

LEE & ASSOCIATES

Q3 2026

ATLANTA INDUSTRIAL SUBMARKET REPORT

NORTHEAST ATLANTA

WHAT'S HAPPENING?

Northeast Atlanta's industrial market regained momentum in the third quarter, supported by its I-85 access, Inland Port connectivity, and established logistics and manufacturing base. Net absorption rebounded to more than 1.1 million square feet after a nearly flat second quarter. New leases by TikTok and Siemens in Pendergrass demonstrated demand for large facilities, while Williams-Sonoma renewed in Braselton. Vacancy nevertheless rose to 8.4%, giving occupiers more options as the market works through available inventory and additional speculative vacant supply hitting the market. Average asking rents increased to $9.26 per square foot, showing stronger pricing alongside the pickup in activity. With roughly 3.1 million square feet under construction, Northeast remains an active development market and a leading destination for large distribution and manufacturing users.

8.4%
Q3 VACANCY RATE
Q2: 8.1%

1,155,495 SF
Q3 NET ABSORPTION
Q2: (12,356) SF

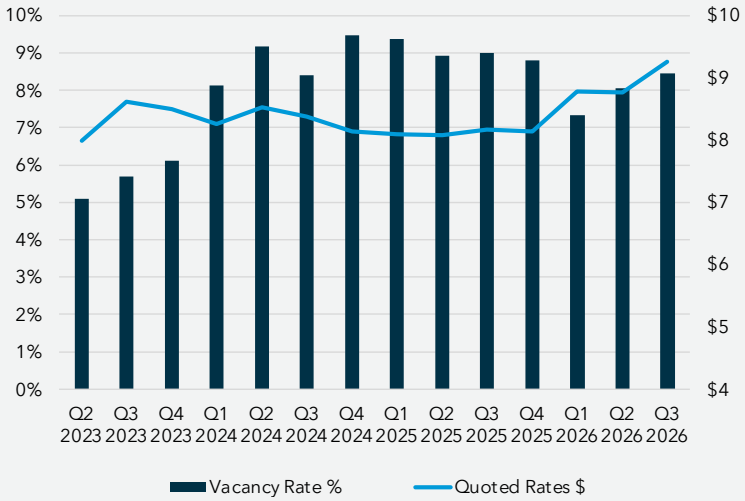
3,123,300 SF
Q3 UNDER CONSTRUCTION
Q2: 3,127,236 SF

$9.26 PSF
Q3 AVG. ASKING RENT | YEAR
Q2: $8.76 PSF

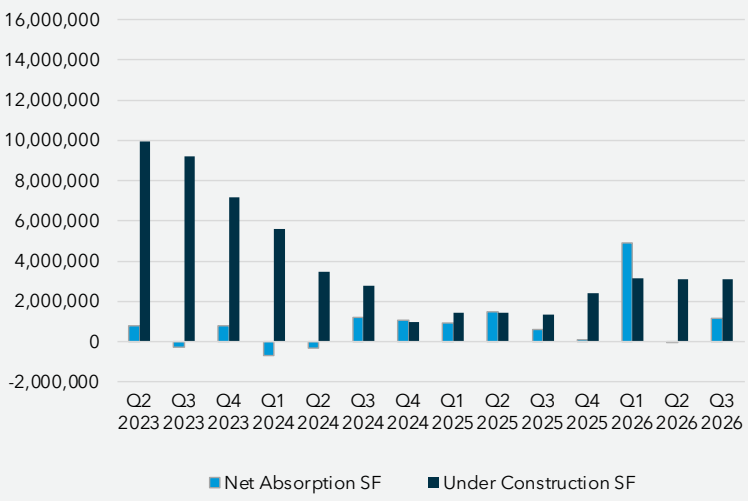
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Q3 2026 | NORTHEAST ATLANTA

Q3 2026 | VACANCY & RENTAL RATE



Q3 2026 | NET ABSORPTION & U.C.



NOTABLE SALES



502 VALENTINE INDUSTRIAL PKWY EXT
PENDERGRASS, GA 30567

SIZE (SF)	800,590
PRICE	*$76,600,000 ($95.68 PSF)*
BUYER	Ares Management
SELLER	Affinius Capital



1075 SATELLITE BLVD*
SUWANEE, GA 30024

SIZE (SF)	249,000
PRICE	*$39,000,000 ($156.63 PSF)*
BUYER	Link Logistics
SELLER	Oxford Properties Group

**Part of a Portfolio Sale*



460 HORIZON DR - BLDG 100
SUWANEE, GA 30024

SIZE (SF)	230,530
PRICE	*$42,250,000 ($183.27 PSF)*
BUYER	Link Logistics
SELLER	High Street Logistics Properties

NOTABLE LEASES



646 PARKER INDUSTRIAL RD
PENDERGRASS, GA 30567

SIZE (SF)	1,017,900
TENANT	TikTok
LANDLORD	Trammell Crow Company & CBRE Investment Management
LEASE TYPE	New Lease



580 RACO PKWY
PENDERGRASS, GA 30567

SIZE (SF)	772,200
TENANT	Siemens
LANDLORD	EQT
LEASE TYPE	New Lease



11665 LEWIS BRASELTON BLVD
BRASELTON, GA 30517

SIZE (SF)	462,000
TENANT	Williams-Sonoma Inc.
LANDLORD	BGO
LEASE TYPE	Renewal

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