

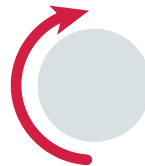
Q2 2026

ATLANTA INDUSTRIAL SUBMARKET REPORT

I-20 WEST |
FULTON INDUSTRIAL

WHAT'S HAPPENING?

I-20 West | Fulton Industrial continues to be one of Atlanta's most established and sought-after industrial submarkets, benefiting from its central location, mature infrastructure, and direct access to Interstate 20 and Interstate 285. The submarket posted the lowest vacancy rate in metro Atlanta during the second quarter, underscoring its continued appeal to industrial occupiers. Leasing fundamentals remained healthy, with positive absorption and only a slight increase in vacancy as new space entered the market. Average asking rents continued to edge higher, reflecting steady demand for well-located warehouse and distribution facilities. Development activity remains active, with nearly 1.9 million square feet under construction. While new deliveries will add inventory over the coming quarters, I-20 West | Fulton Industrial's strong tenant base and consistently low vacancy position it to remain one of Atlanta's strongest-performing industrial submarkets.



7.3%
Q2 VACANCY RATE
Q1: 7.2%



338,171 SF
Q2 NET ABSORPTION
Q1: 685,593 SF

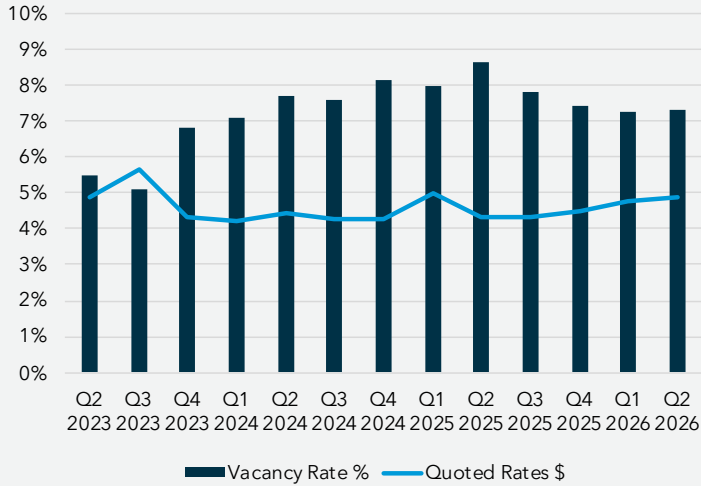


1,892,765 SF
Q2 UNDER CONSTRUCTION
Q1: 1,738,170 SF

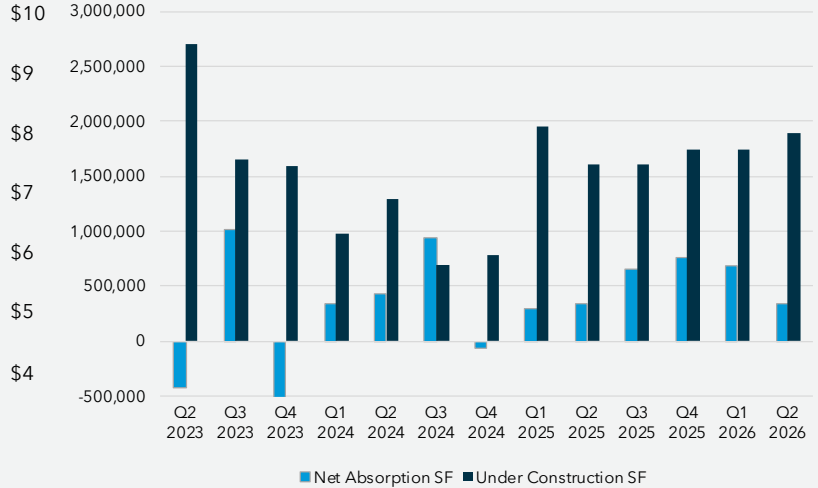


\$6.92 PSF
Q2 AVG. ASKING RENT | YEAR
Q1: \$6.87 PSF

Q2 2026 | VACANCY & RENTAL RATE



Q2 2026 | NET ABSORPTION & U.C.



NOTABLE SALES



7600 WOOD ROAD DOUGLASVILLE, GA 30134

SIZE (SF)	500,400
PRICE	\$56,000,000 (\$111.91 PSF)
BUYER	WPT Capital Advisors, LLC
SELLER	The Silverman Group



101 AQUILA WAY AUSTELL, GA 30168

SIZE (SF)	313,581
PRICE	\$24,831,000 (\$79.19 PSF)
BUYER	BGO & Saracen Properties
SELLER	Digital Realty Trust, Inc.



7000 LAGRANGE BLVD SW* ATLANTA, GA 30336

SIZE (SF)	206,778
PRICE	\$15,230,530 (\$73.66 PSF)
BUYER	Faropoint
SELLER	Link Logistics Real Estate

*Part of a Portfolio Sale

NOTABLE LEASES



825 MAXHAM ROAD LITHIA SPRINGS, GA 30122

SIZE (SF)	228,576
TENANT	Bunzl Distribution
LANDLORD	Link Logistics
LEASE TYPE	Renewal



1575 DISTRIBUTION COURT LITHIA SPRINGS, GA 30122

SIZE (SF)	196,200
TENANT	Tigris
LANDLORD	Prologis
LEASE TYPE	Renewal



7520 FACTORY SHOALS ROAD AUSTELL, GA 30168

SIZE (SF)	158,890
TENANT	Amazon
LANDLORD	Link Logistics
LEASE TYPE	Renewal

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