LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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July 2026 Release | Industrial Availability Metrics

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ATL MARKET

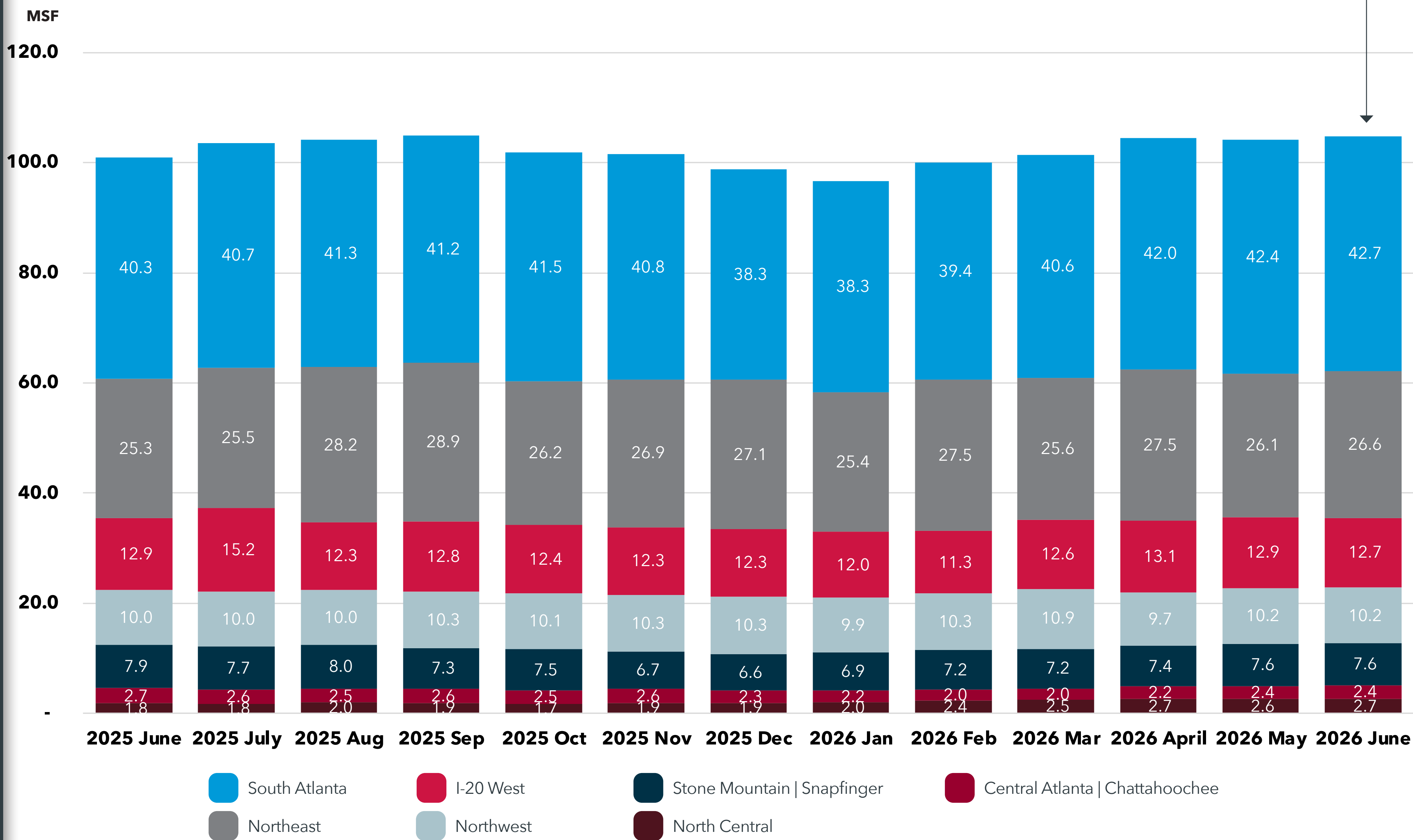
STRONG DEMAND OFFSETS NEW SUPPLY, HOLDING AVAILABILITY STEADY

- Overall availability remained essentially flat in June at 104.8 MSF, as strong leasing activity continued to offset the impact of ongoing speculative development and new supply entering the market. Despite continued groundbreaking activity and deliveries, overall availability increased by less than 1% during the month.
- Sublease availability held steady at 13.4 MSF, with only approximately 250,000 SF of new sublease space coming to market metro-wide during June. That is less than one-quarter of the approximately 1.1 MSF average monthly additions recorded between January and May, signaling a notable slowdown in tenants returning excess space to the market.
- Despite relatively little month-over-month movement in availability, leasing fundamentals remain strong. Atlanta recorded nearly 14 million SF of leasing activity during Q2, well above the historical quarterly average. More importantly, approximately 70% of that volume consisted of new lease transactions rather than renewals, underscoring continued tenant expansion and relocation activity across the market.

Total Available SF

ALL BUILDINGS

JUNE '26 | **104.8 MSF TOTAL**

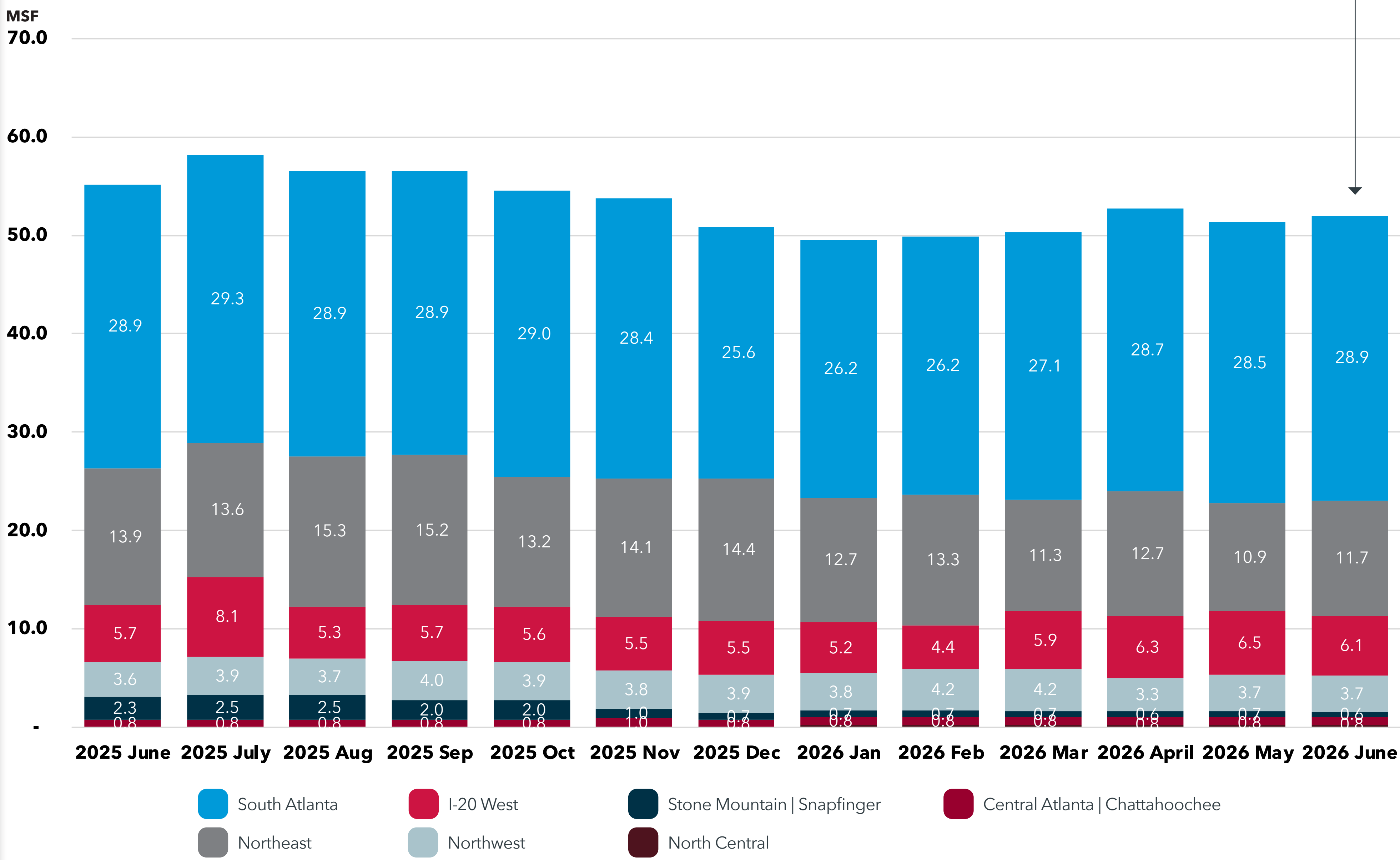


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Total Available SF

BUILDINGS 250,000 SF & ABOVE

JUNE '26 | **52.0 MSF TOTAL**

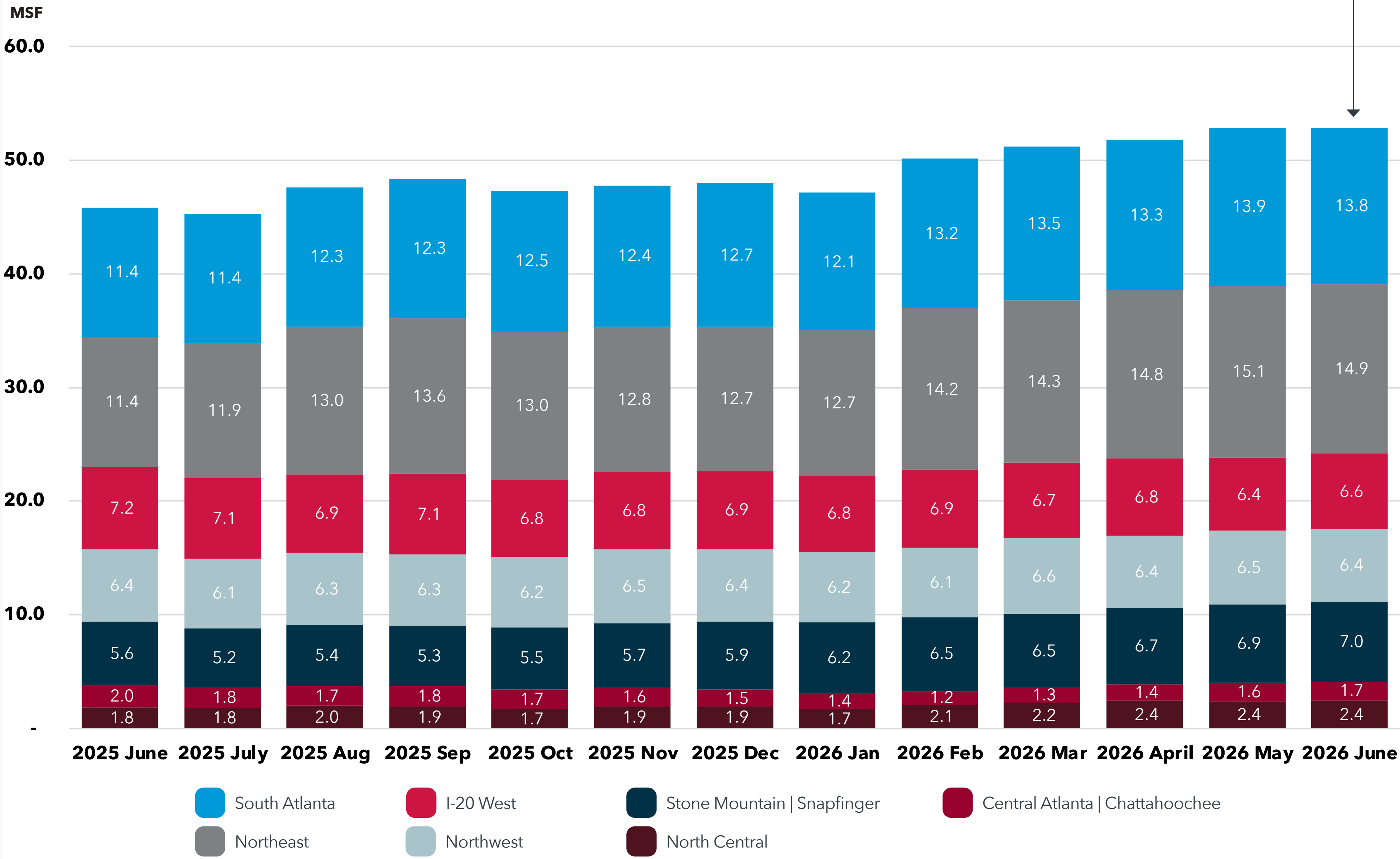


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Total Available SF

BUILDINGS 250,000 SF & BELOW

JUNE '26 | **52.8 MSF TOTAL**



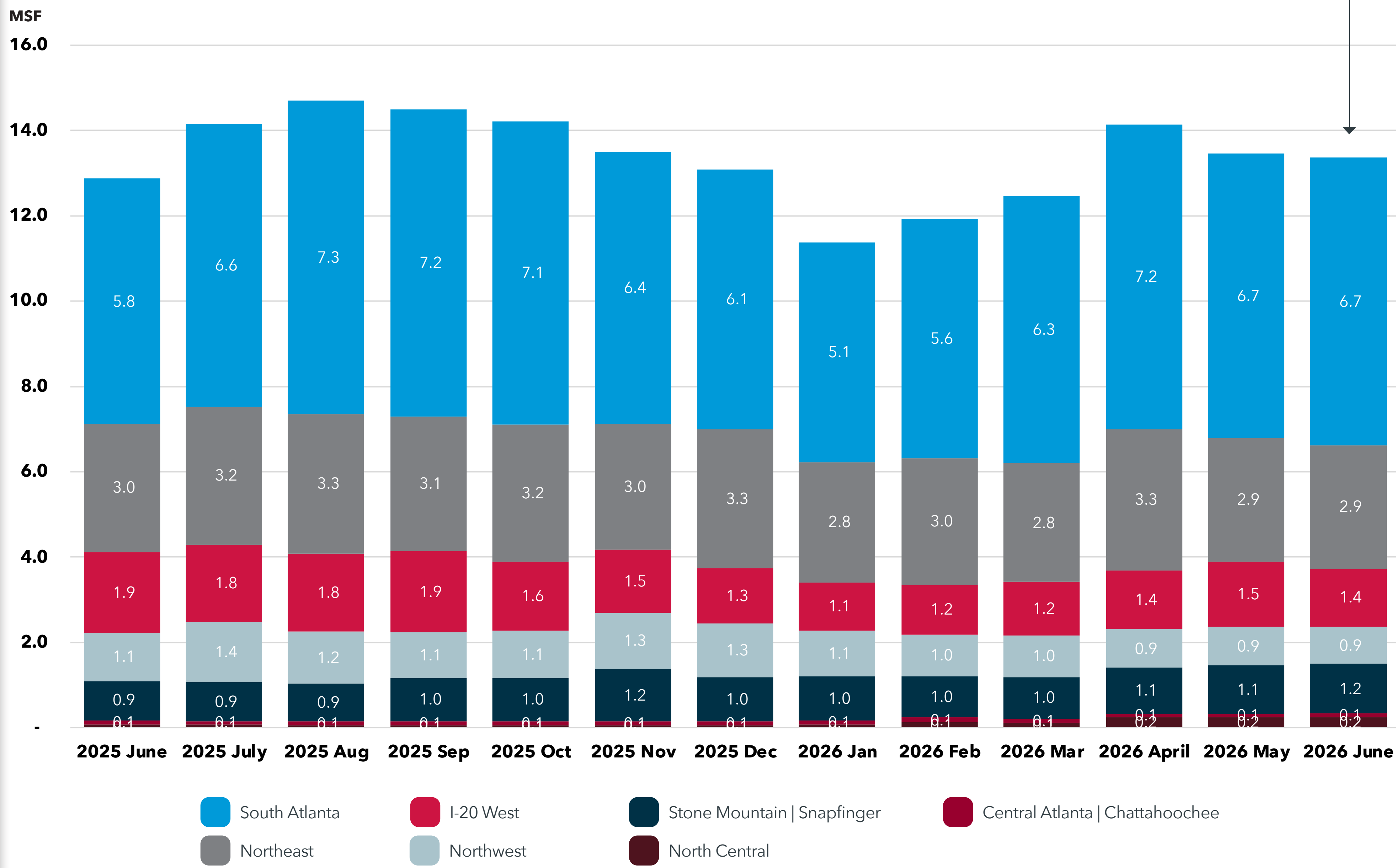
Region	2025 June	2025 July	2025 Aug	2025 Sep	2025 Oct	2025 Nov	2025 Dec	2026 Jan	2026 Feb	2026 Mar	2026 April	2026 May	2026 June
South Atlanta	11.4	11.4	12.3	12.3	12.5	12.4	12.7	12.1	13.2	13.5	13.3	13.9	13.8
Northeast	11.4	11.9	13.0	13.6	13.0	12.8	12.7	12.7	14.2	14.3	14.8	15.1	14.9
I-20 West	7.2	7.1	6.9	7.1	6.8	6.8	6.9	6.8	6.9	6.7	6.8	6.4	6.6
Northwest	6.4	6.1	6.3	6.3	6.2	6.5	6.4	6.2	6.1	6.6	6.4	6.5	6.4
Stone Mountain | Snapfinger	5.6	5.2	5.4	5.3	5.5	5.7	5.9	6.2	6.5	6.5	6.7	6.9	7.0
Central Atlanta | Chattahoochee	2.0	1.8	1.7	1.8	1.7	1.6	1.5	1.4	1.2	1.3	1.4	1.6	1.7
North Central	1.8	1.8	2.0	1.9	1.7	1.9	1.9	1.7	2.1	2.2	2.4	2.4	2.4

*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Sublease Available SF

ALL BUILDINGS

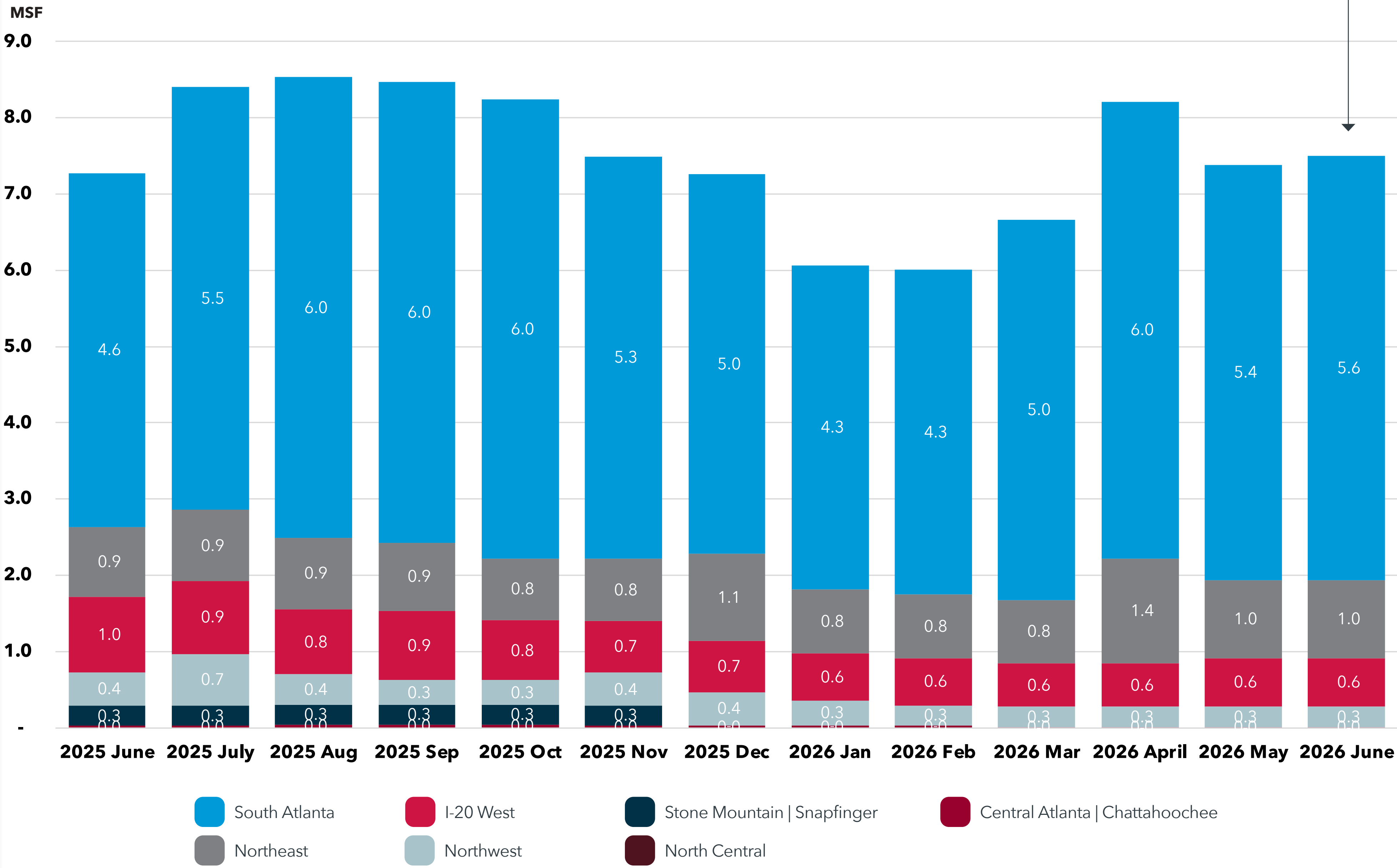
JUNE '26 | **13.4 MSF TOTAL**



Sublease Available SF

BUILDINGS 250,000 SF & ABOVE

JUNE '26 | **7.5 MSF TOTAL**



Sublease Available SF

BUILDINGS 250,000 SF & BELOW