

ATLANTA INDUSTRIAL | Q2 2026

 **8.7%**
VACANCY RATE

 **7.2 M SF**
YTD ABSORPTION

 **3.5 M SF**
NEW SUPPLY

 **11.6 M SF**
UNDER CONSTRUCTION

 **\$7.63**
AVG LEASE RATE (NNN)

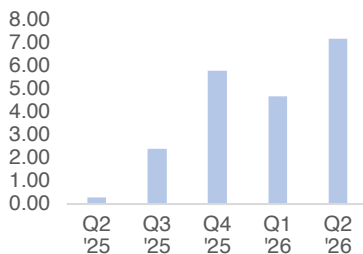
In Q2 2026, the Atlanta industrial market continued to stabilize. About 40% of leasing activity was concentrated in deals over 500,000 SF. Newer and larger spaces continue to lease quickly while smaller, more outdated facilities are taking longer to lease. Year-to-date absorption totaled 7.2 million square feet, but vacancy ticked up to 8.7%, from 8.5% the previous quarter.

New supply picked up in Q2, with 3.5 million square feet delivered. The construction pipeline remained relatively flat, as developers are waiting on the sidelines for the current available spaces to be leased. As market confidence continues to improve, developers are expected to move forward with planned projects, leading to a gradual increase in the construction pipeline.

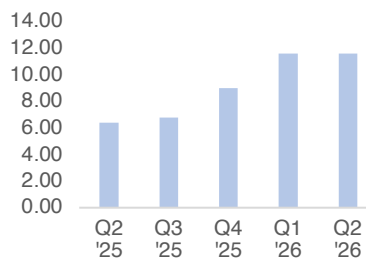
The Blue Ridge Connector in Gainesville was completed in May 2026, providing a direct rail link to the Port of Savannah. The new inland port is expected to strengthen connectivity between Atlanta and the Port of Savannah and decrease truck delivery times. Hyundai's SK battery plant was completed in June 2026. This \$5 billion, 3.3 million-square-foot facility in Bartow County will provide around 3,500 jobs.

Overall, the Atlanta industrial market will continue to normalize through the remainder of 2026, supported by steady occupier demand and a moderating development pipeline.

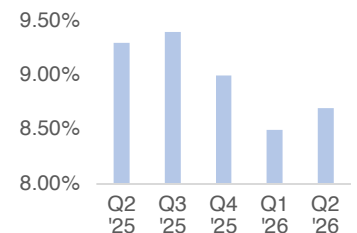
YTD ABSORPTION (MSF)



UNDER CONSTRUCTION (MSF)



VACANCY RATE



HISTORIC COMPARISON

QUARTER	VACANCY	YTD ABSORPTION (MSF)	NEW SUPPLY (MSF)	UNDER CONSTRUCTION (MSF)
Q2 '25	9.3%	0.3	4.4	6.4
Q3 '25	9.4%	2.4	3.9	6.8
Q4 '25	9.0%	5.8	0.5	9.0
Q1 '26	8.5%	4.7	1.4	11.6
Q2 '26	8.7%	7.2	3.5	11.6

*Report includes averages from JLL, Colliers, CBRE, and Cushman & Wakefield.

NOTABLE BUILDING SALES



PROPERTY: Horizon Pointe Business Center
SUBMARKET: I-85 North
BUYER: Ares REIT
SELLER: Clarion Partners
SIZE (SF): 1,386,477
SALE PRICE: \$187.75 M (\$135/SF)
SALE TYPE: Investment (4-Property Sale)



PROPERTY: River Park Building 6
SUBMARKET: I-75 South
BUYER: BGO
SELLER: ICM / Waterloo Partners
SIZE (SF): 724,839
SALE PRICE: \$70.05 M (\$96/SF)
SALE TYPE: Investment

NOTABLE LEASES



PROPERTY: 7634 GA-140
SUBMARKET: I-75 North
LANDLORD: Welcome Group
TENANT: Pactra USA
SIZE (SF): 692,000
LEASE TYPE: New



PROPERTY: 2065 Anvil Block Rd
SUBMARKET: Airport
LANDLORD: Robinson Weeks Partners
TENANT: Elogistics
SIZE (SF): 572,000
LEASE TYPE: New



PROPERTY: 779 Parker Industrial Rd
SUBMARKET: I-85 North
LANDLORD: Trammell Crow
TENANT: Parts Town
SIZE (SF): 538,000
LEASE TYPE: New



PROPERTY: 1950 N Norcross Tucker Rd
SUBMARKET: I-85 North
LANDLORD: Majestic Realty Co.
TENANT: U.S. Cabinet Depot
SIZE (SF): 500,000
LEASE TYPE: Renewal