LEE & ASSOCIATES

Q2 2026

ATLANTA INDUSTRIAL SUBMARKET REPORT

NORTH CENTRAL

WHAT'S HAPPENING?

North Central Atlanta is one of the metro's premier infill industrial submarkets, where limited land availability and close proximity to Atlanta's population base continue to support long-term demand. The area remains attractive to tenants seeking last-mile distribution and light industrial space. Vacancy increased during the second quarter, though leasing activity remained steady and the submarket continued to post positive absorption. Average asking rents moved higher, reflecting the premium tenants are willing to pay for well-located industrial product despite a modest increase in available space. Development activity has slowed as the construction pipeline continues to shrink, reinforcing the long-term supply constraints that distinguish North Central from many of Atlanta's larger industrial submarkets.

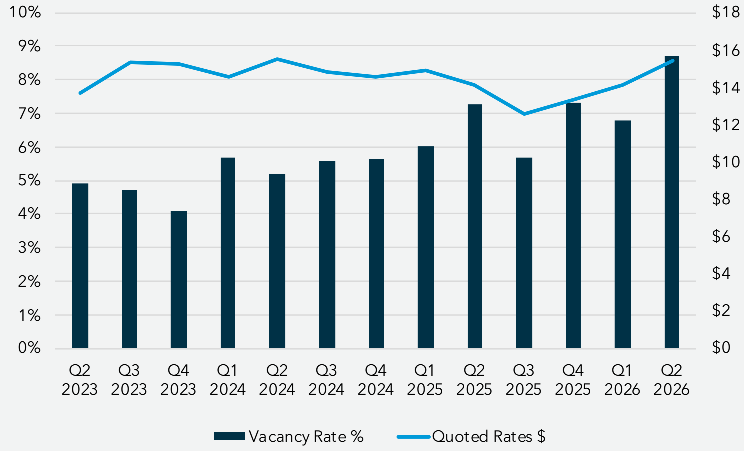
8.7%
Q2 VACANCY RATE
Q1: 6.8%

37,822 SF
Q2 NET ABSORPTION
Q1: 127,125 SF

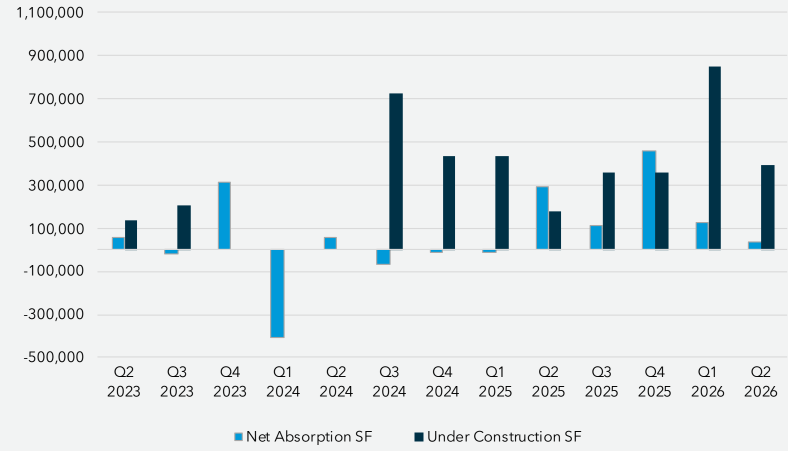
388,779 SF
Q2 UNDER CONSTRUCTION
Q1: 851,170 SF

$15.44 PSF
Q2 AVG. ASKING RENT | YEAR
Q1: $14.10 PSF

Q2 2026 | VACANCY & RENTAL RATE



Q2 2026 | NET ABSORPTION & U.C.



NOTABLE SALES

1655 MCFARLAND 400 DRIVE
ALPHARETTA, GA 30004

SIZE (SF)	62,000
PRICE	*$3,900,000 ($62.90 PSF)*
BUYER	Ocp 1655 Mcfarland LLC
SELLER	Emi Investments LLC

4255 TROTTERS WAY
ALPHARETTA, GA 30004

SIZE (SF)	33,200
PRICE	*$6,500,000 ($195.78 PSF)*
BUYER	Private Buyer
SELLER	Kennedy Business Centers, LLC

1825 GRASSLAND PARKWAY
ALPHARETTA, GA 30004

SIZE (SF)	14,000
PRICE	*$2,500,000 ($178.57 PSF)*
BUYER	1825 Holdings LLC
SELLER	NGT Group

NOTABLE LEASES

7515 NEW BOYD ROAD
SUWANEE, GA 30024

SIZE (SF)	64,891
TENANT	Awnings Above
LANDLORD	Dermody
LEASE TYPE	New Lease

1335 RIDGELAND PARKWAY
ALPHARETTA, GA 30004

SIZE (SF)	19,600
TENANT	Volk Enterprises
LANDLORD	EQT Real Estate
LEASE TYPE	Renewal

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