER ROAD

NORCROSS, GA 30071

SIZE (SF)	500,000
TENANT	US Cabinet Depot
LANDLORD	Majestic Realty/Northwestern Mutual
LEASE TYPE	Renewal

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