

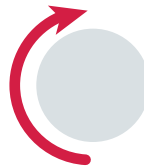
Q2 2026

ATLANTA INDUSTRIAL SUBMARKET REPORT

SOUTH ATLANTA

WHAT'S HAPPENING?

South Atlanta remains one of metro Atlanta's premier industrial hubs, benefiting from its proximity to Hartsfield-Jackson Atlanta International Airport, Interstate 75, Interstate 85, and Interstate 285. Its strategic location continues to attract a diverse mix of logistics, distribution, manufacturing, and e-commerce users seeking efficient access to regional and national markets. During the second quarter, leasing activity accelerated, reflecting healthy occupier demand across the submarket. Vacancy moved slightly higher, though the increase was largely the result of newly delivered speculative buildings entering the market rather than a slowdown in tenant activity. Positive absorption further underscores that demand remains intact despite additional supply. Development activity continues at a steady pace, with a healthy pipeline of projects under construction. As these buildings deliver, vacancy may remain somewhat elevated in the near term, but South Atlanta's established industrial base, transportation infrastructure, and long-term demand drivers position the submarket to remain one of the region's most active and competitive industrial markets.



10.5%
Q2 VACANCY RATE
Q1: 10.2%



93,806 SF
Q2 NET ABSORPTION
Q1: 827,784 SF

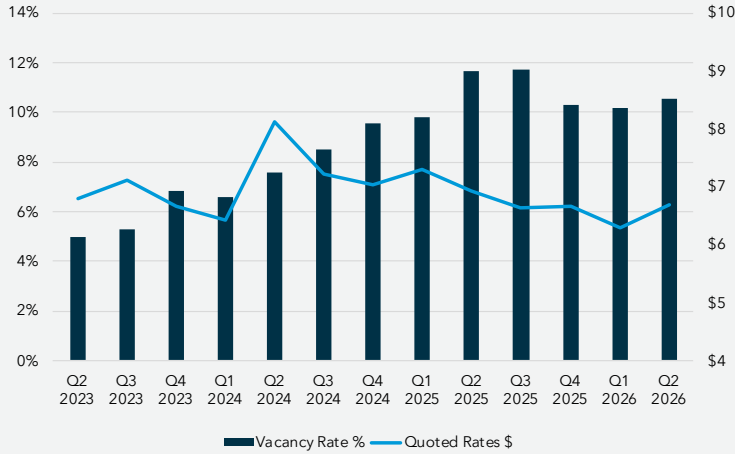


5,920,524 SF
Q2 UNDER CONSTRUCTION
Q1: 4,263,595 SF

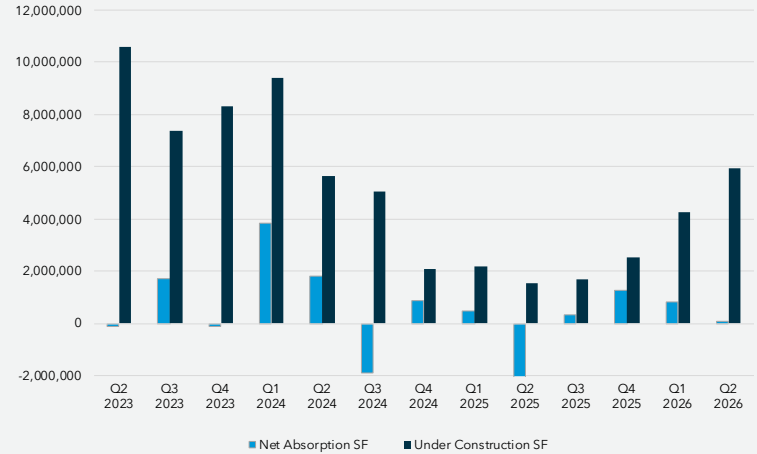


\$6.68 PSF
Q2 AVG. ASKING RENT | YEAR
Q1: \$6.30 PSF

Q2 2026 | VACANCY & RENTAL RATE



Q2 2026 | NET ABSORPTION & U.C.



NOTABLE SALES



450 LOGISTICS PARKWAY JACKSON, GA 30233

SIZE (SF)	724,839
PRICE	\$70,050,000 (\$96.64 PSF)
BUYER	BGO & Greenlaw Partners
SELLER	ICM Asset Management & Waterloo Partners



6705 OAKLEY INDUSTRIAL BLVD* UNION CITY, GA 30291

SIZE (SF)	560,625
PRICE	\$80,393,888 (\$143.40 PSF)
BUYER	The Orden Company
SELLER	Link Logistics Real Estate

*Part of Portfolio Sale



5490 HIGHWAY 42 ELLENWOOD, GA 30294

SIZE (SF)	265,775
PRICE	\$42,600,000 (\$160.29 PSF)
BUYER	CenterPoint Properties
SELLER	Transwestern Development Company

NOTABLE LEASES



1325 HIGHWAY 42 SOUTH MCDONOUGH, GA 30252

SIZE (SF)	1,219,826
TENANT	Amazon
LANDLORD	PNK Group
LEASE TYPE	New Lease



2065 ANVIL BLOCK ROAD* FOREST PARK, GA 30297

SIZE (SF)	571,517
TENANT	US Elogistics Service Corp
LANDLORD	Robinson Weeks Partners
LEASE TYPE	New Lease

*Lee & Associates Representation



1525 OAKLEY INDUSTRIAL BLVD FAIRBURN, GA 30213

SIZE (SF)	556,800
TENANT	GXO Logistics
LANDLORD	Prologis
LEASE TYPE	New Lease

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