

Q3 2025

ATLANTA INDUSTRIAL SUBMARKET REPORT

NORTHEAST ATLANTA

WHAT'S HAPPENING?

The Northeast Atlanta industrial submarket remained active in Q3 2025, though signs of moderation emerged following a period of exceptional demand. Net absorption slowed from previous highs, while vacancy inched up slightly. Asking rents continued to rise, and construction remained steady, pointing to developer confidence in long-term fundamentals.

- Vacancy edged up to 9.0%, a slight increase from 8.9% last quarter, reflecting modest turnover in select areas of the submarket.
- Net absorption reached 615,661 SF, down from Q2's elevated 1,483,211 SF but still firmly positive—indicating stable tenant demand.
- Average asking rents increased to \$8.17 PSF from \$8.07, underscoring continued landlord confidence and pricing power.
- Construction activity held strong at 1.33 MSF square feet, just below the prior quarter's 1.45 MSF, signaling steady development momentum.



9.0%
Q3 VACANCY RATE
Q2: 8.9%



615,661 SF
Q3 NET ABSORPTION
Q2: 1,483,211 SF

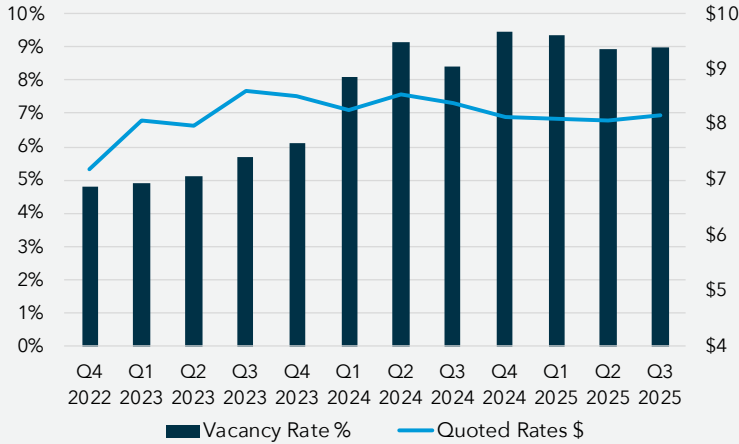


1,334,182 SF
Q3 UNDER CONSTRUCTION
Q2: 1,447,617 SF

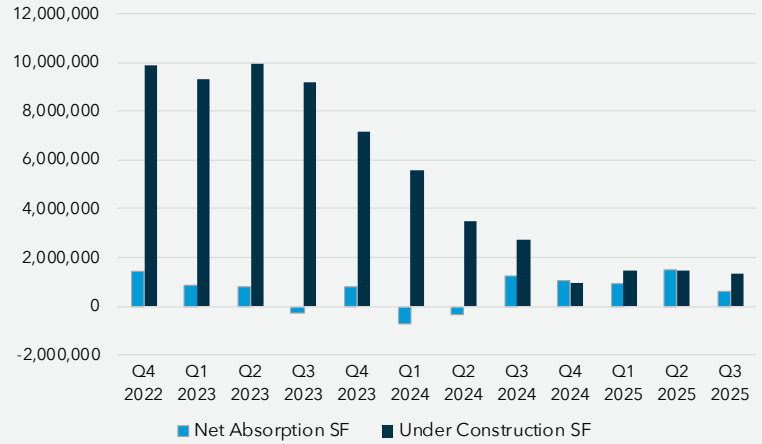


\$8.17 PSF
Q3 AVG. ASKING RENT | YEAR
Q2: \$8.07 PSF

Q3 2025 | VACANCY & RENTAL RATE



Q3 2025 | NET ABSORPTION & U.C.



NOTABLE SALES



FALCON PKWY LOGISTICS CENTER*

FLOWERY BRANCH, GA 30542

SIZE (SF)	445,568
PRICE	\$53,260,129 (\$119.53 PSF)
BUYER	Cabot Properties Inc.
SELLER	Brookfield Corporation

*Part of Portfolio Sale



SUWANEE LOGISTICS CENTER*

SUWANEE, GA 30024

SIZE (SF)	327,825
PRICE	\$50,500,000 (\$154.05 PSF)
BUYER	Cabot Properties Inc.
SELLER	Longpoint Realty Partners

*Part of Portfolio Sale



BUFORD BUSINESS CENTRE*

BUFORD, GA 30518

SIZE (SF)	273,190
PRICE	\$34,000,000 (\$124.46 PSF)
BUYER	Cabot Properties Inc.
SELLER	Longpoint Realty Partners

*Part of Portfolio Sale

NOTABLE LEASES



DOWNTOWN BUFORD LOGISTICS

BUFORD, GA 30518

SIZE (SF)	494,804
TENANT	Elogistek
LANDLORD	IDI Logistics
LEASE TYPE	New



6448 BEST FRIEND RD

NORCROSS, GA 30071

SIZE (SF)	225,984
TENANT	Bagcraft Corporation of America
LANDLORD	Selig Enterprises Inc.
LEASE TYPE	Renewal



BRASELTON 85 BUSINESS CENTER

BRASELTON, GA 30517

SIZE (SF)	201,420
TENANT	Eckhardt Supply
LANDLORD	Link Logistics
LEASE TYPE	New

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