

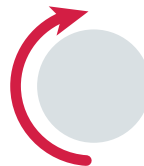
Q2 2026

ATLANTA INDUSTRIAL SUBMARKET REPORT

SNAPPINGER | STONE MOUNTAIN

WHAT'S HAPPENING?

Snapfinger/Stone Mountain remains a well-established industrial submarket, benefiting from direct access to Interstate 20 and Interstate 285. Its central location and mature industrial base continue to attract a diverse mix of distribution, logistics, and manufacturing users serving both metro Atlanta and the Southeast. Vacancy increased only marginally during the second quarter, while negative absorption reflected a handful of move-outs rather than a broader shift in market fundamentals. At the same time, asking rents continued to trend higher, highlighting continued demand for quality industrial space. Development activity remains measured, with a modest pipeline of new construction underway. The combination of limited new supply, improving rental rates, and strong transportation connectivity should continue to support the submarket over the long term.



9.3%

Q2 VACANCY RATE

Q1: 9.2%



(340,449) SF

Q2 NET ABSORPTION

Q1: (109,011) SF



552,210 SF

Q2 UNDER CONSTRUCTION

Q1: 392,830 SF

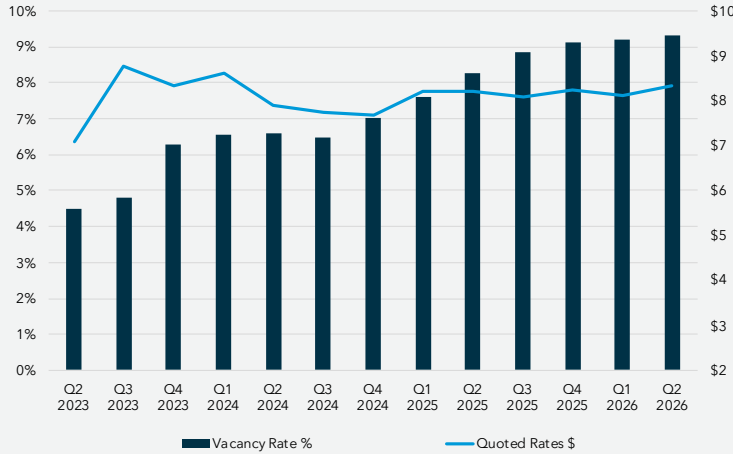


\$8.34 PSF

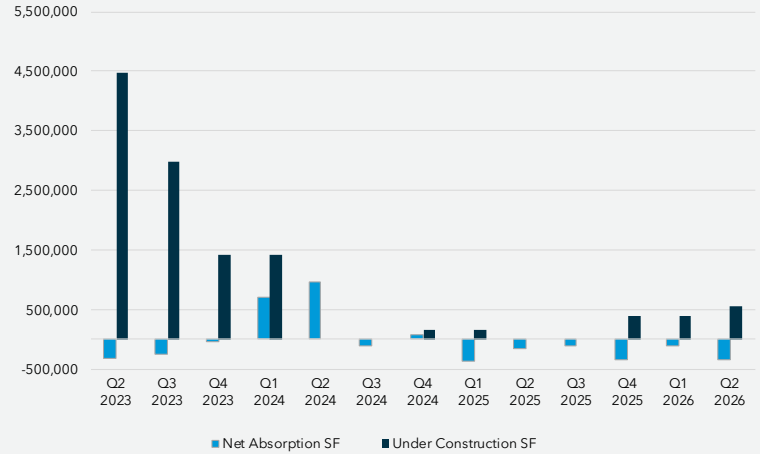
Q2 AVG. ASKING RENT | YEAR

Q1: \$8.12 PSF

Q2 2026 | VACANCY & RENTAL RATE



Q2 2026 | NET ABSORPTION & U.C.



NOTABLE SALES



1501 ROCKDALE INDUSTRIAL BLVD* CONYERS, GA 30012

SIZE (SF)	143,464
PRICE	\$11,687,384 (\$81.47 PSF)
BUYER	Faropoint
SELLER	North American Property Corp.

*Part of Portfolio Sale



1481 ROCKDALE INDUSTRIAL BLVD* CONYERS, GA 30012

SIZE (SF)	105,000
PRICE	\$12,600,000 (\$120.00 PSF)
BUYER	Faropoint
SELLER	North American Property Corp.

*Part of Portfolio Sale



351 RONTHOR DRIVE SE SOCIAL CIRCLE, GA 30025

SIZE (SF)	100,320
PRICE	\$7,000,000 (\$69.78 PSF)
BUYER	Private Buyer
SELLER	IMMEC, Inc.

NOTABLE LEASES



5865 EAST PONCE DE LEON AVE STONE MOUNTAIN, GA 30083

SIZE (SF)	103,317
TENANT	Graphic Packaging International, LLC
LANDLORD	Link Logistics
LEASE TYPE	Renewal



1715 DOGWOOD DRIVE* CONYERS, GA 30012

SIZE (SF)	100,000
TENANT	Ace Electric
LANDLORD	Plymouth Industrial REIT, Inc.
LEASE TYPE	New Lease

*Lee & Associates Representation



5861 EAST PONCE DE LEON AVE STONE MOUNTAIN, GA 30083

SIZE (SF)	90,289
TENANT	Graphic Packaging International, LLC
LANDLORD	Blackstone Inc.
LEASE TYPE	Renewal

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