

Q3 2026

ATLANTA INDUSTRIAL SUBMARKET REPORT

NORTHWEST ATLANTA

WHAT'S HAPPENING?

Northwest Atlanta remained one of the region's strongest industrial submarkets during the third quarter, supported by its access to Interstate 75, established manufacturing operations, and growing presence of advanced industrial users. Vacancy declined to 8.1%, marking the third consecutive quarterly decrease, as the submarket recorded approximately 441,000 square feet of positive net absorption. Leasing activity remained strong, highlighted by major commitments from Genuine Parts Company, HCL Critical Infrastructure, and FNS, reflecting continued demand from distribution and infrastructure-related users. Average asking rents climbed to \$10.39 per square foot, reinforcing the submarket's positive leasing momentum. Development activity also resumed, with 133,000 square feet under construction after no projects were underway in the previous quarter. With vacancy continuing to tighten, rents reaching new highs, and significant leasing commitments, Northwest Atlanta remains well-positioned for sustained industrial demand.



8.1%

Q3 VACANCY RATE
Q2: 8.6%



440,764 SF

Q3 NET ABSORPTION
Q2: 3,622,561 SF



133,000 SF

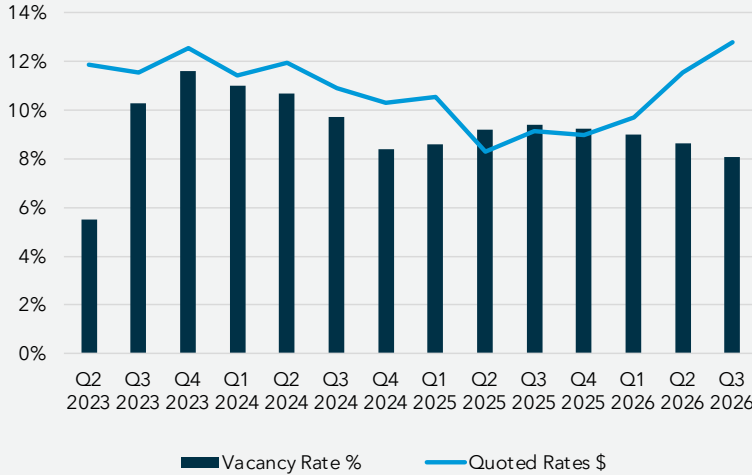
Q2 UNDER CONSTRUCTION
Q2: 0 SF



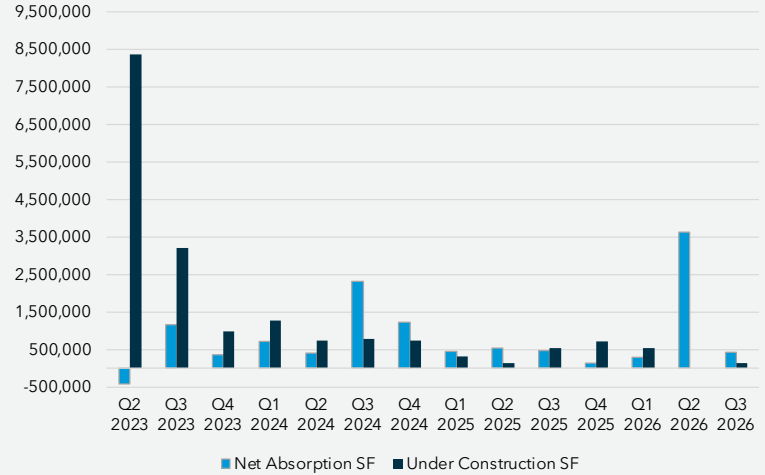
\$10.39 PSF

Q3 AVG. ASKING RENT | YEAR
Q2: \$9.77 PSF

Q3 2026 | VACANCY & RENTAL RATE



Q3 2026 | NET ABSORPTION & U.C.



NOTABLE SALES



180 JOE FRANK HARRIS PKY - BLDG 500* CARTERSVILLE, GA 30101

SIZE (SF)	226,796
PRICE	\$31,978,058 (\$141.00 PSF)
BUYER	Equus Capital Partners
SELLER	Taylor & Mathis, Inc.

*Part of a Portfolio Sale



180 JOE FRANK HARRIS PKY - BLDG 100* CARTERSVILLE, GA 30120

SIZE (SF)	191,448
PRICE	\$26,996,825 (\$141.01 PSF)
BUYER	Equus Capital Partners
SELLER	Taylor & Mathis, Inc.

*Part of a Portfolio Sale



5000 HIGHLANDS PKY SE SMYRNA, GA 30082

SIZE (SF)	154,006
PRICE	\$27,000,000 (\$175.32 PSF)
BUYER	LM Real Estate Partners
SELLER	Berkeley Partners

NOTABLE LEASES



100 LOGISTICS PARKWAY WHITE, GA 30701

SIZE (SF)	824,840
TENANT	Genuine Parts Company
LANDLORD	Core5
LEASE TYPE	New Lease



962 UNION GROVE RD CALHOUN, GA 30701

SIZE (SF)	738,720
TENANT	HCL Critical Infrastructure
LANDLORD	FHR Capital, LLC
LEASE TYPE	New Lease



300 INTERNATIONAL PKWY ADAIRSVILLE, GA 30103

SIZE (SF)	418,192
TENANT	FNS
LANDLORD	Ashley Capital
LEASE TYPE	New Lease

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