

LEE & ASSOCIATES

August 2026 Release | Industrial Availability Metrics

Lee & Associates - Atlanta Research
atlresearch@lee-associates.com
404.442.2810
www.lee-associates.com/atlanta

ATL MARKET

LARGE-BLOCK AVAILABILITY CONTINUES TO TIGHTEN

- Metro Atlanta's industrial market became noticeably tighter in July as total available space declined by approximately 1.3 million SF. The improvement was driven primarily by a sharp reduction in sublease availability, helping offset the continued impact of speculative development entering the market.
- The most significant reductions occurred in the market's largest blocks of space. Available sublease inventory of 500,000 SF and greater declined by more than 1.1 million SF during July, while overall availability in the 250,000 to 499,999 SF range contracted significantly.
- South Atlanta along with Northeast, Northwest and I-20 West all recorded declines in large-block availability, indicating broader submarket improvements rather than isolated improvements as seen in the past.

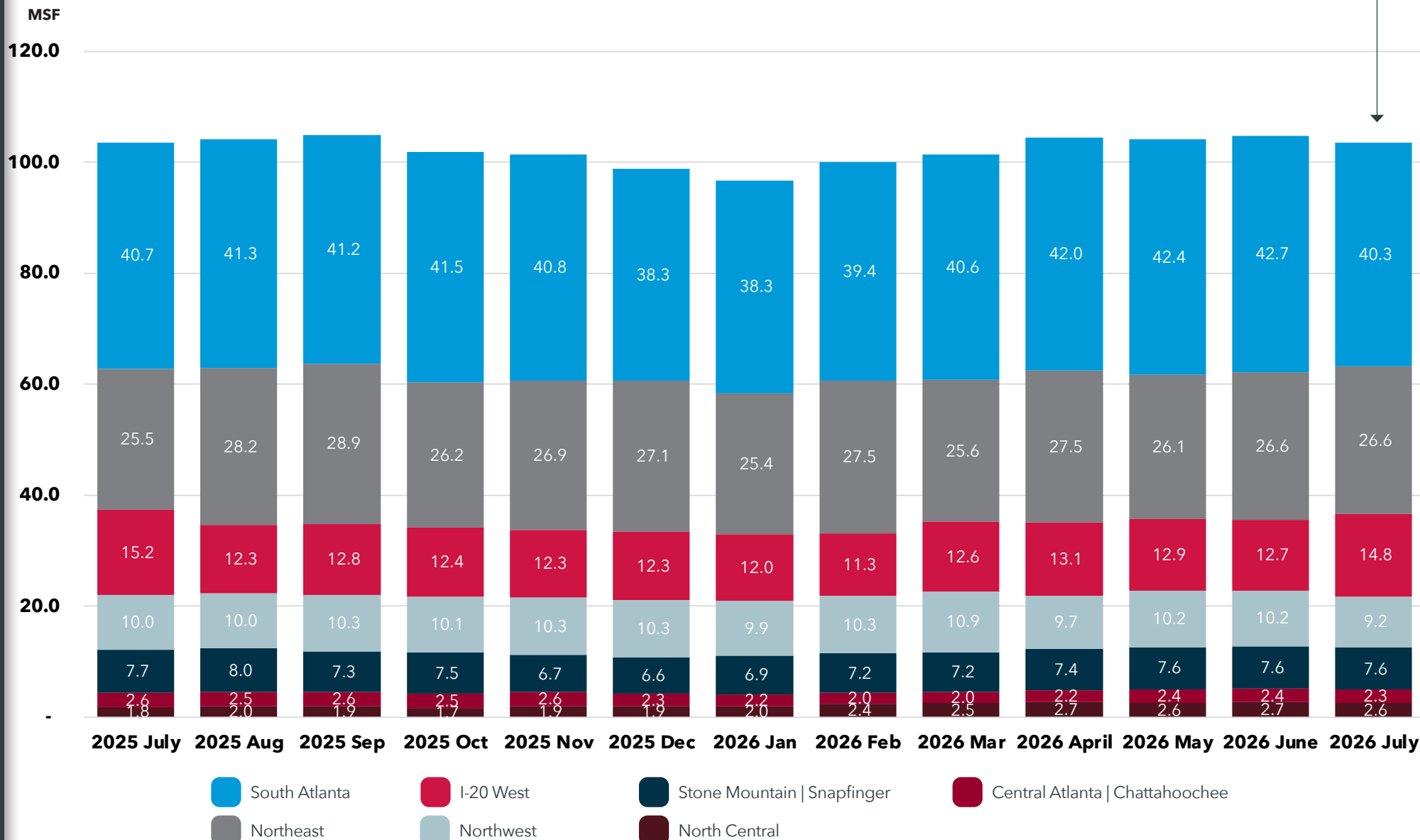
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Total Available SF

ALL BUILDINGS

JULY '26 | 103.5 MSF TOTAL

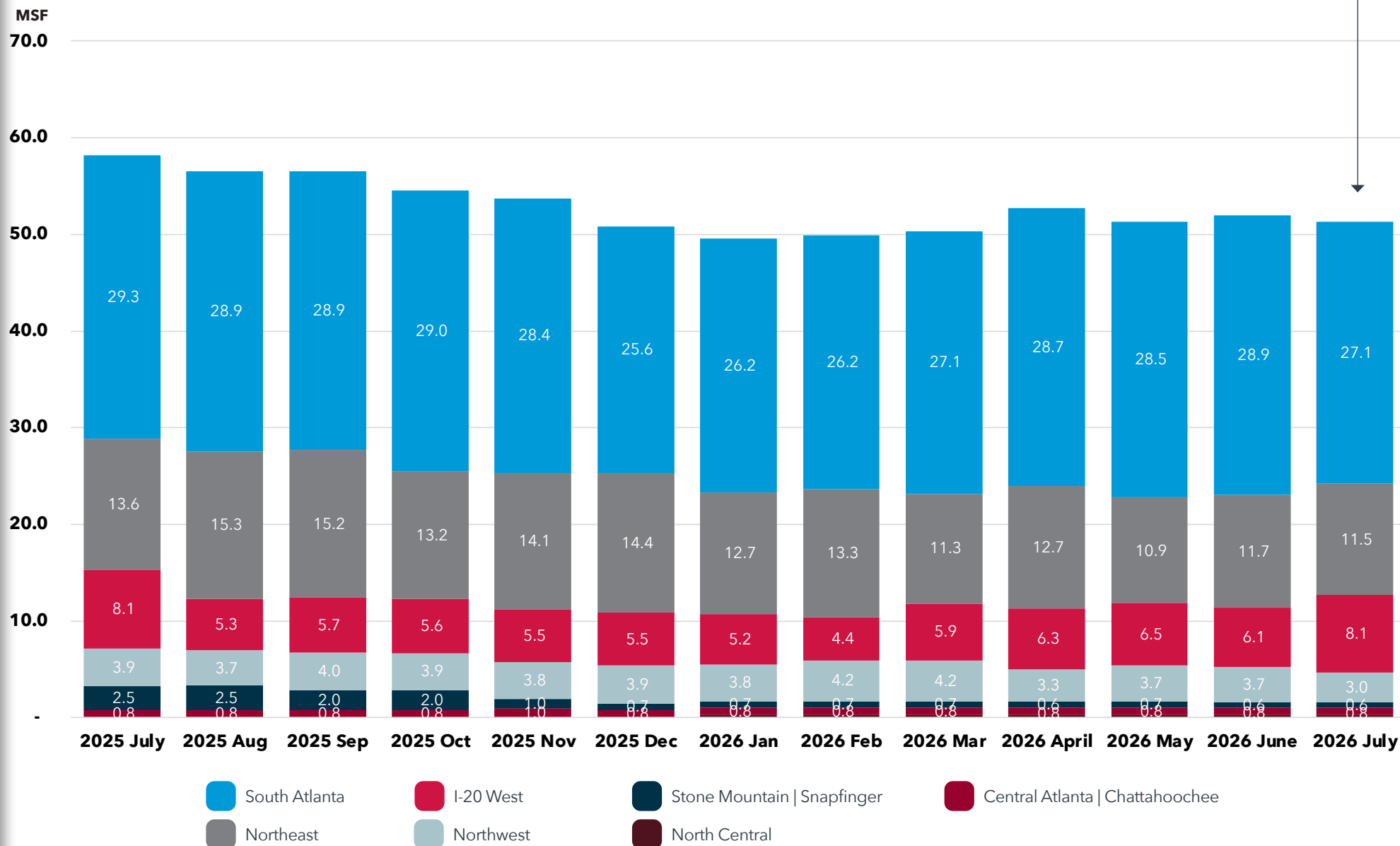


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Total Available SF

BUILDINGS 250,000 SF & ABOVE

JULY '26 | 51.3 MSF TOTAL

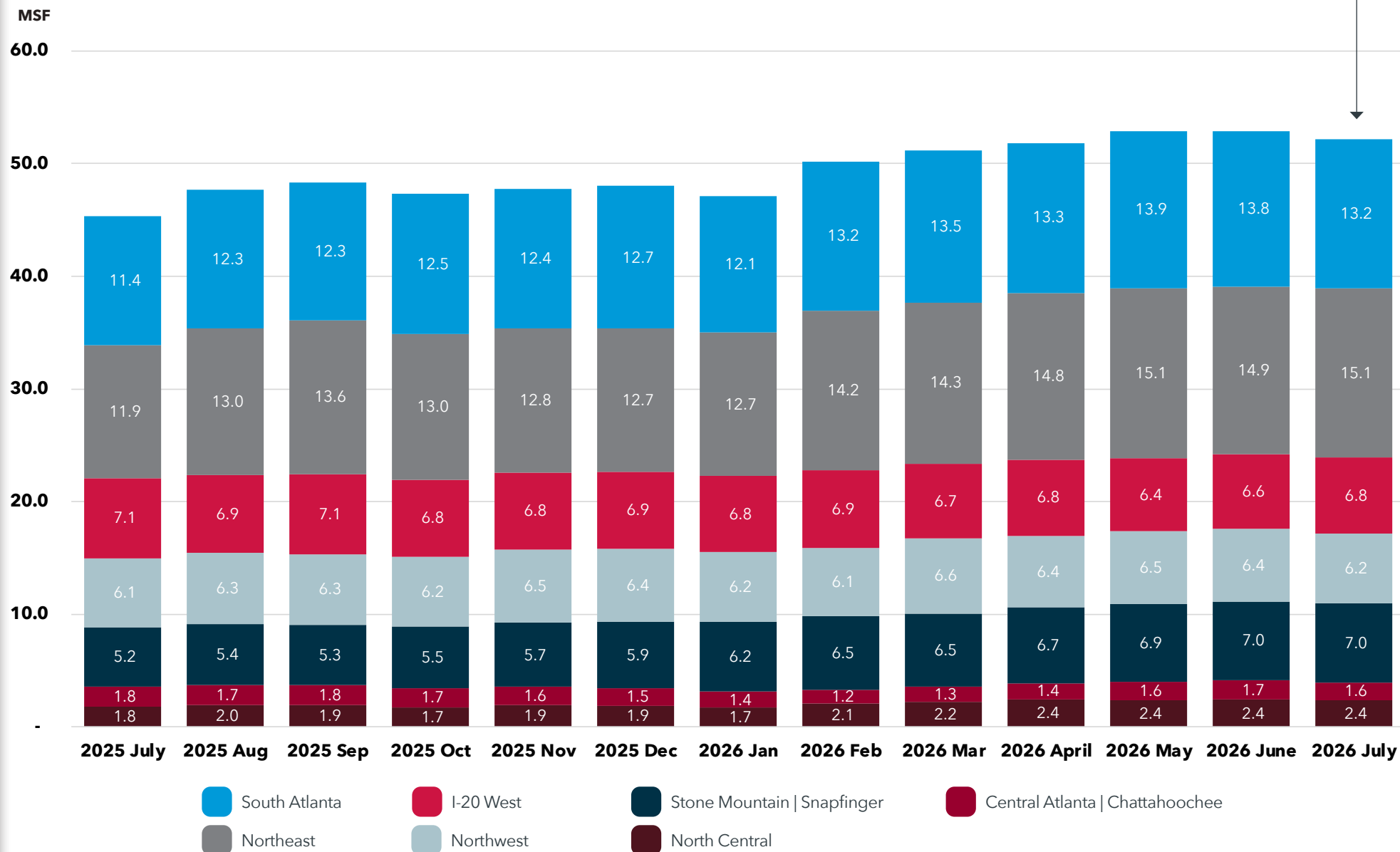


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Total Available SF

BUILDINGS 250,000 SF & BELOW

JULY '26 | 52.2 MSF TOTAL

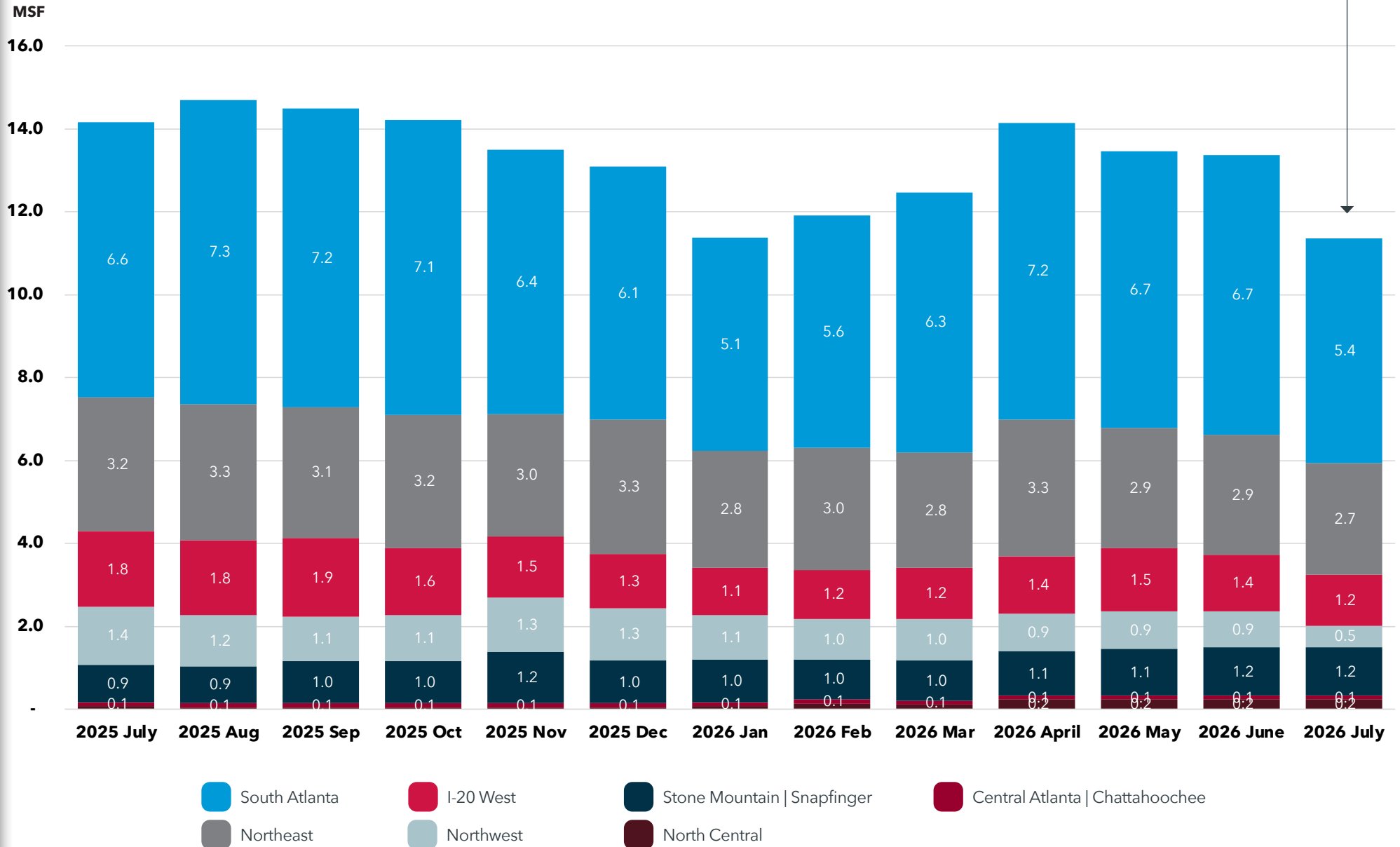


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Sublease Available SF

ALL BUILDINGS

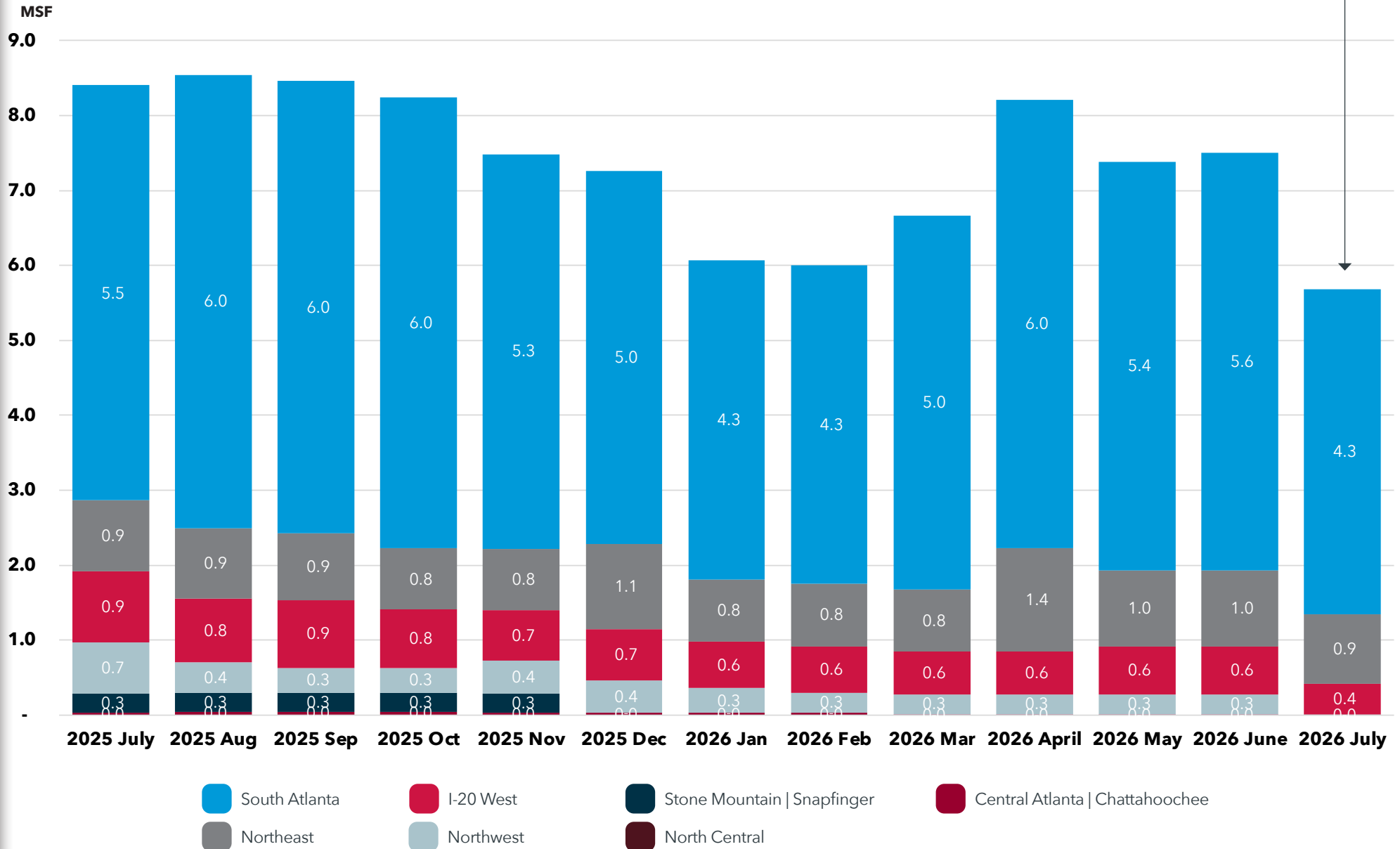
JULY '26 | 11.4 MSF TOTAL



Sublease Available SF

BUILDINGS 250,000 SF & ABOVE

JULY '26 | 5.7 MSF TOTAL



Sublease Available SF

BUILDINGS 250,000 SF & BELOW

JULY '26 | 5.7 MSF TOTAL

