


## MARKET OVERVIEW

 **9.0%**  
VACANCY RATE

 **5.8 M SF**  
YTD ABSORPTION

 **0.5 M SF**  
NEW SUPPLY

 **9.0 M SF**  
UNDER CONSTRUCTION

 **\$7.57**  
AVG LEASE RATE (NNN)

### HIGHLIGHTS

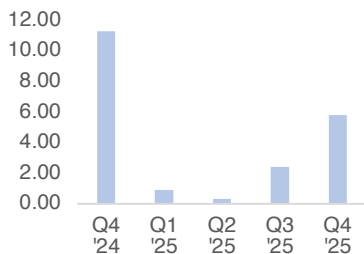
In Q4 2025, the Atlanta industrial market gained significant momentum with YTD absorption reaching 5.8 million SF. The Northeast submarket accounted for 4.3 million SF of this absorption. Leasing activity was strong in Atlanta, with three leases exceeding one million SF signed. Two of these were renewals signed by manufacturing giants, Carter's and Smucker's. This rise in leasing activity led to a decline in vacancy to 9.0%.

The construction pipeline expanded to 9.0 million SF in Q4, after many quarters of contraction. The I-85 North and I-85 South submarkets contributed the most new product in 2025. Mid-size buildings ranging from 150,000 to 500,000 square feet accounted for the majority of new construction. Continued development activity within this size segment suggests the trend will carry forward in the coming quarters.

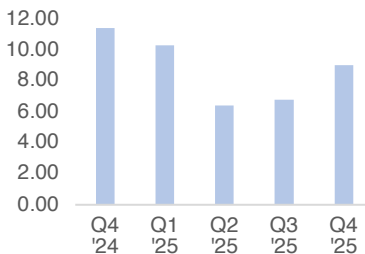
In Q4, rental rates remained relatively stable at \$7.57 PSF, though they continued to reflect strong long-term growth. The GA-400 submarket recorded the highest year-over-year increase, with rates rising nearly 22% from Q4 2024. Vacancy in Class A buildings continues to decline as tenants increasingly favor more modern, efficient facilities.

The Atlanta industrial market showed renewed investment activity in Q4, with transaction volume exceeding \$1.3 billion. Hillwood acquired a 1.2 million SF portfolio from Blackstone for \$181.4 million (\$148/SF). A confidential user acquired 1.2 million SF at The Cubes at Bridgeport for \$133 million (\$111/SF), representing the largest occupancy recorded this quarter.

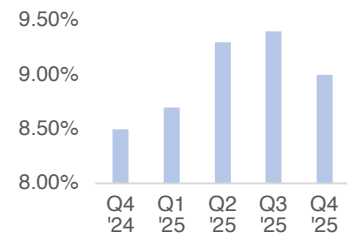
### YTD ABSORPTION (MSF)



### UNDER CONSTRUCTION (MSF)



### VACANCY RATE



### HISTORIC COMPARISON

QUARTER	VACANCY	YTD ABSORPTION (MSF)	NEW SUPPLY (MSF)	UNDER CONSTRUCTION (MSF)
Q4 '24	8.5%	11.3	5.8	11.4
Q1 '25	8.7%	0.9	2.1	10.3
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

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

## NOTABLE BUILDING SALES



**PROPERTY:** Multi-Property  
**SUBMARKET:** Various  
**BUYER:** Hillwood Investment Properties  
**SELLER:** Blackstone  
**SIZE (SF):** 1,225,659  
**SALE PRICE:** \$181.4 M (\$148/SF)  
**SALE TYPE:** Investment (Portfolio)



**PROPERTY:** The Cubes at Bridgeport – Bldg D  
**SUBMARKET:** Southwest/I-85  
**BUYER:** Confidential  
**SELLER:** CRG  
**SIZE (SF):** 1,201,200  
**SALE PRICE:** \$133.0 M (\$111/SF)  
**SALE TYPE:** Owner-User

## NOTABLE LEASES



**PROPERTY:** 625 Braselton Parkway  
**SUBMARKET:** Northeast / I-85  
**LANDLORD:** Prologis  
**TENANT:** Carter's  
**SIZE (SF):** 1,061,663  
**LEASE TYPE:** Renewal



**PROPERTY:** 5000 Bohannon Road  
**SUBMARKET:** Southwest / I-85  
**LANDLORD:** Prologis  
**TENANT:** Smucker's  
**SIZE (SF):** 1,037,400  
**LEASE TYPE:** Renewal



**PROPERTY:** 1277 Dry Pond  
**SUBMARKET:** Northeast / I-85  
**LANDLORD:** Alliance Industrial  
**TENANT:** Win Sun  
**SIZE (SF):** 497,094  
**LEASE TYPE:** New



**PROPERTY:** 2475 Highway 155  
**SUBMARKET:** Southeast / I-75  
**LANDLORD:** Alliance Industrial  
**TENANT:** Broadrange Logistics  
**SIZE (SF):** 427,200  
**LEASE TYPE:** New