LEE & ASSOCIATES

Q2 2025

ATLANTA INDUSTRIAL SUBMARKET REPORT

SNAPFINGER | STONE MOUNTAIN

WHAT'S HAPPENING?

The Stone Mountain/Snapfinger industrial submarket faced a second consecutive quarter of softening in Q2 2025, with net absorption remaining negative at -156,739 square feet. Vacancy rose to 8.3%, its highest level in nearly two years, though quoted rents and investor activity suggest confidence in the submarket's long-term performance.

• Net absorption posted -156,739 square feet, following a steeper loss of -360,071 square feet in Q1, as tenant move-outs continued to outpace new leasing

• Vacancy rose to 8.3%, reflecting subdued demand, but remains aligned with the metro-wide average and shows signs of stabilization

• Asking rents increased slightly to $8.20 per square foot, while top leases included 126,805 square feet by Verescence and 119,000 square feet by Uni Uni Logistics

8.3%
Q2 VACANCY RATE
Q1: 7.6%

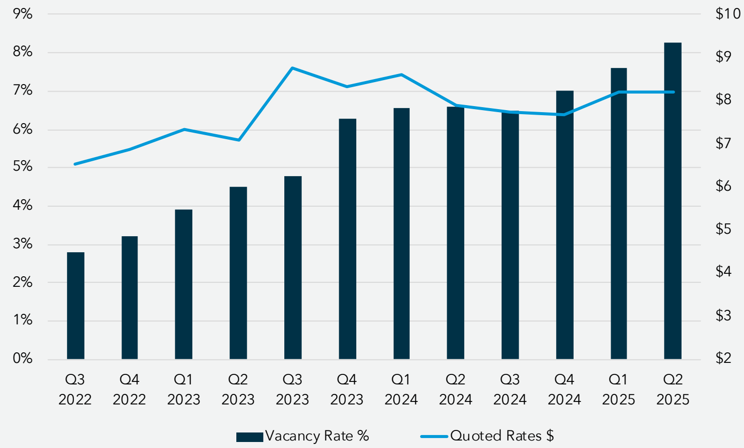
(156,739) SF
Q2 NET ABSORPTION
Q1: (360,071) SF

0 SF
Q2 UNDER CONSTRUCTION
Q1: 152,948 SF

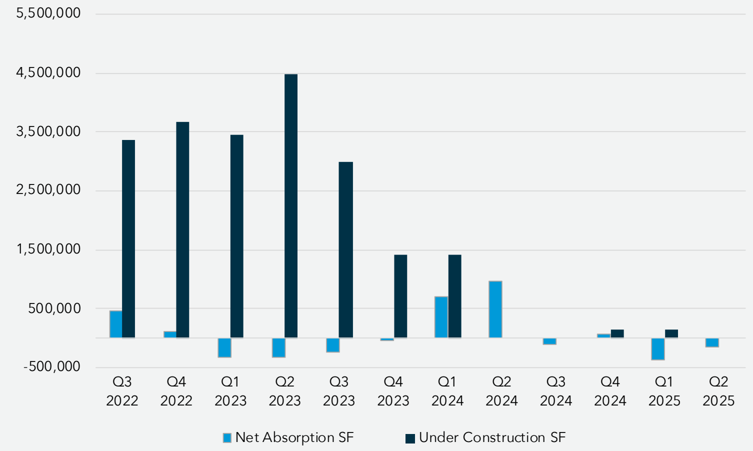
$8.20 PSF
Q2 AVG. ASKING RENT | YEAR
Q1: $8.19 PSF

Q2 2025 | SNAPFINGER | STONE MTN.

Q2 2025 | VACANCY & RENTAL RATE



Q2 2025 | NET ABSORPTION & U.C.



NOTABLE SALES

4919 N ROYAL ATLANTA DR*
TUCKER, GA 30084

SIZE (SF)	80,860
PRICE	$14,748,949 *($182.40 PSF)*
BUYER	Faropoint
SELLER	LD Hart Properties, LLC

**Part of Portfolio Sale*

5224 SNAPFINGER WOODS DR
DECATUR, GA 30035

SIZE (SF)	223,715
PRICE	$11,500,000 *($51.40 PSF)*
BUYER	Atlanta Deferred Exchange
SELLER	Bosch Packaging Technology Inc

6575 MARSHALL BLVD
LITHONIA, GA 30058

SIZE (SF)	43,084
PRICE	$10,300,000 *($239.07 PSF)*
BUYER	Miramar Capital
SELLER	Joseph Coleman

NOTABLE LEASES

14108 LOCHRIDGE BLVD
COVINGTON, GA 30014

SIZE (SF)	126,805
TENANT	Verescence
LANDLORD	Gwinnett Industries, Inc.
LEASE TYPE	Renewal

4411 BIBB BLVD
TUCKER, GA 30084

SIZE (SF)	119,000
TENANT	Uni Uni Logistics
LANDLORD	Thor Equities
LEASE TYPE	New

5682 E PONCE DE LEON AVE
STONE MOUNTAIN, GA 30083

SIZE (SF)	64,912
TENANT	Undisclosed
LANDLORD	Investcorp
LEASE TYPE	New

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