

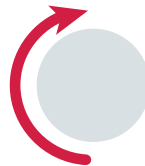
Q3 2026

ATLANTA INDUSTRIAL SUBMARKET REPORT

NORTH CENTRAL

WHAT'S HAPPENING?

North Central Atlanta's infill location and proximity to the region's population base remain central to its appeal, but the industrial market softened in the third quarter. Vacancy rose to 10.2% and net absorption turned negative, giving tenants more space to choose from. Renewals by AT&T Billing and Ingenico showed continued commitment from established users, and Simple Move Holdings expanded in Alpharetta. Average asking rents fell to about \$11.07 per square foot, reinforcing the quarter's softer leasing picture. The construction pipeline also narrowed to approximately 280,000 square feet. North Central enters the final quarter with more available space, but limited new construction and its access to Atlanta's customers continue to support its long-term position as an infill industrial market.



10.2%
Q3 VACANCY RATE
Q2: 8.7%



(87,717) SF
Q3 NET ABSORPTION
Q2: 37,822 SF

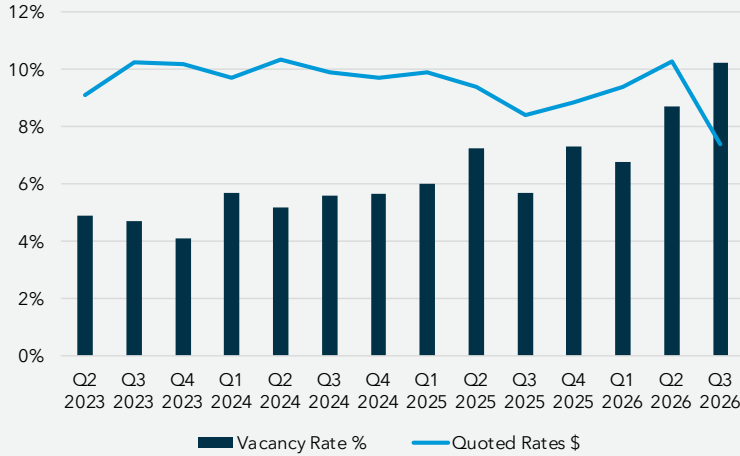


280,028 SF
Q3 UNDER CONSTRUCTION
Q2: 388,779 SF

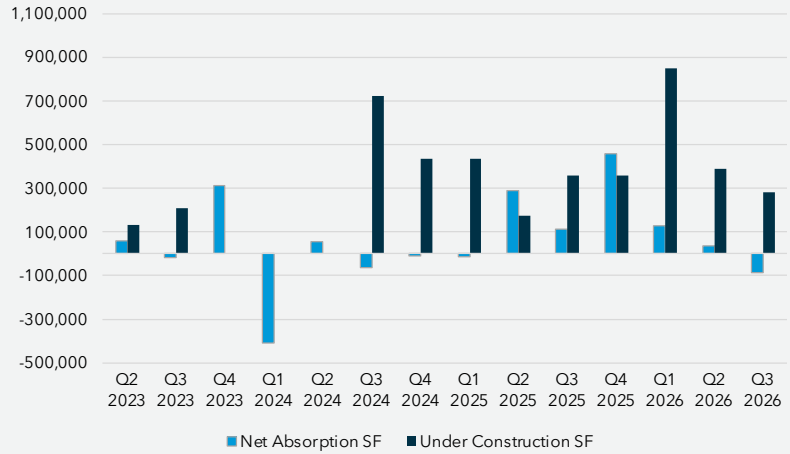


\$11.07 PSF
Q3 AVG. ASKING RENT | YEAR
Q2: \$15.44 PSF

Q3 2026 | VACANCY & RENTAL RATE



Q3 2026 | NET ABSORPTION & U.C.



NOTABLE SALES



5985 CABOT PKWY* ALPHARETTA, GA 30005

SIZE (SF)	138,000
PRICE	\$22,262,804 (\$161.32 PSF)
BUYER	Stonemont Financial Group
SELLER	Link Logistics Real Estate

*Part of a Portfolio Sale



1250 ALPHA DR ALPHARETTA, GA 30004

SIZE (SF)	33,275
PRICE	\$5,650,000 (\$169.80 PSF)
BUYER	Private Buyer
SELLER	Bell Cabinetry and Design



1205 ALPHA DR ALPHARETTA, GA 30004

SIZE (SF)	22,576
PRICE	\$4,750,000 (\$210.40 PSF)
BUYER	Mainstay Touring
SELLER	High Street Logistics Properties

NOTABLE LEASES



6175 SHILOH RD* ALPHARETTA, GA 30005

SIZE (SF)	106,240
TENANT	AT&T Billing
LANDLORD	Link Logistics Real Estate
LEASE TYPE	Renewal

*Lee & Associates Representation



5720 TRADE DR ALPHARETTA, GA 30004

SIZE (SF)	62,803
TENANT	Simple Move Holdings, LLC
LANDLORD	Hughes
LEASE TYPE	Expansion



6430 SHILOH RD E* ALPHARETTA, GA 30005

SIZE (SF)	38,612
TENANT	Ingenico
LANDLORD	Link Logistics Real Estate
LEASE TYPE	Renewal

*Lee & Associates Representation

The information and details contained herein have been obtained from third-party sources believed to be reliable; however, Lee & Associates Atlanta has not independently verified its accuracy. Lee & Associates Atlanta makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information. The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale

or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc., Real Capital Analytics, and Georgia State Economic Forecasting Center. The Lee & Associates Atlanta Industrial Market Report compiles market data by using a third-party database for the proprietary analysis of building sizes of 15,000 SF and larger in the ATL-Metro Area.
© Copyright 2026 Lee & Associates Atlanta. All rights reserved.
Market report analysis by: Dan Wagner, Chief Data Officer | Kate Hunt, Research Director | Emma Cowart, Research Analyst | Market report created by: Julia Whitlark, Marketing Director | Madison Dickinson