



Mid-Year 2026 **Industrial Pipeline**

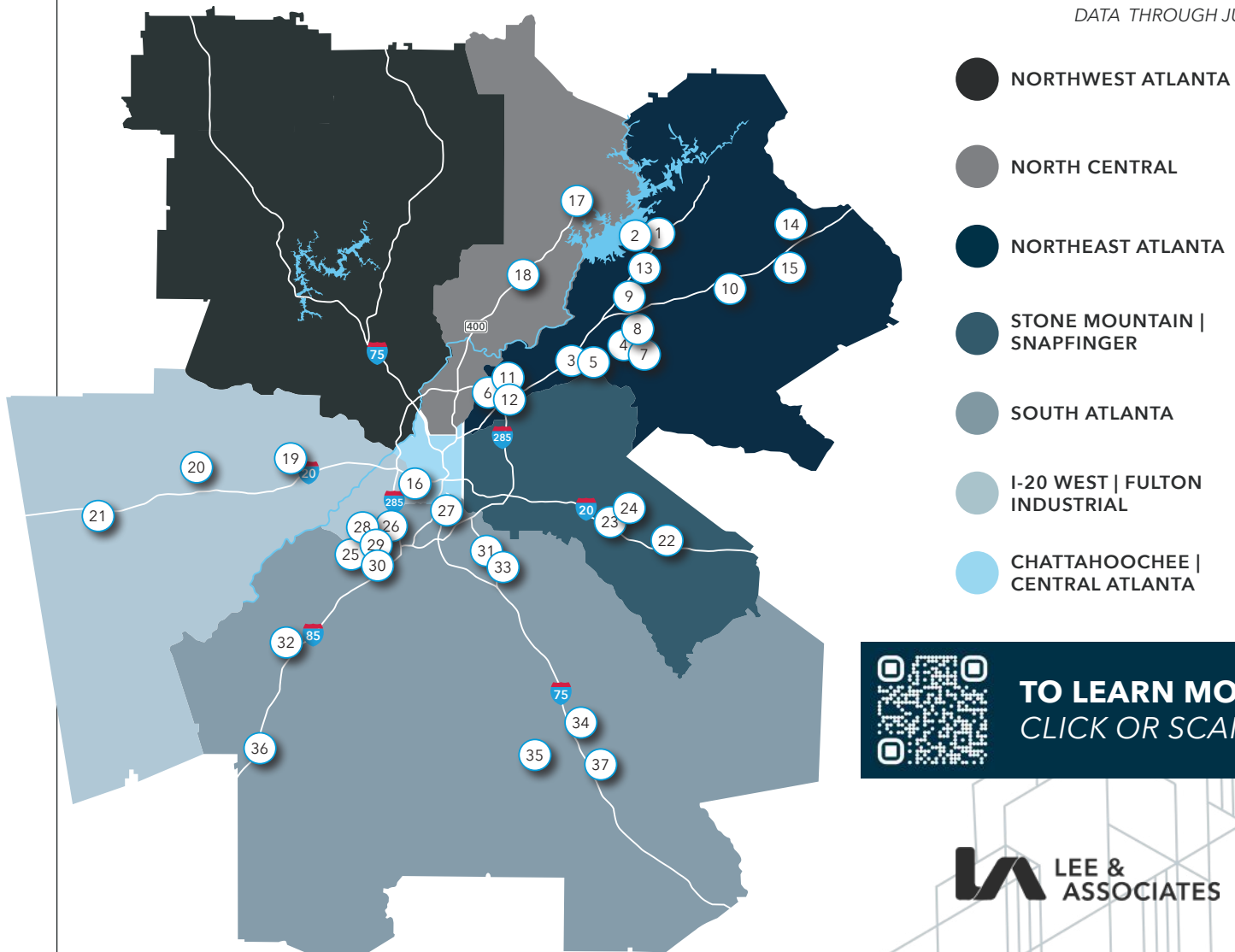
Atlanta's industrial development pipeline continues to remain balanced. Although construction activity has increased from recent lows, the volume of space under development remains well below prior cycle peaks and is more closely aligned with historical absorption trends. As a result, future deliveries are expected to supplement market demand without introducing the level of supply pressure experienced during the recent expansion cycle.



	INDUSTRIAL PIPELINE <i>BY SUBMARKET</i>						
		PROJECT ADDRESS	DEVELOPER	ESTIMATED COMPLETION	SF	TYPE	CLEAR HEIGHT
NORTHEAST ATLANTA	1	Enterprise Logistics Center - Bldg 1 4033 Enterprise Way, Oakwood, GA 30542	LBA Logistics	2026 Q3	83,646	Spec	32'
	2	Enterprise Logistics Center - Bldg 2 4033 Enterprise Way, Oakwood, GA 30542	LBA Logistics	2026 Q3	94,180	Spec	32'
	3	Sugarloaf Logistics - Bldg 200 0 Oakland Rd NW, Lawrenceville, GA 30043	Foxfield / AEW	2026 Q4	123,817	Spec	36'
	4	316 Logistics Center Distribution - Bldg 100 1935 Stanley Rd, Dacula, GA 30019	Crow Holdings Industrial	2026 Q4	175,007	Spec	36'
	5	Sugarloaf Logistics - Bldg 100 0 Oakland Rd NW, Lawrenceville, GA 30043	Foxfield / AEW	2026 Q4	178,568	Spec	36'
	6	Pleasantdale Exchange - Bldg C 4300 Pleasantdale Rd, Dacula, GA 30340	W.P. Carey	2027 Q1	182,500	Spec	36'
	7	316 Logistics Center Distribution - Bldg 300 1935 Stanley Rd, Dacula, GA 30019	Crow Holdings Industrial	2026 Q4	195,858	Spec	36'
	8	316 Logistics Center Distribution - Bldg 200 1935 Stanley Rd, Dacula, GA 30019	Crow Holdings Industrial	2026 Q4	201,748	Spec	36'
	9	Buford 985 Logistics Center 1672 Plunketts Rd, Buford, GA 30519	TPA Group	2026 Q3	202,205	Spec	32'
	10	Braselton Technology Center - Bldg 100 354 Tom White Road, Braselton, GA 30517	East Group	2027 Q1	204,514	Spec	32'
	11	Pleasantdale Exchange - Bldg B 4300 Pleasantdale Rd, Dacula, GA 30340	W.P. Carey	2027 Q1	206,500	Spec	40'
	12	Pleasantdale Exchange - Bldg A 4300 Pleasantdale Rd, Dacula, GA 30340	W.P. Carey	2027 Q1	226,300	Spec	40'
	13	Prologis Buford Distribution Center 4415 Thompson Mill Rd, Buford, GA 30519	Prologis	2027 Q1	226,659	Spec	36'
	14	Commerce Crossroads - Bldg 300 21 Cold Sassy Rd, Commerce, GA 30529	Milestone	2027 Q1	252,410	Spec	32'
	15	Project Optimus Jefferson, GA 30549	Pattillo	2026 Q4	480,000	BTS	TBD
CENTRAL CHATT.	16	Intown Station - Bldg B 1400 Murphy Ave SW, Atlanta, GA 30310	Prologis	2026 Q3	351,230	Spec	36'
N. CENTRAL	17	Coal Mountain Industrial Park - Bldg 300 4165 Settingdown Rd, Cumming, GA 30028	Holder Properties	2026 Q3	146,251	Spec	32'
	18	Shiloh Commerce Center - Bldg A 5315 Shiloh Rd, Cumming, GA 30005	Hickory Real Estate Partners	2027 Q1	180,028	Spec	32'
I-20 W FULTON IND.	19	Access West Logistics Center 4430 Industrial Access Rd, Douglasville, GA 30134	Rockefeller Group	2027 Q1	268,460	Spec	36'
	20	Rockmart Logistics Center 0 Rockmart Rd, Villa Rica, GA 30180	Crow Holdings Industrial	2026 Q4	424,305	Spec	36'
	21	Bremen Logistics Center Interstate 20 & Waco Rd, Bremen, GA 30182	Panattoni	2026 Q3	1,200,000	BTS	40'
SNAP. STONE MTN.	22	Covington Mills Industrial Center 7150 Alcovy Road, Covington, GA 30014	Crow Holdings Industrial	2027 Q1	159,380	Spec	36'
	23	Dogwood Logistics Center - Bldg 200 2810 Dogwood Dr, Conyers, GA 30013	Holder Properties	2026 Q3	187,593	Spec	36'
	24	Dogwood Logistics Center - Bldg 100 2810 Dogwood Dr, Conyers, GA 30013	Holder Properties	2026 Q3	205,237	Spec	36'
	LEE & ASSOCIATES - ATLANTA MID-YEAR 2026 INDUSTRIAL PIPELINE					DATA THROUGH JULY 2026	

	PROJECT ADDRESS	DEVELOPER	ESTIMATED COMPLETION	SF	TYPE	CLEAR HEIGHT
SOUTH ATLANTA	25 South Fulton Logistics Center II 5190 Mason Rd, Atlanta, GA 30349	Crow Holdings Industrial	2027 Q1	88,302	Spec	32'
	26 Southmeadow Logistics Park - Bldg 100 4200 Southmeadow East Pkwy, Atlanta, GA 30349	Greystar	2026 Q4	89,090	Spec	32'
	27 Empire Logistics Center 3485 Empire Blvd SW, Atlanta, GA 30354	W.P. Carey	2026 Q4	99,000	Spec	32'
	28 Southmeadow Logistics Park - Bldg 200 4200 Southmeadow East Pkwy, Atlanta, GA 30349	Greystar	2026 Q4	132,400	Spec	32'
	29 South Fulton Commerce Center 4105 Roosevelt Hwy, College Park, GA 30349	KMT Development	2026 Q4	213,580	Spec	32'
	30 Airport West 600 1059 Naturally Fresh Blvd, Atlanta, GA 30349	Lincoln Property Co	2026 Q4	221,559	Spec	32'
	31 SP Forest Park 675 Logistics Center 4755 Moreland Ave, Forest Park, GA 30297	Scannell	2026 Q4	282,124	Spec	36'
	32 Amlajack Logistics Center 300 Amlajack Blvd, Newnan, GA 30265	Crow Holdings Industrial	2026 Q4	316,897	Spec	36'
	33 South Park Industrial Park 3200 South Park Blvd, Ellenwood, GA 30294	Chill Development	2026 Q3	335,467	Spec	50'
	34 River Park E-Commerce Center - Bldg 11A 850 Logistics Pkwy, Jackson, GA 30233	Doug Adams	2026 Q4	1,005,074	Spec	40'
	35 PNK Griffin 200 35 S McDonough Rd, Griffin, GA 30223	PNK Group	2027 Q2	1,028,831	Spec	40'
	36 I-85 South Crossing 5400 Highway 29, Grantville, GA 30220	Robinson Weeks	2027 Q1	1,035,000	Spec	40'
	37 Riverview Business Park - Bldg 300 128 Riverview Park Rd, Jackson, GA 30233	Hillwood	2027 Q2	1,073,200	Spec	40'

DATA THROUGH JULY 2026





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For More Information

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