Q2 2026

ATLANTA INDUSTRIAL MARKET REPORT

Strong Tenant Demand Sustains a Well-Balanced Industrial Market

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MARKET OVERVIEW

Q2 2026

Atlanta's industrial market remained well balanced during the second quarter, as leasing activity accelerated to its strongest pace in four years. Tenants signed 14.4 MSF during the quarter, approximately 22% above Q1 and nearly 30% above the recent two-year quarterly average, reinforcing healthy tenant demand across the market. While net absorption finished in positive territory, nearly all of the gain was attributable to Hyundai SK Battery America's 3.3 MSF owner-occupied manufacturing facility becoming operational in the Northwest. Excluding that occupancy, absorption was essentially flat, as tenant move-ins and move-outs remained largely in equilibrium. Vacancy increased modestly to 8.9%, though the rise was driven almost entirely by newly delivered speculative space entering the market vacant rather than weakening tenant demand. Average asking rents continued to edge higher to $8.39 PSF, reflecting a healthier, more sustainable pace of rental growth. Overall, first-half performance reinforced that Atlanta's industrial market remains fundamentally healthy, with new supply, not softening demand, continuing to be the primary driver of market conditions.

3,550,231 SF*
Q2 NET ABSORPTION
Q1: 6,796,906 SF
**3.3 MSF attributed to Hyundai SK Battery Plant*

8.9%
Q2 VACANCY RATE
Q1: 8.6%

12.2 MSF
Q2 UNDER CONSTRUCTION
Q1: 11.3 MSF

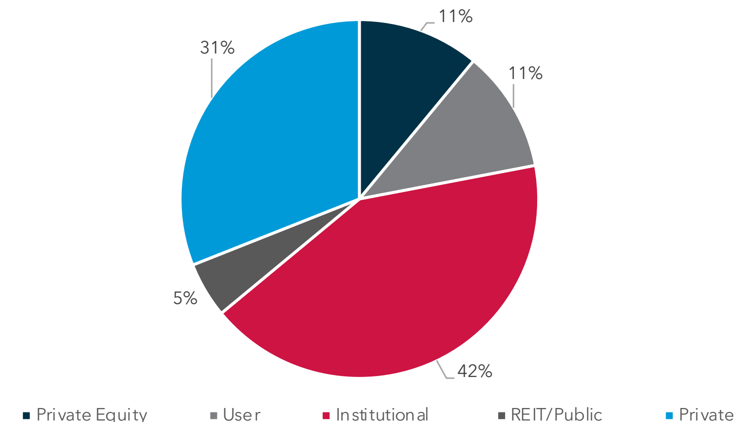
6,504,825 SF*
Q2 NEW SUPPLY DELIVERED
Q1: 674,782 SF
**3.3 MSF attributed to Hyundai SK Battery Plant*

$8.39 PSF
Q2 AVG. ASKING RENT | YEAR
Q1: $8.08 PSF

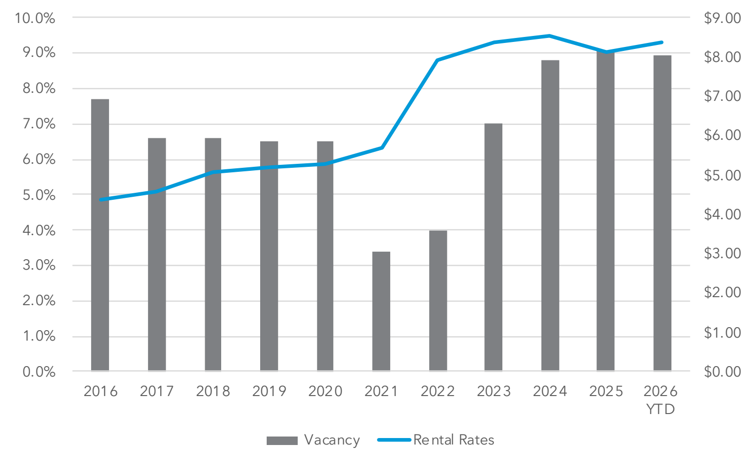
$126 PSF
Q2 AVG. SALES PRICE
Q1: $118 PSF

$6.7 Billion
ROLLING 12-MO SALES VOLUME
Q1: $5.9 Billion

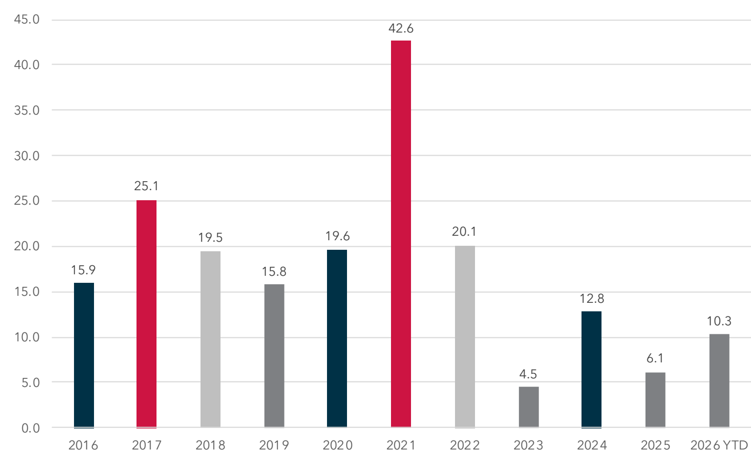
12 MONTH | BUYER COMPOSITION



ANNUAL | VACANCY & RENTAL RATES



ANNUAL | NET ABSORPTION (MSF)



MARKET ACTIVITY

Q2 2026

Q2 2026 | TOP SALES

450 LOGISTICS PARKWAY

JACKSON, GA 30233

SUBMARKET	South Atlanta
BUYER	BGO
SELLER	ICM Asset Management
SIZE (SF)	724,839
SALE PRICE	*$70,050,000 ($96.64 PSF)*

580 HORIZON DRIVE - BUILDING 400*

SUWANEE, GA 30024

SUBMARKET	Northeast Atlanta
BUYER	Ares Real Estate Income Trust, Inc.
SELLER	Clarion Partners
SIZE (SF)	688,813
SALE PRICE	*$86,600,000 ($125.72 PSF)*

** Part of a portfolio sale*

6705 OAKLEY IND. BLVD - BUILDING 4*

UNION CITY, GA 30291

SUBMARKET	South Atlanta
BUYER	The Orden Company
SELLER	Link Logistics Real Estate
SIZE (SF)	560,625
SALE PRICE	*$80,393,888 ($143.40 PSF)*

** Part of a portfolio sale*

Q2 2026 | TOP LEASES

1325 HIGHWAY 42 SOUTH

MCDONOUGH, GA 30252

SUBMARKET	South Atlanta
TENANT	Amazon
SIZE (SF)	1,219,826
LEASE TYPE	New Lease

7634 HIGHWAY 140

ADAIRSVILLE, GA 30103

SUBMARKET	Northwest Atlanta
TENANT	PACTRA International Co.
SIZE (SF)	691,667
LEASE TYPE	New Lease

2065 ANVIL BLOCK ROAD*

FOREST PARK, GA 30297

SUBMARKET	South Atlanta
TENANT	US Elogistics Service Corp
SIZE (SF)	571,517
LEASE TYPE	New Lease

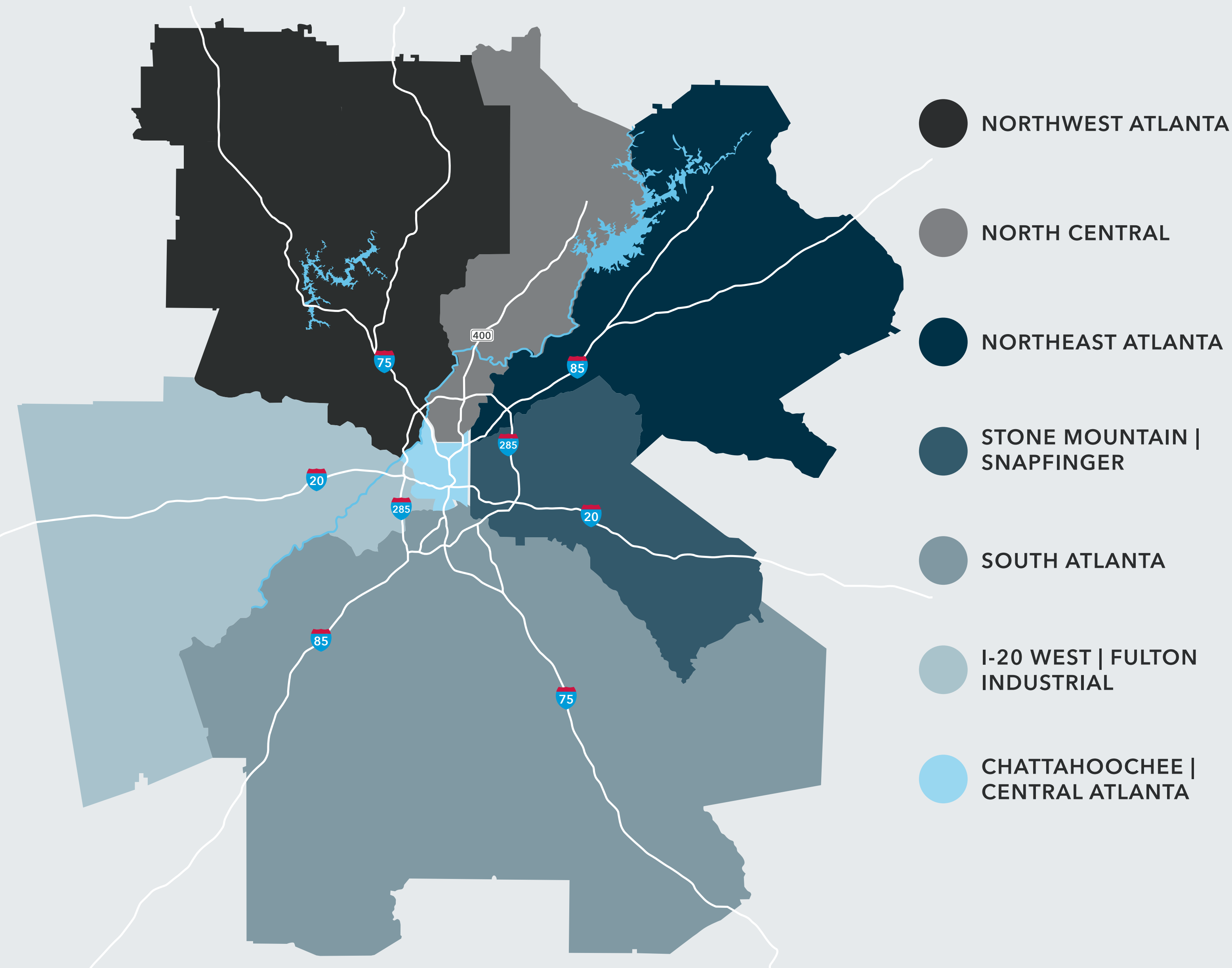
** Lee & Associates - Transaction*

Q2 2026 | TOP CONSTRUCTION

PROJECT NAME	LOCATION	BUILDING SIZE (SF)	SUBMARKET	DELIVERY
Bremen Logistics Center (Southwire)	Interstate 20 & Waco Rd	1,200,000	I-20 W | Fulton Ind.	2026 Q3
Riverview Business Park - Bldg 300	128 Riverview Park Rd	1,073,200	South Atlanta	2027 Q2
I-85 South Crossing	5400 Highway 29	1,035,000	South Atlanta	2027 Q1
PNK Griffin 200	35 S McDonough Rd	1,028,831	South Atlanta	2027 Q2
River Park E-Commerce Center - Bldg 11 A	850 Logistics Pky	1,005,074	South Atlanta	2026 Q4
Project Optimus	McClure	480,000	Northeast Atlanta	2026 Q4
Rockmart Logistics Center	0 Rockmart Rd	424,305	I-20 W | Fulton Ind.	2026 Q4
Intown Station - Bldg B	1400 Murphy Ave SW	351,230	Central Atlanta	2026 Q3

Q2 2026

INDUSTRIAL SUBMARKETS	TOTAL INVENTORY (SF)	TOTAL VACANT (SF)	Q2 VACANCY RATE	2026 YTD NET ABSORPTION (SF)	UNDER CONSTRUCTION (SF)	2026 YTD DELIVERIES (SF)	AVG. ASKING RENT / YEAR (PSF)
Northwest Atlanta	127,185,522	10,996,336	8.6%	3,916,901	-	3,936,005	$9.77
North Central	32,901,853	2,861,506	8.7%	164,947	388,779	462,391	$15.44
Northeast Atlanta	252,849,809	20,386,126	8.1%	4,876,467	3,127,236	1,116,772	$8.76
Stn. Mountain | Snapfinger	84,012,439	7,812,684	9.3%	(449,460)	552,210	-	$8.34
South Atlanta	256,664,466	27,006,036	10.5%	921,590	5,920,524	1,275,628	$6.68
I-20 West | Fulton Ind.	129,042,316	9,407,167	7.3%	1,023,764	1,892,765	113,865	$6.92
Chattahoochee | Central Atl.	28,338,819	2,852,531	10.1%	(107,072)	351,230	274,946	$14.36
TOTAL	**910,995,224**	**81,322,386**	**8.9%**	**10,347,137**	**12,232,744**	**7,179,607**	**$8.39**



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