



Q3 2026

ATLANTA INDUSTRIAL MARKET REPORT

Record Leasing Meets a
Rising Supply Pipeline in
Atlanta

MARKET OVERVIEW

Q3 2026

Atlanta's industrial market reached new heights in Q3, posting the strongest quarter of leasing in its history. Tenants signed nearly 20 million SF worth of leasing transactions, including three new leases of at least 1 million SF. New leasing, not renewals, powered the record. That leasing surge has not yet fully appeared in occupancy data, as many deals were signed as the quarter drew to a close. Still, net absorption reached a healthy 2.6 million SF. Vacancy edged up 10 basis points to 9.0%, due in part to 2.7 MSF of new space delivering

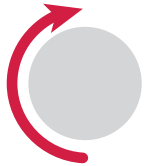
this quarter. Meanwhile, 11 groundbreakings added nearly 4.0 million SF to the development pipeline, bringing it to its highest level in more than two years. Asking rents continued to rise modestly, reaching an average of \$8.49 per SF. With record leasing already drawing down available space, we expect above average occupancy gains over the next three to six months, handing owners, investors and developers greater confidence that market conditions are turning increasingly favorable.



2,591,068 SF

Q3 NET ABSORPTION

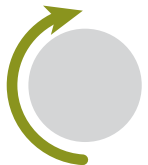
Q2: 3,550,231 SF



9.0%

Q3 VACANCY RATE

Q2: 8.9%



13.6 MSF

Q3 UNDER CONSTRUCTION

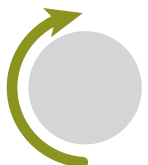
Q2: 12.2 MSF



2,749,332 SF

Q3 NEW SUPPLY DELIVERED

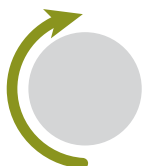
Q2: 6,504,825 SF



\$8.49 PSF

Q3 AVG. ASKING RENT | YEAR

Q2: \$8.39 PSF



\$137 PSF

Q3 AVG. SALES PRICE

Q2: \$126 PSF

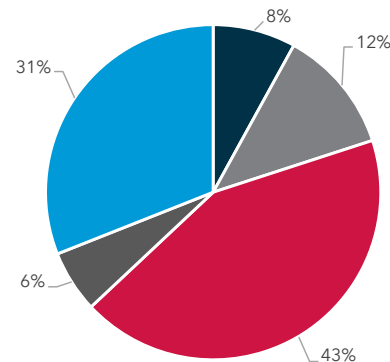


\$5.0 Billion

ROLLING 12-MO SALES VOLUME

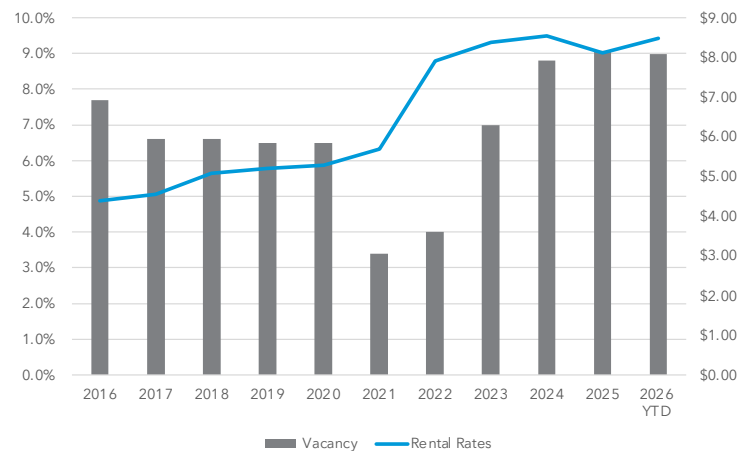
Q2: \$6.7 Billion

12 MONTH | BUYER COMPOSITION

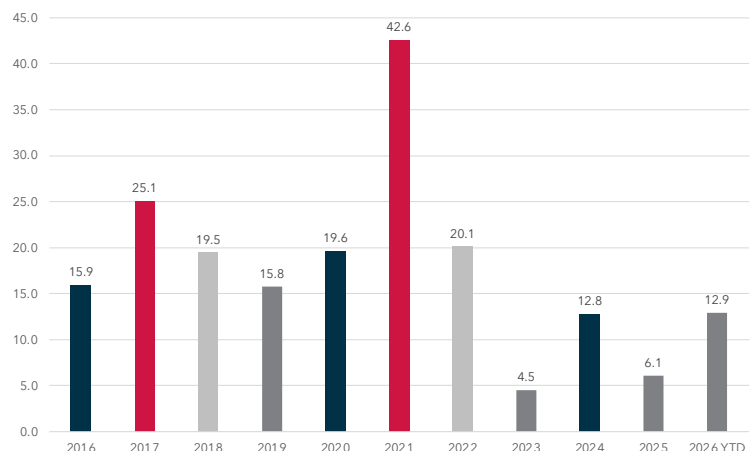


■ Private Equity ■ User ■ Institutional ■ REIT/Public ■ Private

ANNUAL | VACANCY & RENTAL RATES



ANNUAL | NET ABSORPTION (MSF)



MARKET ACTIVITY

Q3 2026

Q3 2026 | TOP SALES



830 GA-42

MCDONOUGH, GA 30252

SUBMARKET	South Atlanta
BUYER	Highline Warren
SELLER	Zinus
SIZE (SF)	1,116,350
SALE PRICE	\$90,000,137 (\$80.62 PSF)



200 METCALF RD EXTENSION

FOREST PARK, GA 30297

SUBMARKET	South Atlanta
BUYER	Digital Realty Trust, Inc.
SELLER	TA Realty
SIZE (SF)	910,000
SALE PRICE	\$135,250,000 (\$148.63 PSF)



502 VALENTINE IND. PKWY EXT

PENDERGRASS, GA 30567

SUBMARKET	Northeast Atlanta
BUYER	Ares Management Corporation
SELLER	Affinius Capital LLC
SIZE (SF)	800,590
SALE PRICE	\$76,600,000 (\$95.68 PSF)

Q3 2026 | TOP LEASES



4505 DERRICK INDUSTRIAL PKY

ATLANTA, GA 30349

SUBMARKET	South Atlanta
TENANT	Confidential
SIZE (SF)	1,039,574
LEASE TYPE	New Lease



646 PARKER INDUSTRIAL RD

PENDERGRASS, GA 30567

SUBMARKET	Northeast Atlanta
TENANT	TikTok
SIZE (SF)	1,017,900
LEASE TYPE	New Lease



700 PRICE DR, BLDG A

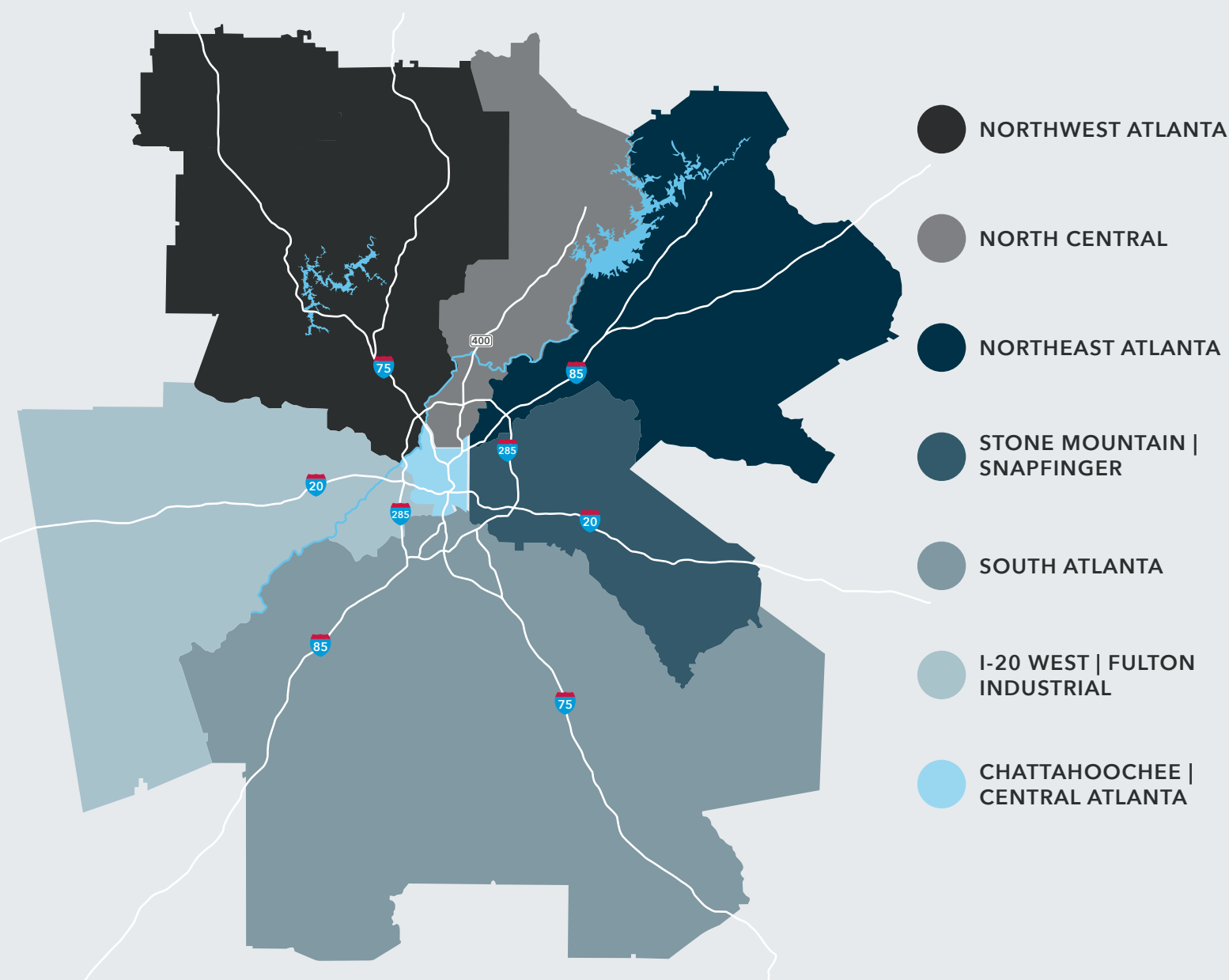
LOCUST GROVE, GA 30248

SUBMARKET	South Atlanta
TENANT	Google
SIZE (SF)	1,000,993
LEASE TYPE	New Lease

Q3 2026 | TOP CONSTRUCTION

PROJECT NAME	LOCATION	BUILDING SIZE (SF)	SUBMARKET	DELIVERY
Lone Oak 85	6221 Lone Oak Rd	1,215,200	South Atlanta	2027 Q3
Bremen Logistics Center (Southwire)	Interstate 20 & Waco Rd	1,200,000	I-20 W Fulton Ind.	2026 Q4
Riverview Business Park - Bldg 300	128 Riverview Park Rd	1,073,200	South Atlanta	2027 Q2
PNK Griffin 200	35 S McDonough Rd	1,028,831	South Atlanta	2027 Q2
I-85 South Crossing	5400 Highway 29	1,006,880	South Atlanta	2027 Q3
River Park - Bldg 8	701 Logistics Pky	924,622	South Atlanta	2027 Q2
Project Optimus	Sealey Crossing Rd	480,000	Northeast Atlanta	2026 Q4
Rockmart Logistics Center	0 Rockmart Rd	424,305	I-20 W Fulton Ind.	2027 Q1

INDUSTRIAL SUBMARKETS	TOTAL INVENTORY (SF)	TOTAL VACANT (SF)	Q3 VACANCY RATE	2026 YTD NET ABSORPTION (SF)	UNDER CONSTRUCTION (SF)	2026 YTD DELIVERIES (SF)	AVG. ASKING RENT / YEAR (PSF)
Northwest Atlanta	129,820,829	10,465,032	8.1%	4,357,665	133,000	3,936,005	\$10.39
North Central	33,510,652	3,429,499	10.2%	77,230	280,028	608,642	\$11.07
Northeast Atlanta	254,408,143	21,491,508	8.4%	6,031,962	3,123,300	2,022,825	\$9.26
Stn. Mountain Snapfinger	83,489,780	7,589,773	9.1%	(681,213)	395,621	392,830	\$8.45
South Atlanta	258,972,610	27,010,238	10.4%	1,536,299	7,017,518	2,579,826	\$6.69
I-20 West Fulton Ind.	129,865,236	9,459,116	7.3%	1,797,281	2,302,225	113,865	\$6.82
Chattahoochee Central Atl.	28,509,676	2,955,259	10.4%	(181,019)	351,230	274,946	\$15.01
TOTAL	918,576,926	82,400,425	9.0%	12,938,205	13,602,922	9,928,939	\$8.49



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