

LEE & ASSOCIATES

September 2026 Release | Industrial Availability Metrics

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ATL MARKET

INDUSTRIAL AVAILABILITY RISES AS LARGE BLOCKS EXPAND

- Metro Atlanta's total available industrial space increased by approximately 3.6% in August. With sublease availability essentially unchanged at 11.4 million SF, the increase was driven by new direct space delivering in the market, primarily in South Atlanta.
- South Atlanta recorded the largest increase, with available space growing by approximately 2.3 million SF. Smaller increases occurred in Northwest Atlanta, Northeast Atlanta and North Central, while I-20 West availability declined modestly.
- Larger blocks drove much of the increase, with 500,000+ SF availability rising by approximately 2.0 million SF, or 8.4%, and 250,000-499,999 SF availability increasing by approximately 703,000 SF. Strong leasing activity this quarter has been offset by new speculative space delivering in the market, while sublease availability remains near its lowest level in the past year.

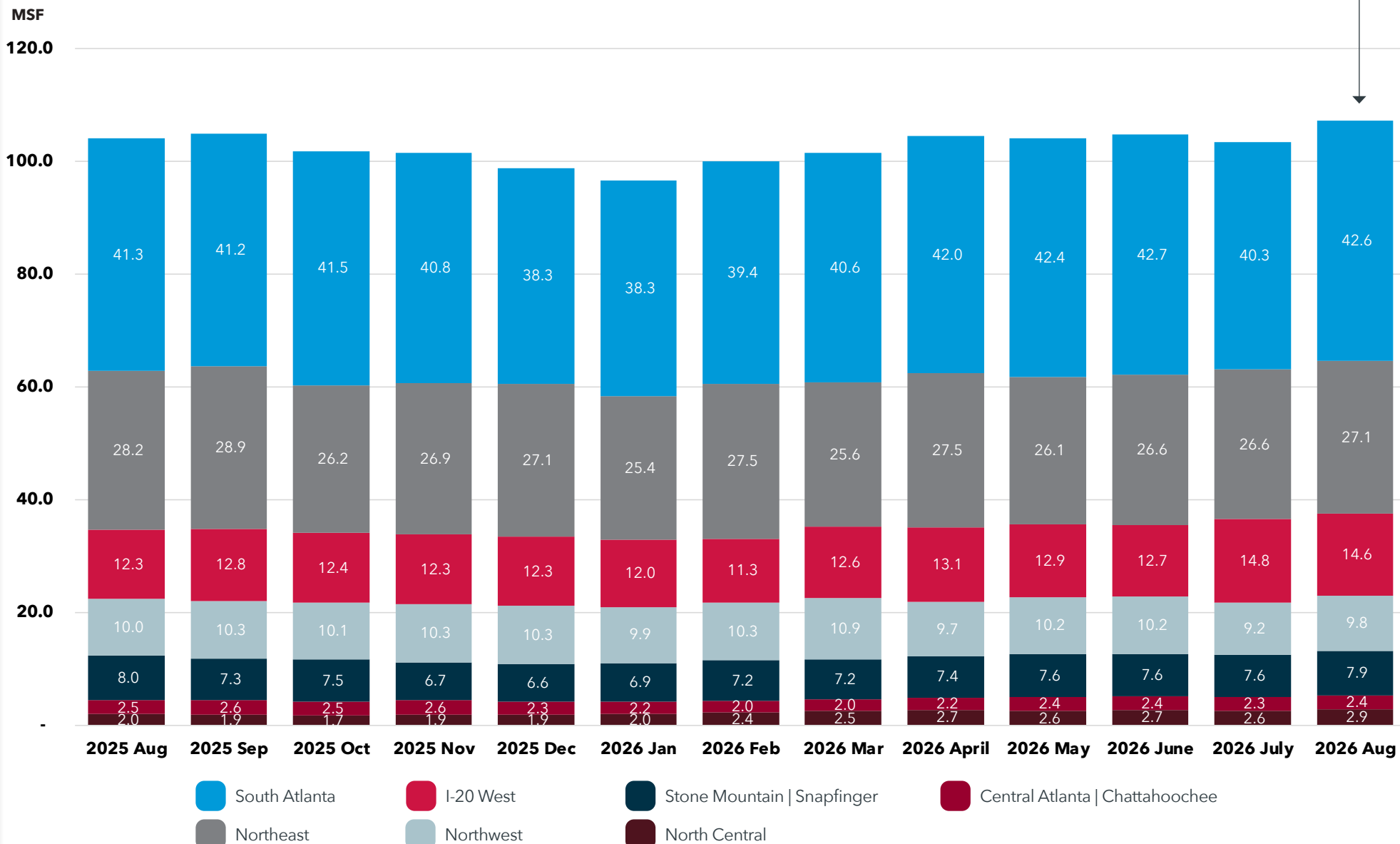
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Total Available SF

ALL BUILDINGS

AUG '26 | 107.2 MSF TOTAL

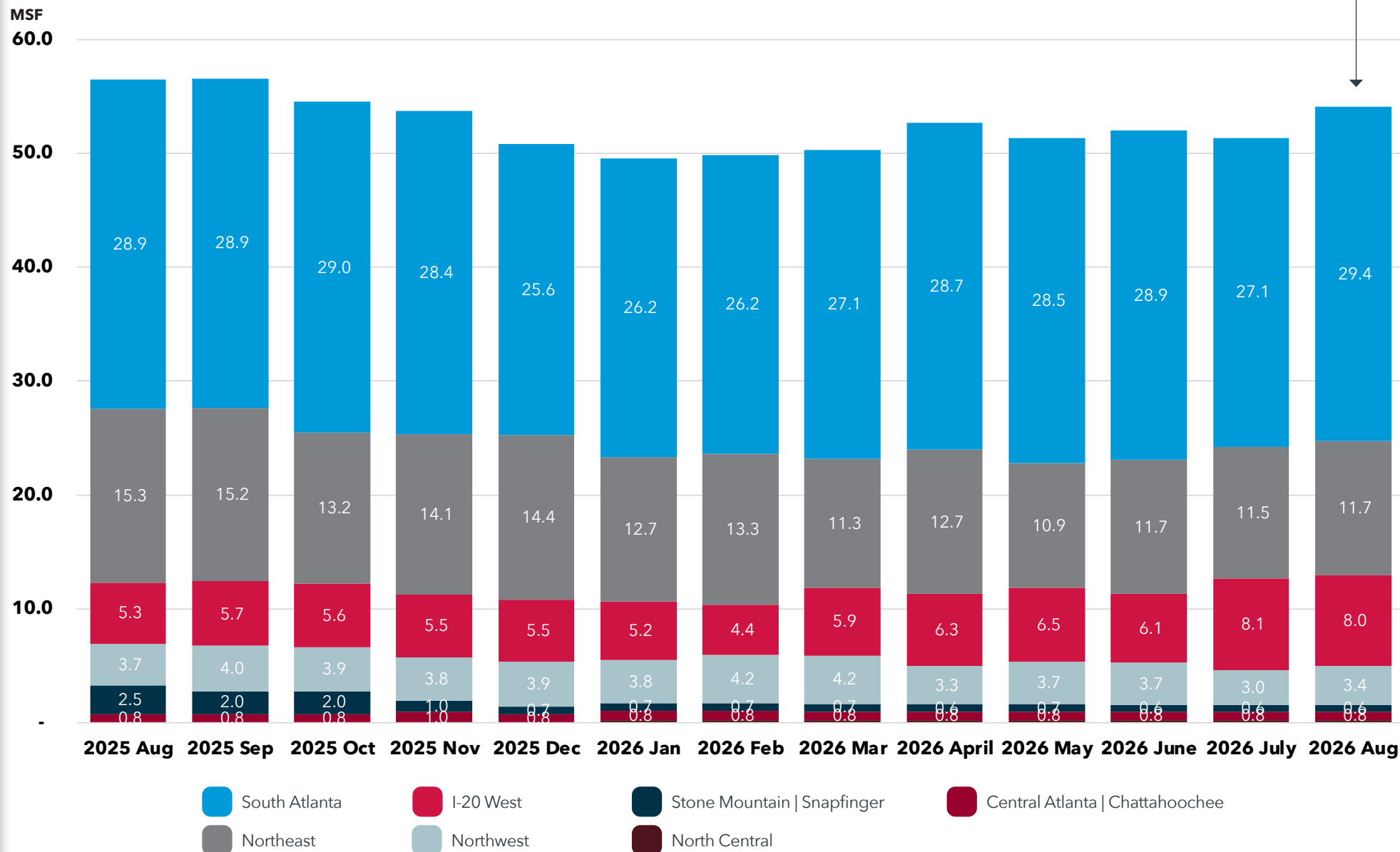


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Total Available SF

BUILDINGS 250,000 SF & ABOVE

AUG '26 | 54.1 MSF TOTAL

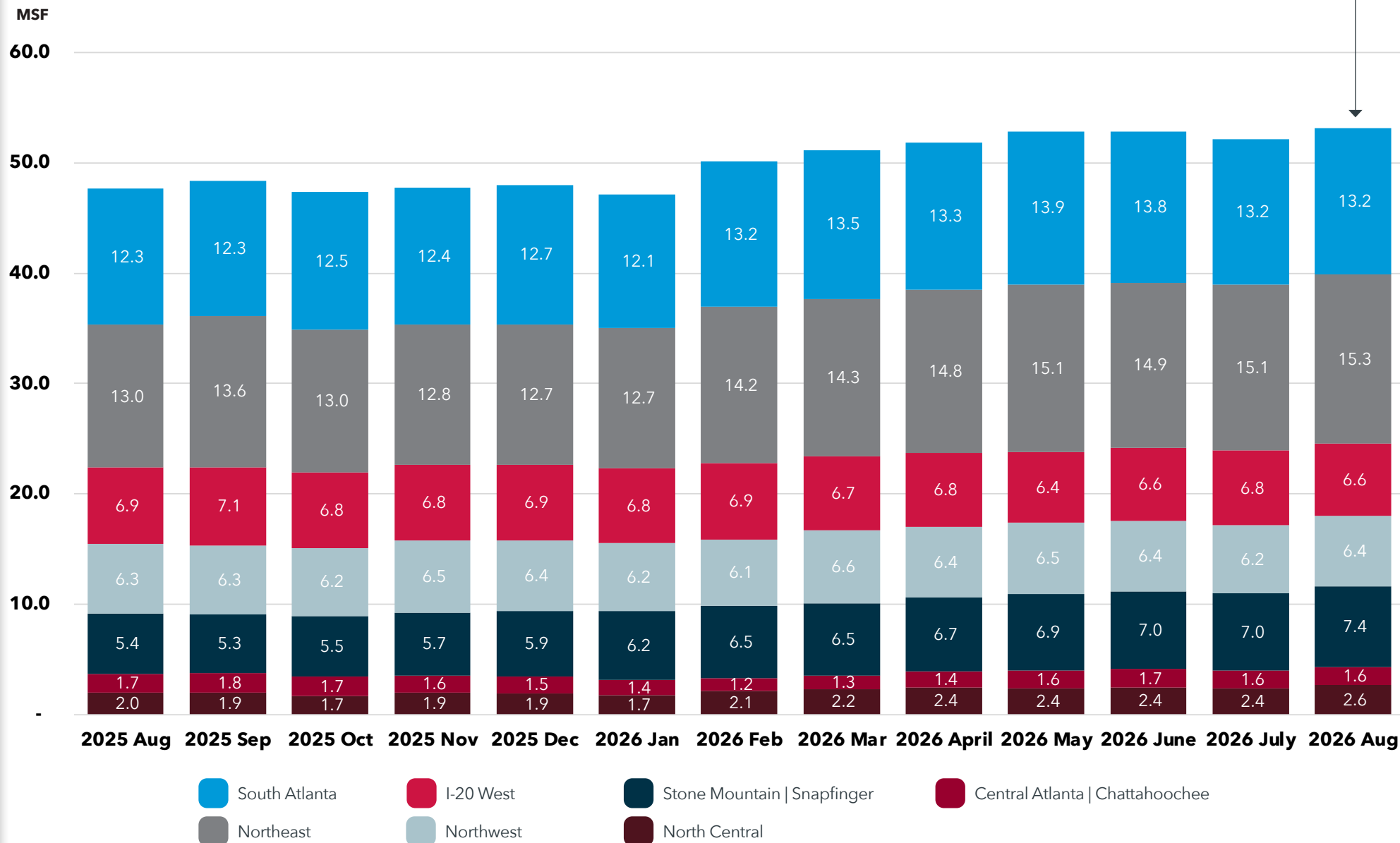


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Total Available SF

BUILDINGS 250,000 SF & BELOW

AUG '26 | 53.1 MSF TOTAL

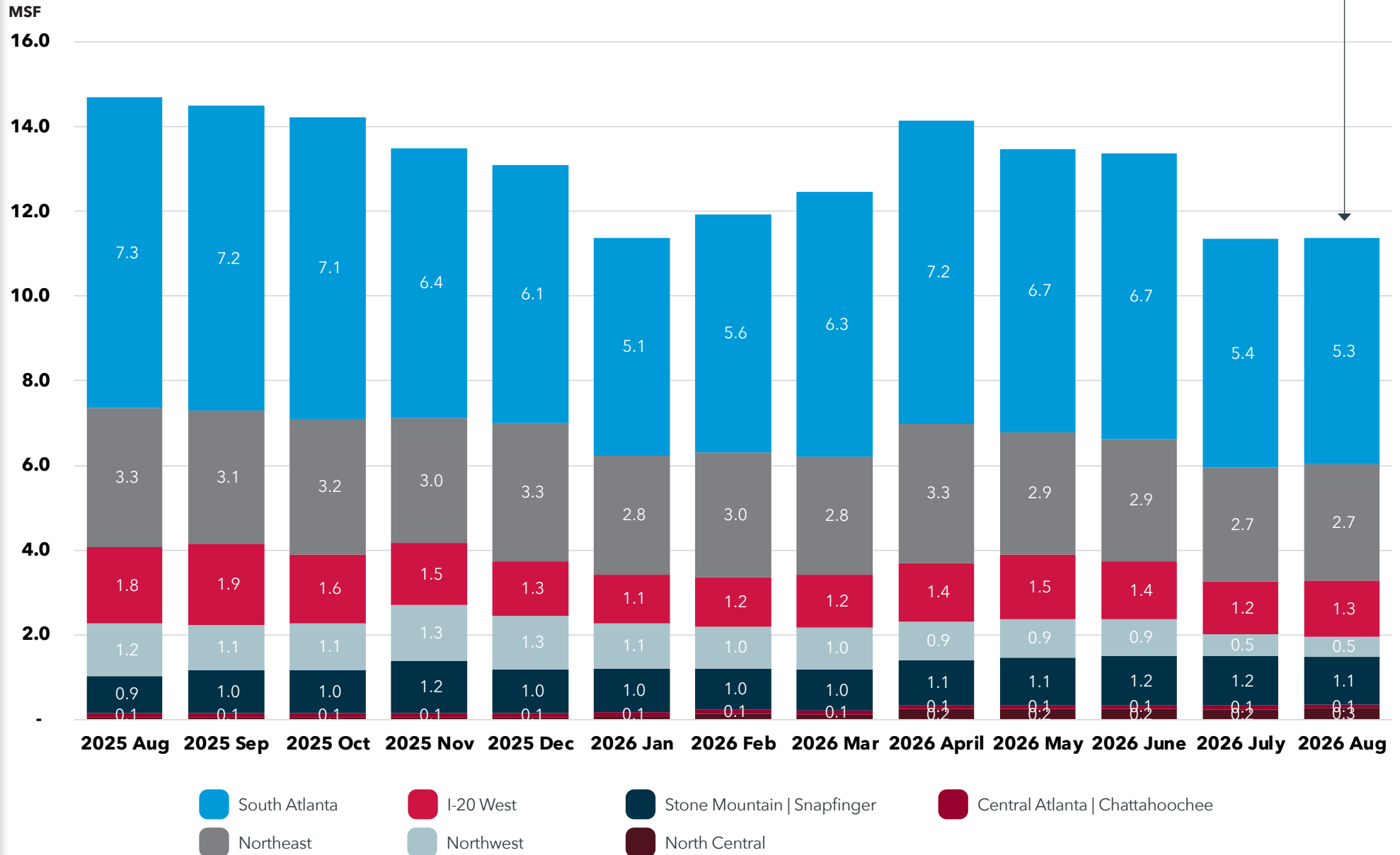


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Sublease Available SF

ALL BUILDINGS

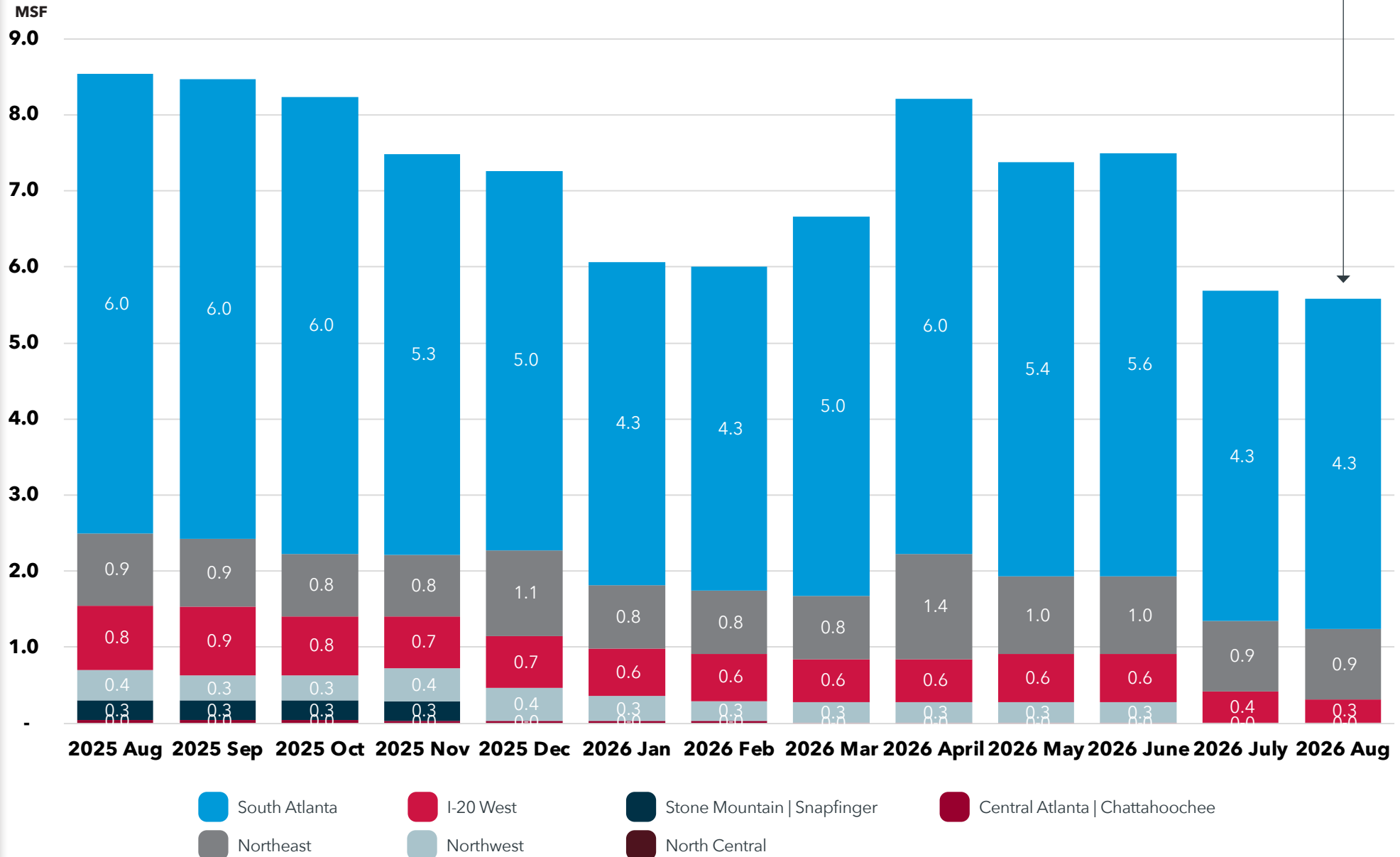
AUG '26 | 11.4 MSF TOTAL



Sublease Available SF

BUILDINGS 250,000 SF & ABOVE

AUG '26 | 5.6 MSF TOTAL



Sublease Available SF

BUILDINGS 250,000 SF & BELOW

AUG '26 | 5.8 MSF TOTAL

