

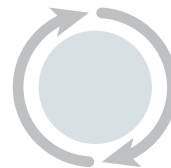
Q3 2026

ATLANTA INDUSTRIAL SUBMARKET REPORT

I-20 WEST |
FULTON INDUSTRIAL

WHAT'S HAPPENING?

I-20 West | Fulton Industrial remained a steady performer in the third quarter, supported by its established tenant base and direct access to I-20 and I-285. Net absorption strengthened to roughly 774,000 square feet, more than double the prior quarter's pace, while vacancy held at 7.3%. Major renewals by Stitch Fix and GXO Logistics reinforced the corridor's appeal to established distribution users, and a new US Elogistics lease added to activity. Average asking rent eased slightly to \$6.82 per square foot as tenants continued to weigh their options across the market. Meanwhile, the construction pipeline expanded to approximately 2.3 million square feet. Those projects will add choices for occupiers and test how quickly demand can absorb new space. For now, stronger occupancy gains alongside stable vacancy point to a resilient submarket heading into the final quarter of the year.



7.3%
Q3 VACANCY RATE
Q2: 7.3%



773,517 SF
Q3 NET ABSORPTION
Q2: 338,171 SF

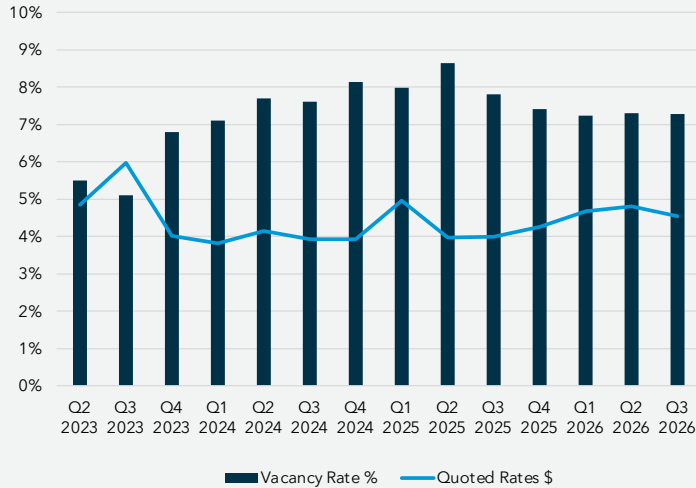


2,302,225 SF
Q3 UNDER CONSTRUCTION
Q2: 1,892,765 SF

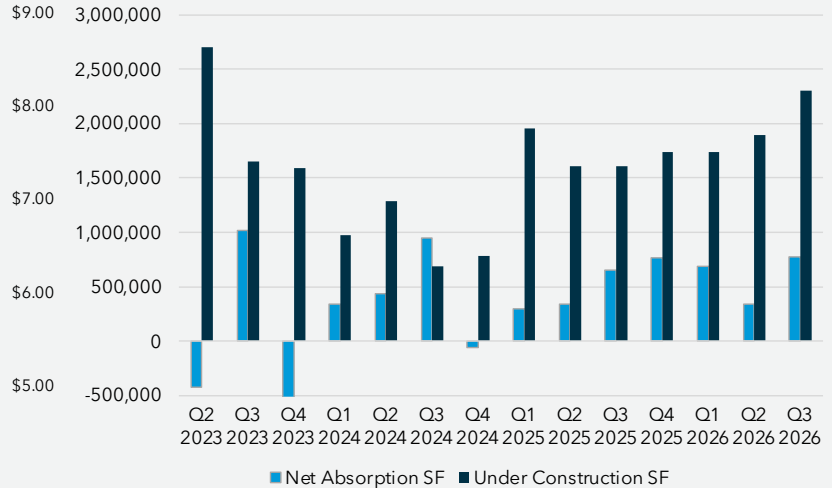


\$6.82 PSF
Q3 AVG. ASKING RENT | YEAR
Q2: \$6.92 PSF

Q3 2026 | VACANCY & RENTAL RATE



Q3 2026 | NET ABSORPTION & U.C.



NOTABLE SALES



6090 PURDUE DR SW ATLANTA, GA 30336

SIZE (SF)	123,236
PRICE	\$10,250,000 (\$83.17 PSF)
BUYER	Adams Signs & Graphics
SELLER	Smurfit Westrock



7605 FACTRY SHOALS SW AUSTELL, GA 30168

SIZE (SF)	117,036
PRICE	\$20,050,000 (\$171.31 PSF)
BUYER	TA Realty
SELLER	Alliance Industrial Company



7555 FACTORY SHOALS RD AUSTELL, GA 30168

SIZE (SF)	115,650
PRICE	\$20,250,000 (\$175.10 PSF)
BUYER	TA Realty
SELLER	Euphoric Development

NOTABLE LEASES



801 FACTORY SHOALS RD LITHIA SPRINGS, GA 30122

SIZE (SF)	925,800
TENANT	StitchFix
LANDLORD	Prologis
LEASE TYPE	Renewal



2201 THORNTON RD LITHIA SPRINGS, GA 30122

SIZE (SF)	733,680
TENANT	GXO Logistics
LANDLORD	Prologis
LEASE TYPE	Renewal



1970 MAPLE AVE* ATLANTA, GA 30336

SIZE (SF)	364,224
TENANT	US Elogistics
LANDLORD	Clarion
LEASE TYPE	New Lease

*Lee & Associates Representation

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