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November 2026 Release | Industrial Availability Metrics



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ATL MARKET

AVAILABILITY CONTINUES TO DIP EVEN AS PIPELINE GROWS

- After setting a quarterly leasing record in Q3, Atlanta's industrial market continued to tighten in October. Total available space fell 1.2% month over month to 102.4 million SF, a decline of 1.3 million SF.
- Sublease availability fell by 835,000 SF to 10.1 million SF, led by a 769,000-SF South Atlanta sublease that was inked. New sublease listings were smaller: 13 spaces averaging about 37,000 SF each, pointing to modest tenant givebacks rather than a wave of large blocks.
- Atlanta's development pipeline reached nearly 15.8 million SF under construction, its highest level in more than two years. If strong bulk leasing continues and large-block availability remains limited, we expect development in the bulk sector to pick up heading into 2027.

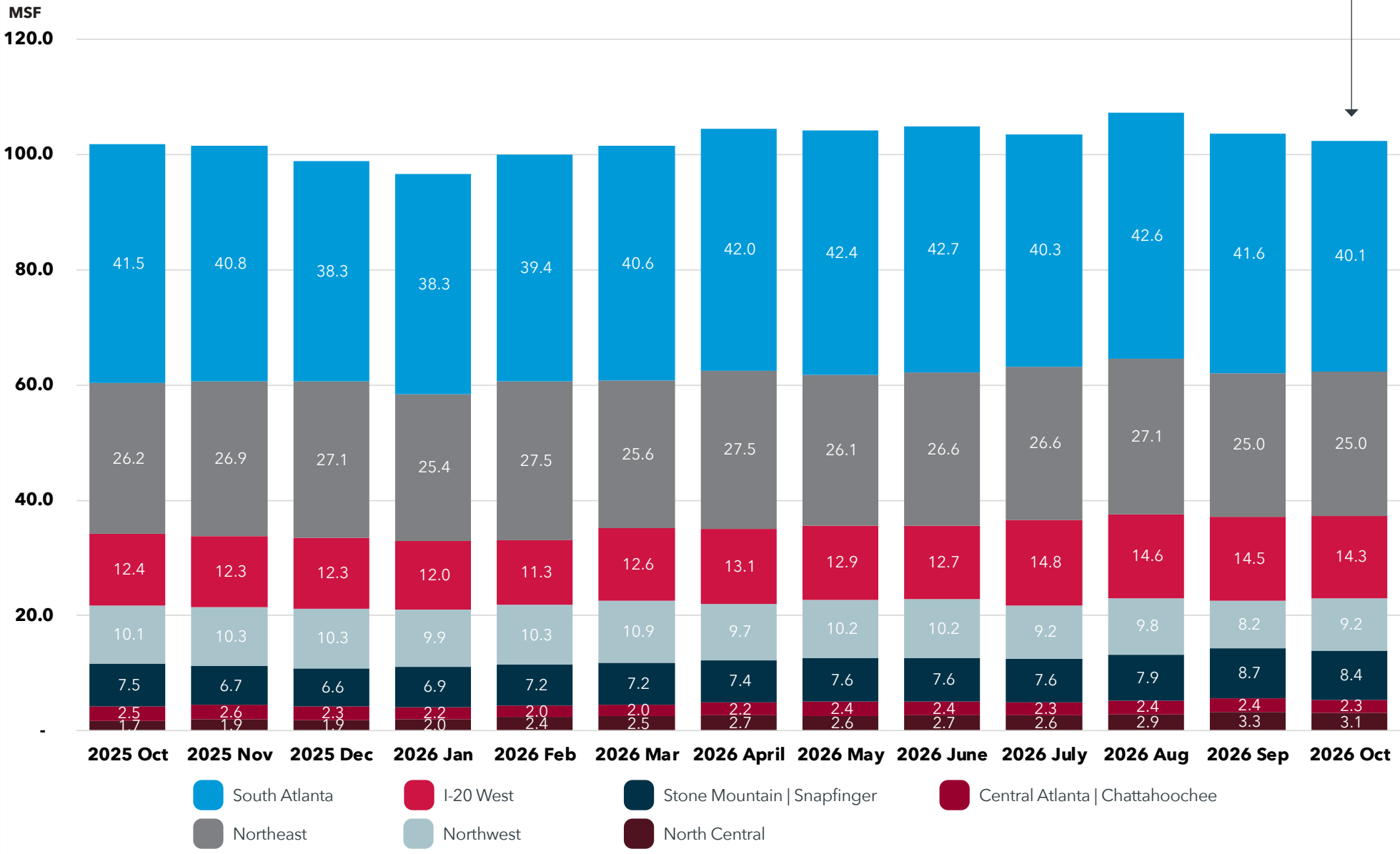
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Total Available SF

ALL BUILDINGS

OCT '26 | **102.4 MSF TOTAL**

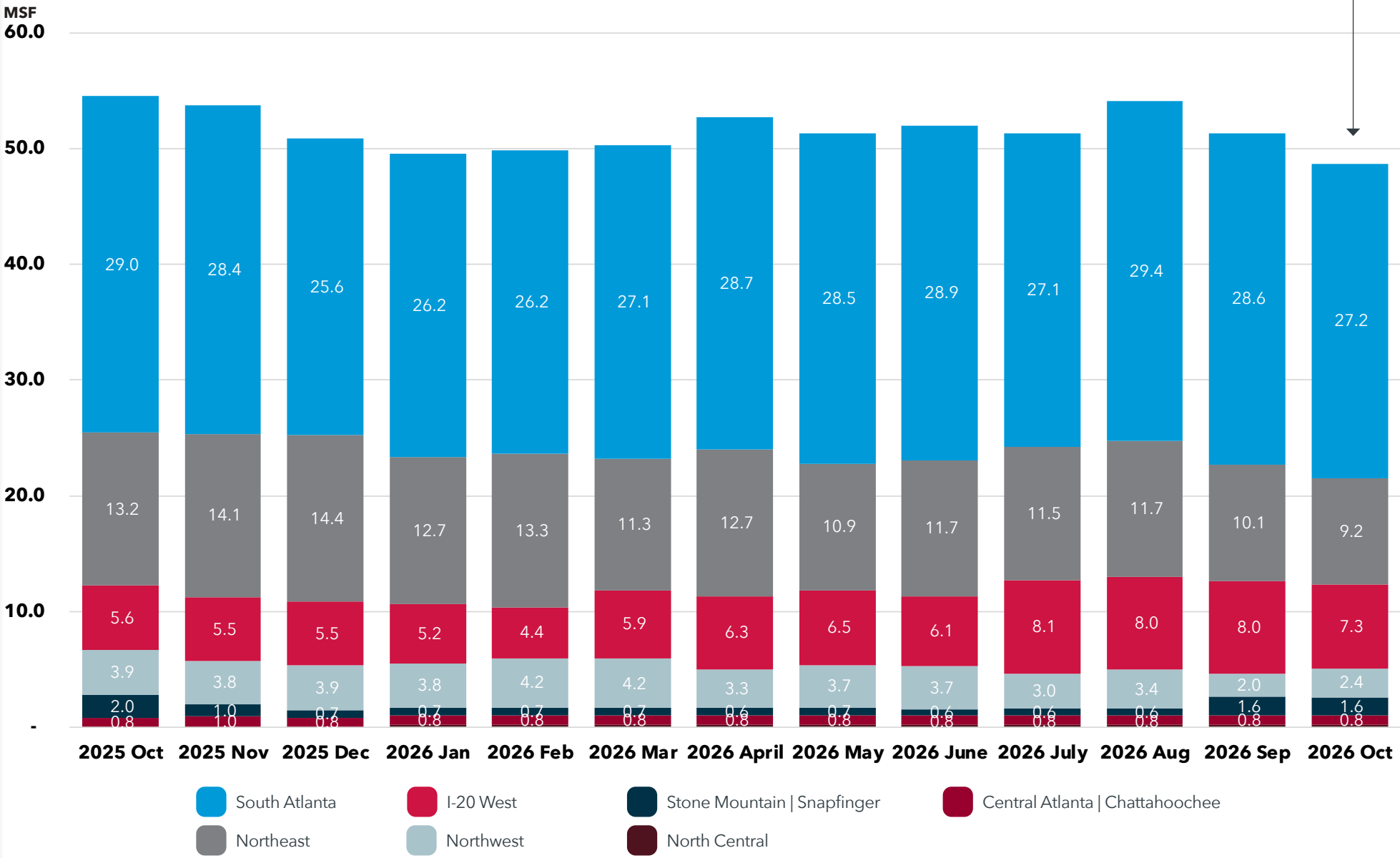


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Total Available SF

BUILDINGS 250,000 SF & ABOVE

OCT '26 | **48.8 MSF TOTAL**

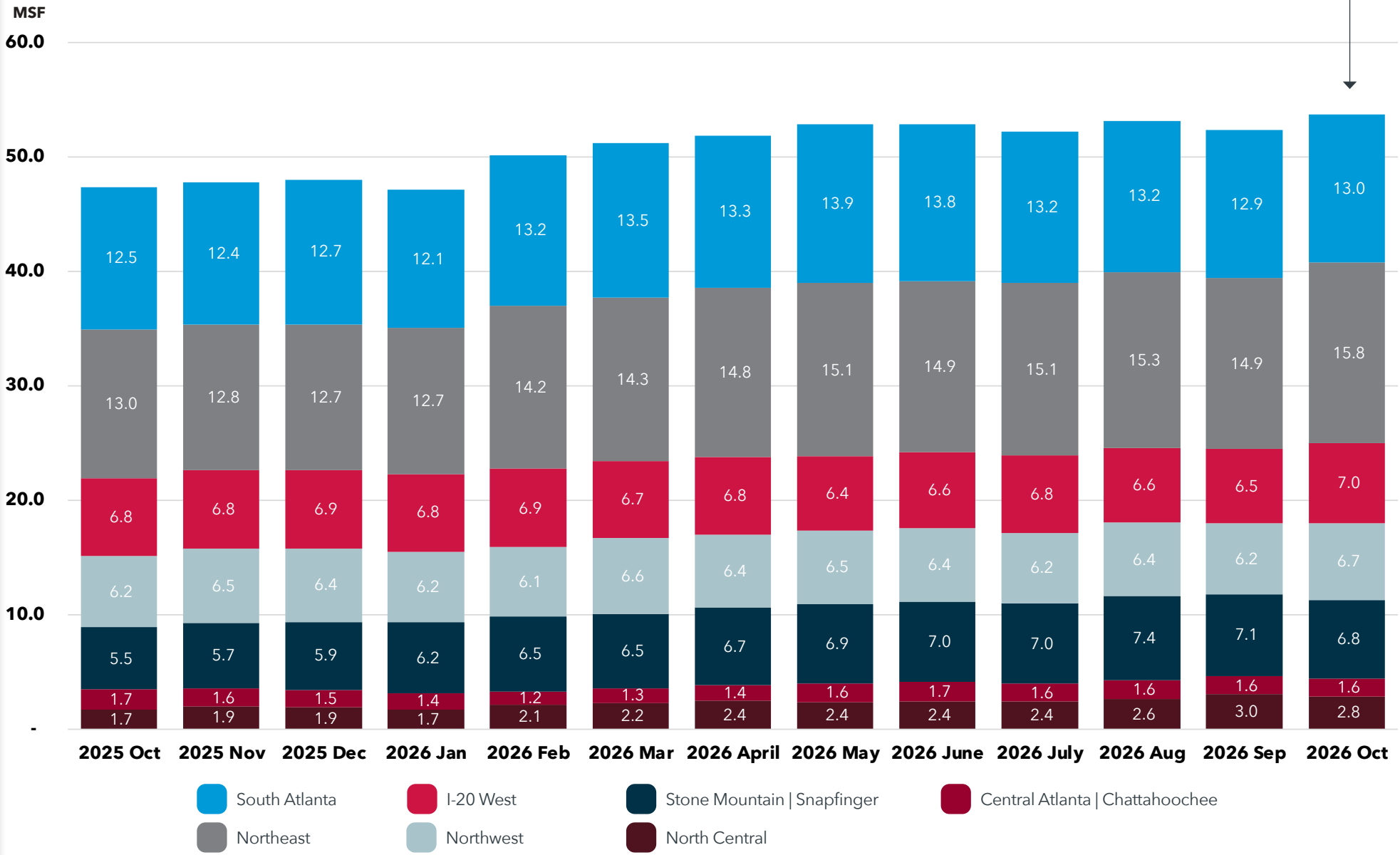


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Total Available SF

BUILDINGS 250,000 SF & BELOW

OCT '26 | **53.7 MSF TOTAL**

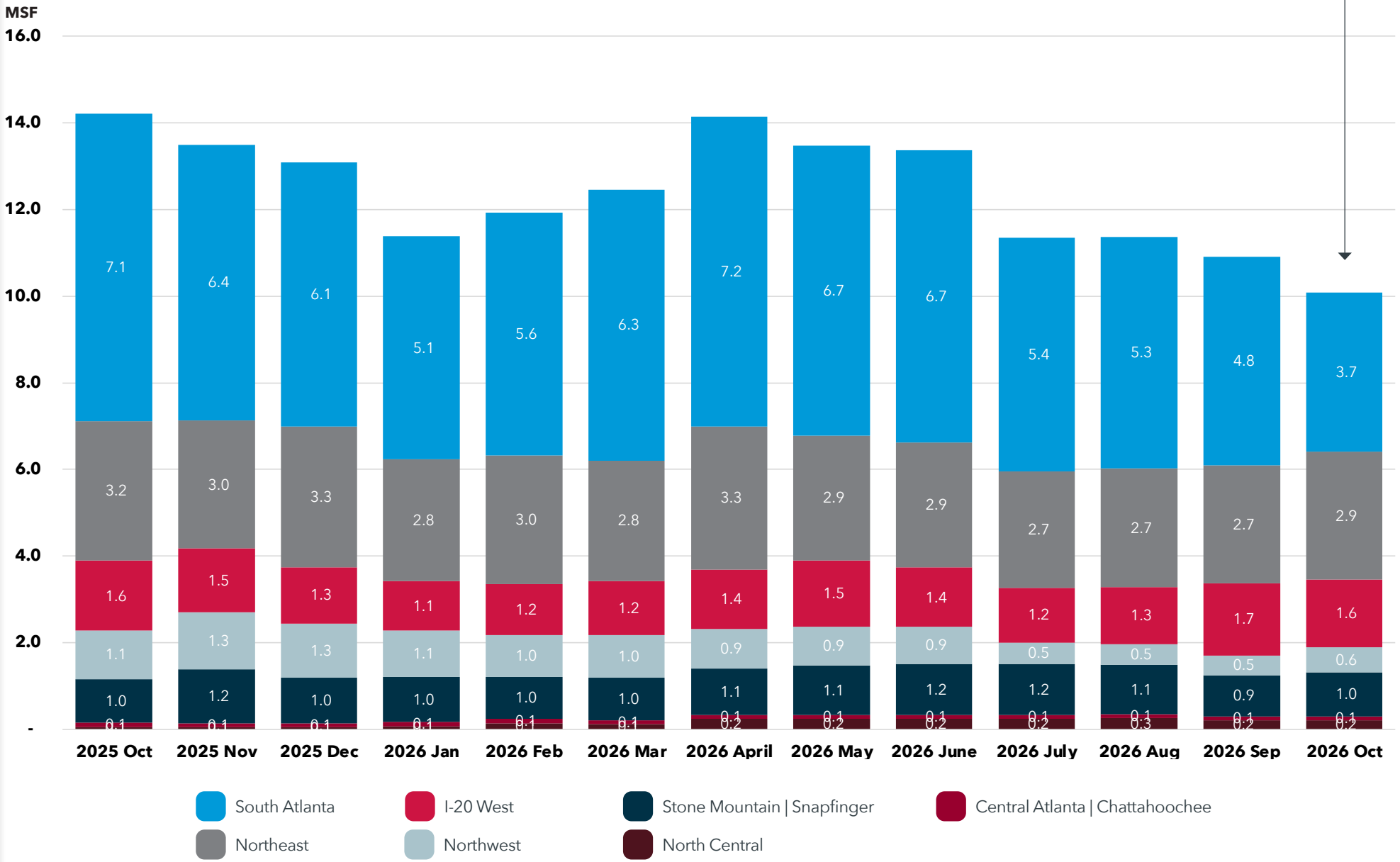


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Sublease Available SF

ALL BUILDINGS

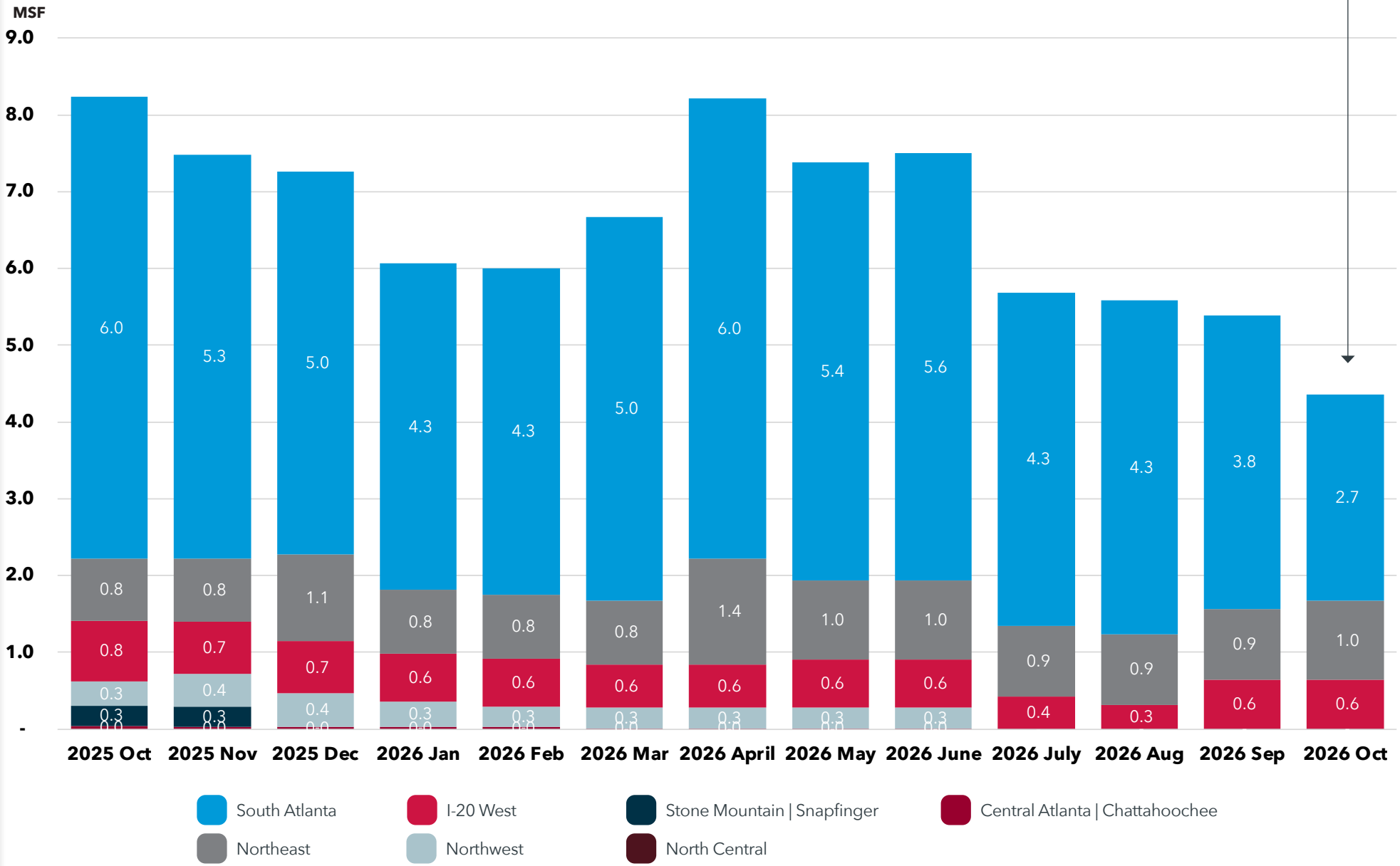
OCT '26 | **10.1 MSF TOTAL**



Sublease Available SF

BUILDINGS 250,000 SF & ABOVE

OCT '26 | **4.3 MSF TOTAL**



Sublease Available SF

BUILDINGS 250,000 SF & BELOW

OCT '26 | **5.7 MSF TOTAL**

