

LEE & ASSOCIATES

October 2026 Release | Industrial Availability Metrics

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ATL MARKET

ATLANTA INDUSTRIAL LEASING BREAKS RECORDS AS AVAILABILITY TIGHTENS

- Atlanta just closed its strongest industrial leasing quarter on record, surpassing even the COVID-era boom, at +19 MSF inked in a single quarter. Total available space declined 3.3% month over month, falling by 3.6 million SF. The quarter was driven primarily by new leasing rather than renewals, making the decline even more significant.
- Sublease availability fell another 450,000 SF to 10.9 million SF. The biggest pullback came from 500,000+ SF blocks, where available sublease space declined by more than 500,000 SF in one month and is down approximately 42% from September 2025.
- Groundbreakings are picking back up at the same time availability is falling. Nearly 1.0 million SF was added to the under-construction pipeline in September, yet record leasing still pulled total available space lower. If this pace continues, Atlanta could be entering a new phase of the cycle, where demand is strong enough to absorb both existing availability and incoming supply.

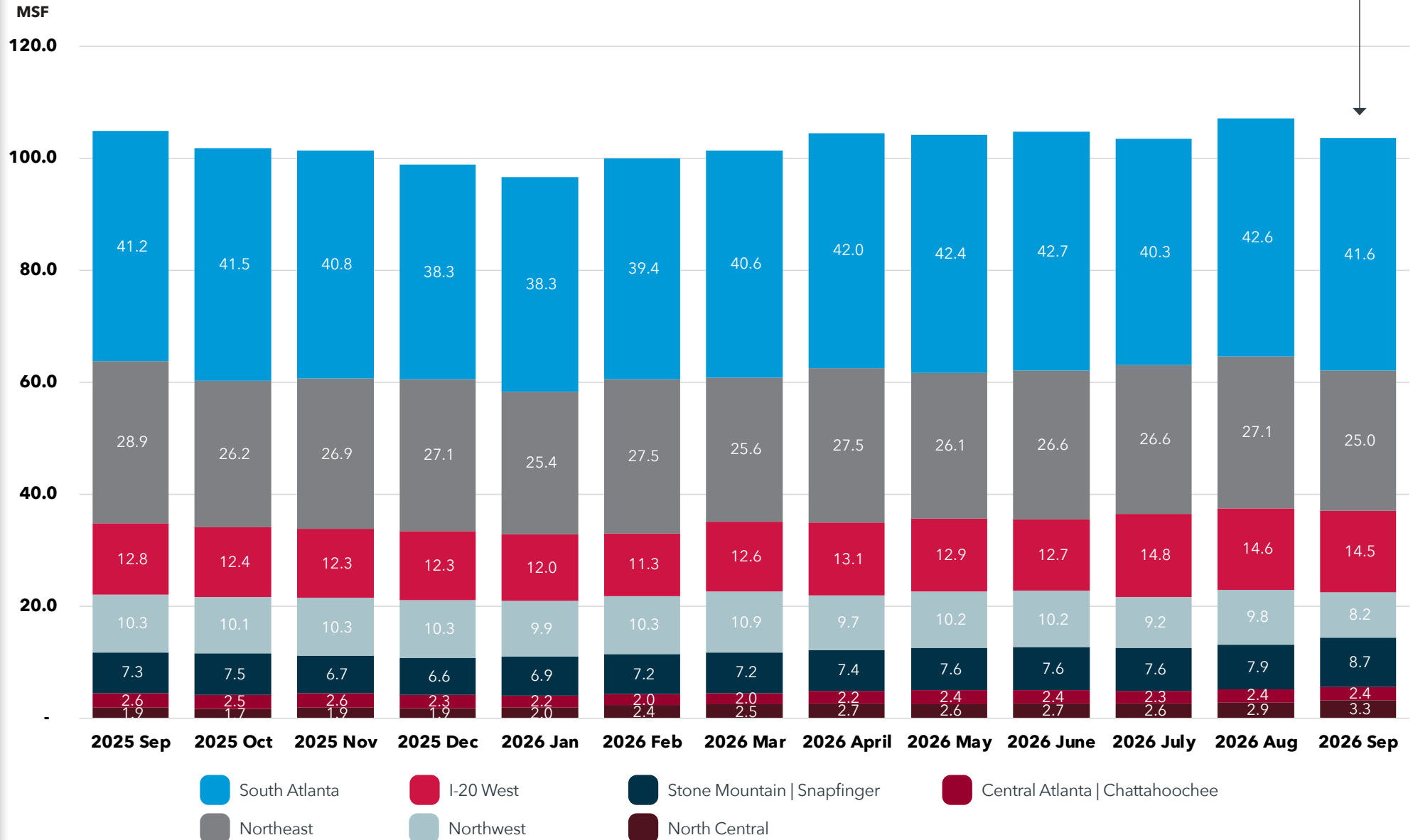
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Total Available SF

ALL BUILDINGS

SEP '26 | 103.7 MSF TOTAL

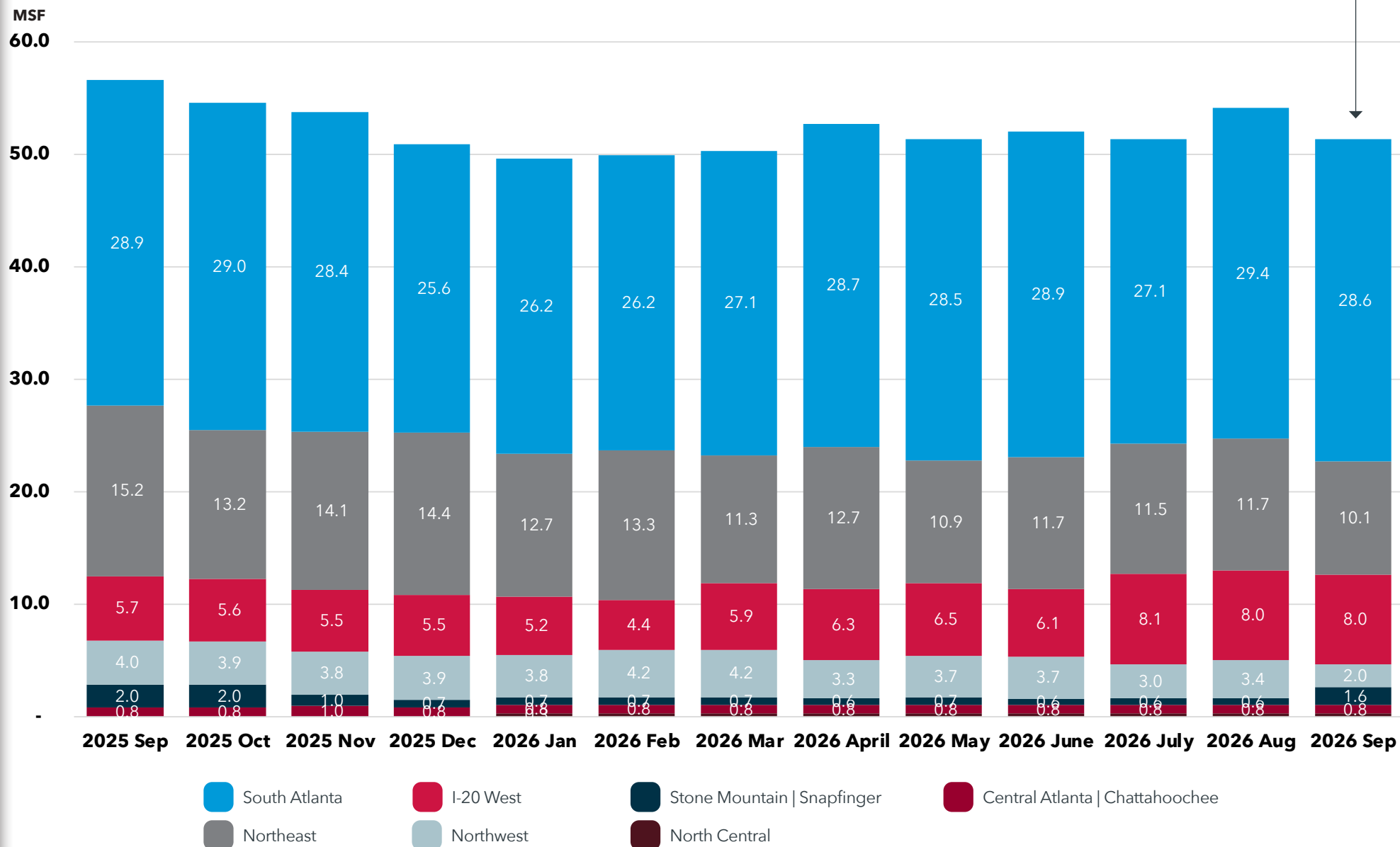


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Total Available SF

BUILDINGS 250,000 SF & ABOVE

SEP '26 | 51.1 MSF TOTAL

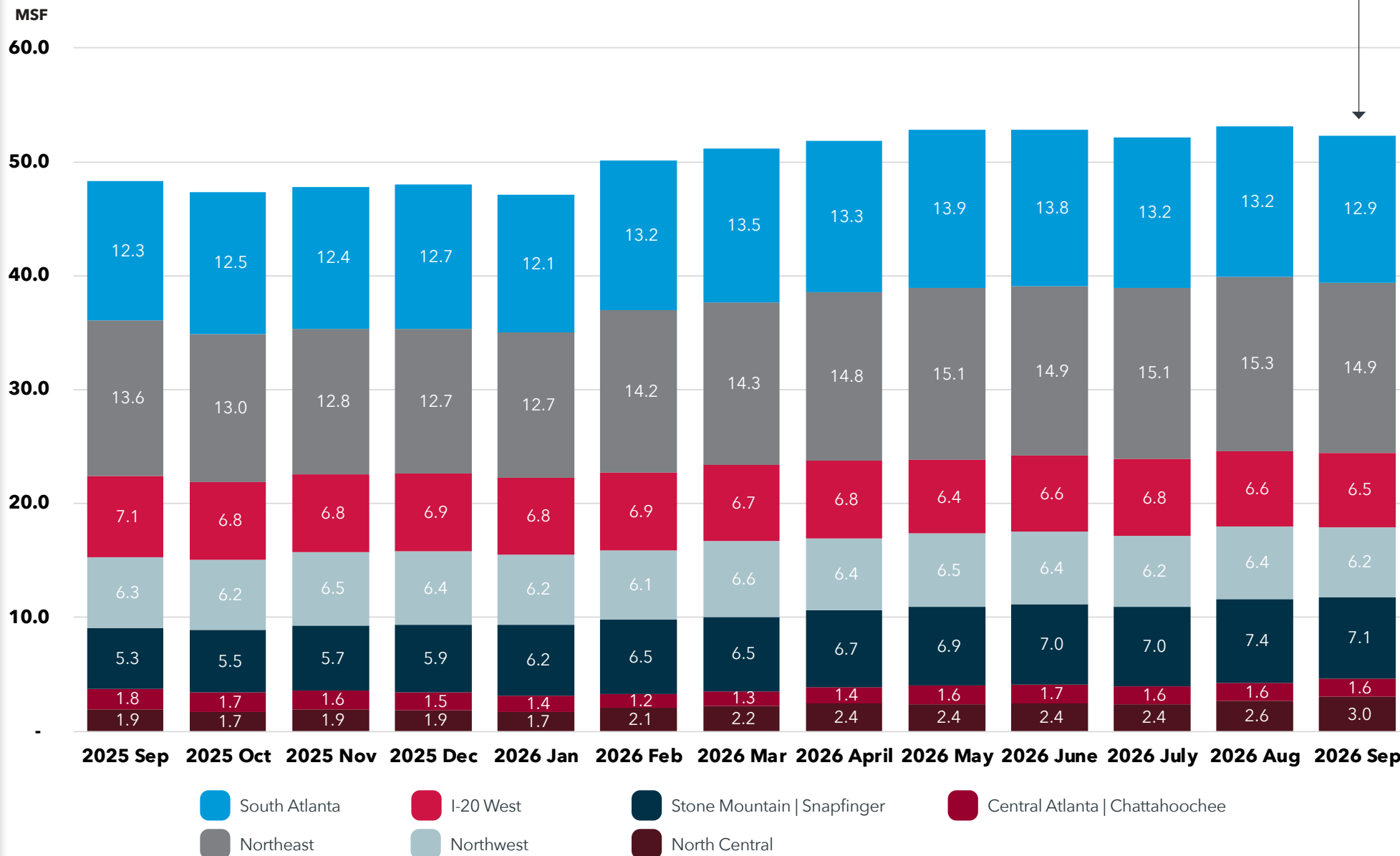


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Total Available SF

BUILDINGS 250,000 SF & BELOW

SEP '26 | 52.2 MSF TOTAL

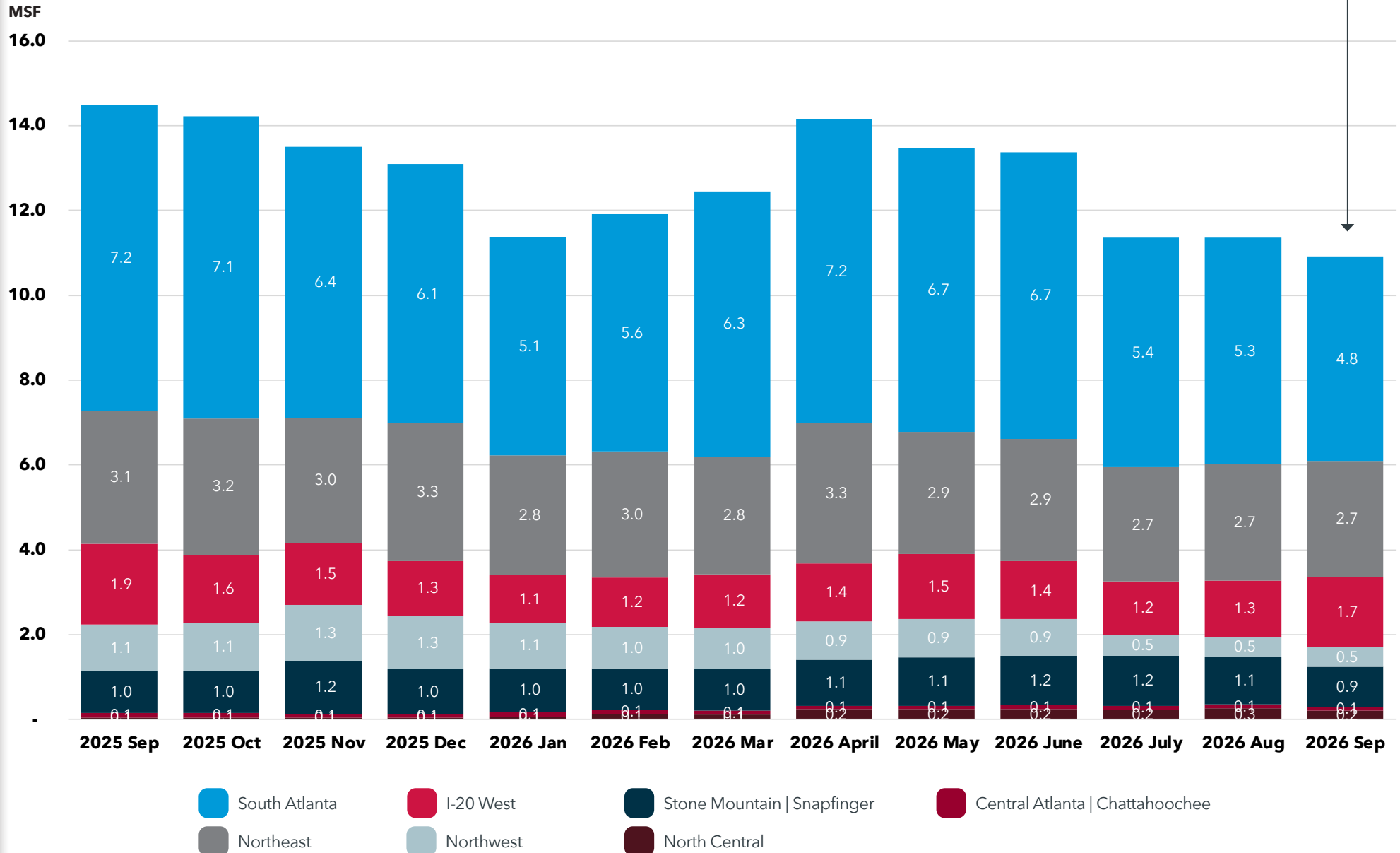


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Sublease Available SF

ALL BUILDINGS

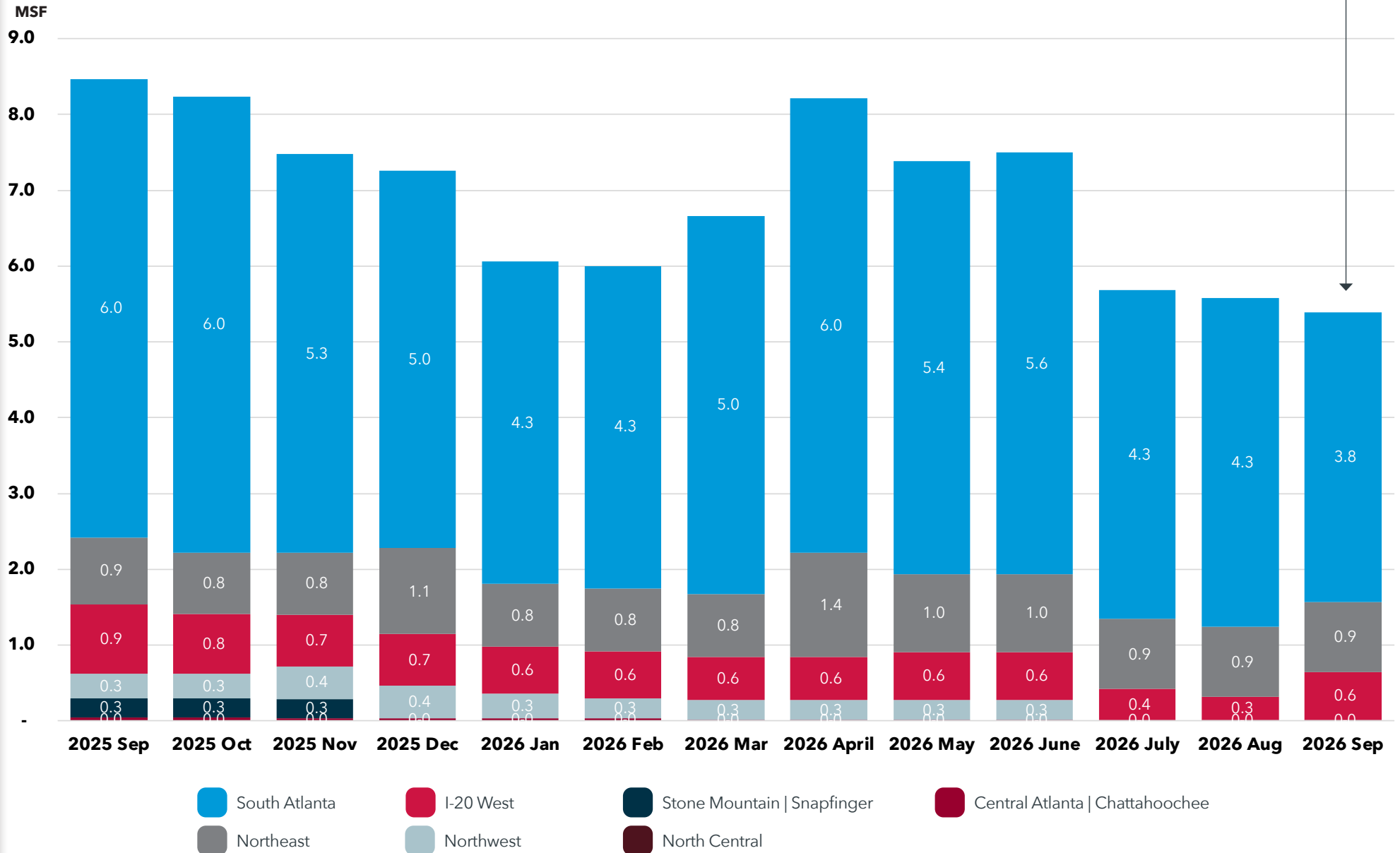
SEP '26 | 10.9 MSF TOTAL



Sublease Available SF

BUILDINGS 250,000 SF & ABOVE

SEP '26 | 5.3 MSF TOTAL



Sublease Available SF

BUILDINGS 250,000 SF & BELOW

SEP '26 | 5.5 MSF TOTAL

