

Q3 2026

ATLANTA INDUSTRIAL SUBMARKET REPORT

SNAPPINGER | STONE MOUNTAIN

WHAT'S HAPPENING?

Snapfinger/Stone Mountain remains a well-established industrial submarket, benefiting from direct access to Interstate 20 and Interstate 285 and its proximity to Atlanta's core distribution networks. Vacancy declined slightly to 9.1% during the third quarter, signaling improvement following several quarters of rising availability. While net absorption remained negative at approximately 232,000 square feet, the figure represented an improvement over the previous quarter as leasing activity continued across the submarket. Notable transactions included a 106,000-square-foot lease by Certified Logistics and renewals from Atlanta Pallets & Services and Rinchem, highlighting continued demand from established industrial users. Average asking rents increased to \$8.45 per square foot, reflecting steady rental growth despite ongoing occupancy challenges. Meanwhile, the construction pipeline contracted to approximately 396,000 square feet, limiting the amount of new supply expected to enter the market. Improving vacancy, continued leasing activity, and measured development position Snapfinger/Stone Mountain for greater stability moving forward.



9.1%
Q3 VACANCY RATE
Q2: 9.3%



(231,753) SF
Q3 NET ABSORPTION
Q2: (340,449) SF

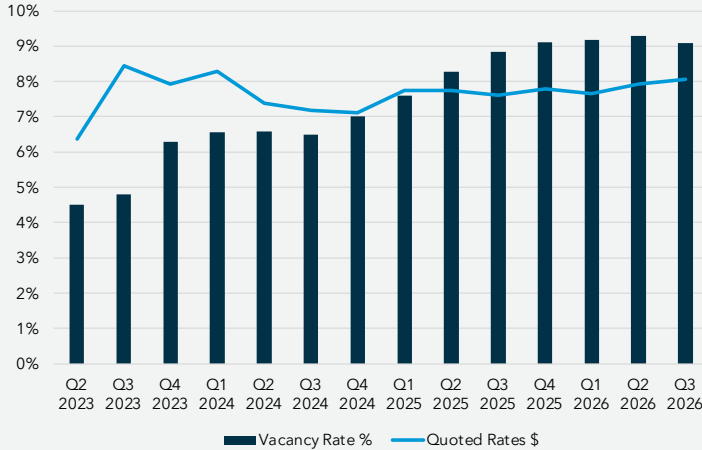


395,621 SF
Q3 UNDER CONSTRUCTION
Q2: 552,210 SF

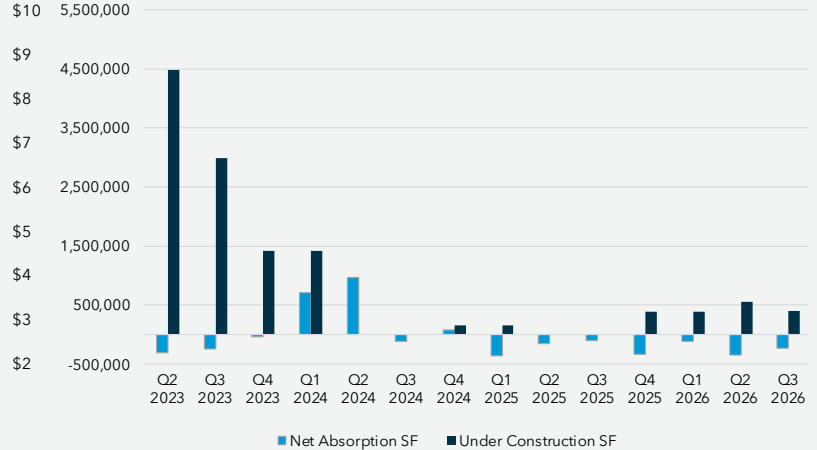


\$8.45 PSF
Q3 AVG. ASKING RENT | YEAR
Q2: \$8.34 PSF

Q3 2026 | VACANCY & RENTAL RATE



Q3 2026 | NET ABSORPTION & U.C.



NOTABLE SALES



4470 GREER CIR
STONE MOUNTAIN, GA 30083

SIZE (SF)	118,892
PRICE	\$16,407,096 (\$138.00 PSF)
BUYER	Currey & Company
SELLER	Georgia Furniture Mart



1522 DEKALB AVE NE
ATLANTA, GA 30307

SIZE (SF)	15,868
PRICE	\$9,000,000 (\$567.18 PSF)
BUYER	MelloDYello Property Company
SELLER	J.W. Ayers Plumbing



4280 WAYSIDE CT SW
LILBURN, GA 30047

SIZE (SF)	15,200
PRICE	\$1,375,000 (\$90.46 PSF)
BUYER	PTS Advisors
SELLER	Roubin Associates

NOTABLE LEASES



5682 E PONCE DE LEON AVE
STONE MOUNTAIN, GA 30083

SIZE (SF)	106,170
TENANT	Certified Logistics
LANDLORD	Brennan Investment Group
LEASE TYPE	New Lease



3310 COLONIAL PKWY
DECATUR, GA 30034

SIZE (SF)	87,647
TENANT	Atlanta Pallets & Services
LANDLORD	Hartz Mountain
LEASE TYPE	Renewal



3195 N LANIER PKWY
DECATUR, GA 30034

SIZE (SF)	80,314
TENANT	Rinchem
LANDLORD	Hartz Mountain
LEASE TYPE	Renewal

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