TRANSWESTERN

ATLANTA

INDUSTRIAL MARKET | Q3 2025

844.0 MSF
Inventory

2,471,461 SF
Net Absorption

9.2%
Direct Vacancy

12.3%
Total Availability

15,345,357 SF
Under Construction

$9.41 PSF
NNN Asking Rent

Atlanta Industrial Market Sees Best Quarter of 2025 in Q3

Market Observations

- After three-consecutive sub-par quarters, the Atlanta industrial market rebounded in Q3 of 2025 with 2,471,461 SF of positive absorption. Vacancy continues to rise however due to leasing demand not keeping up with vacant deliveries. Q3's positive absorption was not enough to offset over 3 million SF of vacant industrial space delivering.

- The top absorption event in Q3 of 2025 was Georgia Power occupying their 825,000 SF owner-user distribution center at 750 Logistics Pky – River Park Building 10. Completed in Q4 of 2024, this facility is located in Butts County within the South Atlanta submarket.

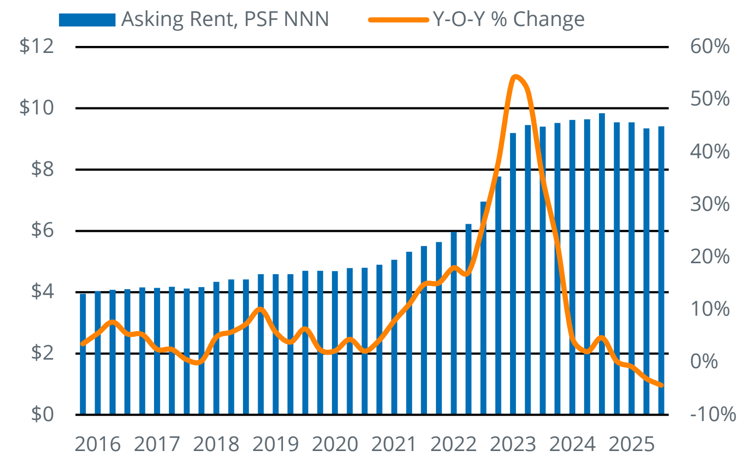
- Other top moves this quarter included EDA International moving into 320,603 SF at 4497 Friendship Rd in Northeast Atlanta, Geodis occupying 206,400 SF at 625 Old Hudson Bridge Rd in South Atlanta, and Pfulg Packaging taking 191,448 SF at 180 Joe Frank Harris Pky SE in Northwest Atlanta.

- Asking rents have seen a year-over-year decline for the second-consecutive quarter, the first time this has happened in Atlanta since 2011. Central Atlanta, Northwest Atlanta, and Northeast Atlanta have seen the largest drops in asking rents over the last four quarters.

- Atlanta has seen over 11 million SF of space deliver thus far in 2025, averaging about 3.7 million SF per quarter. This is well below the quarterly average of 7.5 million SF the market saw from 2022-2024.

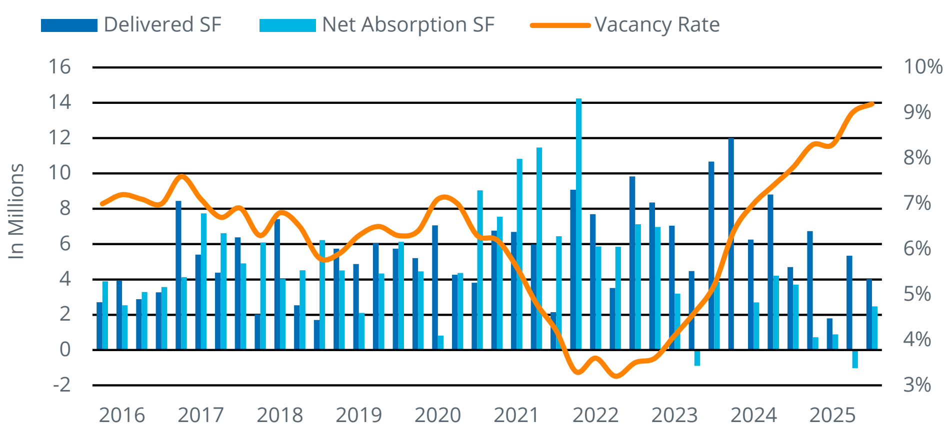
- Atlanta's 2.4 million SF of positive **net absorption** in Q3 of 2025 was the market's best quarter since Q3 of 2024. Year-over-year Atlanta has seen positive net absorption of over 3 million SF, the lowest four-quarter total since 2011.
- The **direct vacancy rate** rose 20 basis points to 9.2%, the highest vacancy rate for Atlanta since 2014. Deliveries continue to drive the vacancy rate higher, with just 26% pre-leasing among completed buildings in Q3 of 2025.
- **NNN asking rents** have declined 4.4% year-over-year, falling to $9.41 PSF from $9.84 PSF. Q3 of 2024 represents the high-water mark for Atlanta's asking rents after four years of rapid increases.
- There are 50 buildings totaling 15,345,357 SF **under construction** in the Atlanta market. This is the least amount of square feet underway that the market has seen since Q1 of 2018. 12 buildings delivered in Q3 of 2025, totaling 4,022,314 SF while 17 properties broke ground, adding a further 2,862,666 SF to the pipeline.

ASKING RENT



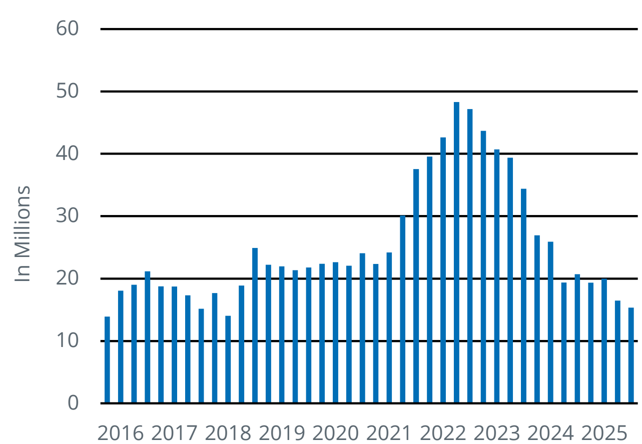
Source: CoStar, Transwestern

DELIVERY IMPACT ON KEY INDICATORS



Source: CoStar, Transwestern

UNDER CONSTRUCTION



Source: CoStar, Transwestern

MARKET INDICATORS TABLE

All Product Types | Q3 2025

SUBMARKET	INVENTORY SF	DIRECT VACANT SF	DIRECT VACANCY RATE	OVERALL AVAILABILITY RATE	UNDER CONSTRUCTION SF	NET ABSORPTION SF	Y-O-Y NET ABSORPTION SF	ASKING RENT PSF, NNN
Central Atlanta	10,251,331	1,121,666	10.9%	16.6%	626,176	(99,443)	(143,745)	$15.41
Chattahoochee	18,872,955	1,134,988	6.0%	7.8%	182,478	8,043	437,022	$11.47
I-20 West/Fulton	125,528,045	8,995,401	7.2%	9.6%	2,006,749	855,472	1,045,668	$7.35
North Central Atlanta	30,823,861	2,330,313	7.6%	8.3%	385,920	107,052	400,508	$15.52
Northeast Atlanta	242,090,437	21,667,334	9.0%	11.6%	2,008,528	588,864	3,620,270	$9.20
Northwest Atlanta	93,695,348	7,931,858	8.5%	11.3%	4,512,131	418,036	1,503,344	$10.32
Snapfinger/I-20 East	56,240,624	5,450,113	9.7%	10.3%	20,000	625,862	234,869	$7.94
South Atlanta	239,848,980	27,614,574	11.5%	16.3%	5,603,375	104,445	(3,518,331)	$7.44
Stone Mountain	26,667,338	1,316,549	4.9%	7.4%	0	(136,870)	(517,240)	$10.20
Total	**844,018,919**	**77,562,796**	**9.2%**	**12.3%**	**15,345,357**	**2,471,461**	**3,062,365**	**$9.41**

Source: CoStar, Transwestern

Research Methodology

The information in this report is the result of a compilation of information on flex and industrial properties located in the Atlanta metro area. This report includes single tenant, multi-tenant and owner-user properties 20,000 SF and larger, excluding data centers, biotech, and properties owned by a government agency.

About Transwestern

Four dynamic, integrated companies make up the Transwestern enterprise, giving us the perspective to think broadly, deeply and creatively about commercial real estate. Clients and investors rely on us for expertise that spans institutional and opportunistic investment, development, hospitality, and brokerage and asset services. Our award winning, collaborative culture empowers team members with resources and independence to work across boundaries in pursuit of innovative solutions, reinforcing a reputation for service excellence that translates to measurable results. Through offices nationwide and alliance partners around the globe, we positively impact the built environment and our communities while fostering a work climate that champions career vitality for all. Learn more at transwestern.com and @Transwestern

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