

Q2 2025

ATLANTA INDUSTRIAL SUBMARKET REPORT

NORTHWEST ATLANTA

WHAT'S HAPPENING?

The Northwest Atlanta industrial market continued its strong run in Q2 2025, with net absorption of 533,750 square feet and healthy tenant activity despite a modest rise in vacancy. The submarket remains one of the tighter industrial zones in metro Atlanta, with users showing sustained interest in well-located facilities along key logistics routes.

- Net absorption reached 533,750 square feet, representing a quarter-over-quarter increase and one of the market's strongest totals in the past year
- Vacancy rose slightly to 9.18% from 8.61%, but remains within a healthy range and below peak levels seen in early 2024
- Quoted rents averaged \$8.15 per square foot, while the largest lease of the quarter was Broadrange Logistics' full-building commitment of 308,880 square feet in Emerson



9.2%
Q2 VACANCY RATE
Q1: 8.6%



533,750 SF
Q2 NET ABSORPTION
Q1: 461,354 SF

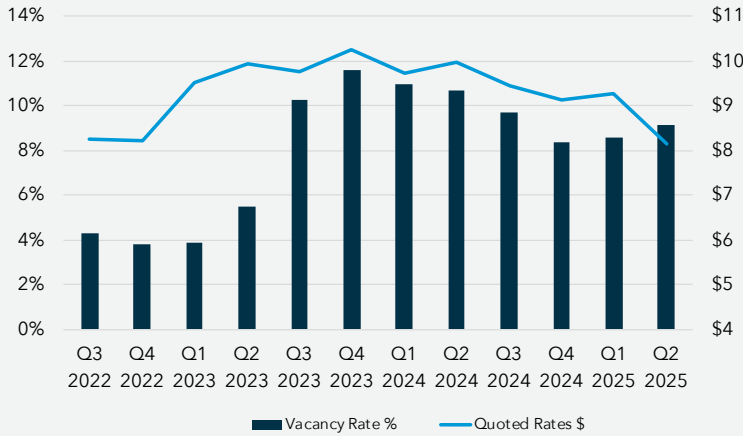


133,000 SF
Q2 UNDER CONSTRUCTION
Q1: 308,880 SF

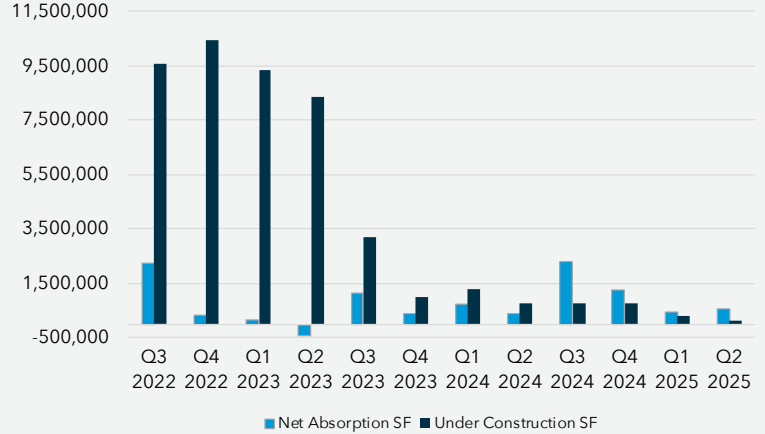


\$8.15 PSF
Q2 AVG. ASKING RENT | YEAR
Q1: \$9.27 PSF

Q2 2025 | VACANCY & RENTAL RATE



Q2 2025 | NET ABSORPTION & U.C.



NOTABLE SALES



2140 NEWMARKET PKWY SE* MARIETTA, GA 30067

SIZE (SF)	80,479
PRICE	\$16,662,783 (\$207.05 PSF)
BUYER	Taurus Investment Holdings, LLC
SELLER	Blackstone RE Income Trust, Inc.

*Part of Portfolio Sale



1000 WILLIAMS DR* MARIETTA, GA 30066

SIZE (SF)	84,124
PRICE	\$13,750,495 (\$163.46 PSF)
BUYER	Taurus Investment Holdings, LLC
SELLER	Blackstone RE Income Trust, Inc.

*Part of Portfolio Sale



1775 WEST OAK PKWY* MARIETTA, GA 30062

SIZE (SF)	90,687
PRICE	\$12,366,775 (\$136.37 PSF)
BUYER	Faropoint
SELLER	Mapletree RE Advisors Pte. Ltd

*Part of Portfolio Sale

NOTABLE LEASES



87 MONROE CROSSING CARTERSVILLE, GA 30120

SIZE (SF)	308,880
TENANT	Broadrange Logistics
LANDLORD	Dermbody Properties
LEASE TYPE	New



151 LOGISTICS PKWY NE | BLDG. 4 WHITE, GA 30184

SIZE (SF)	290,140
TENANT	Vanderlande Industries, Inc.
LANDLORD	Core5 Industrial Partners
LEASE TYPE	New



934 PEEPLES VALLEY RD NE | BLDG. 100 CARTERSVILLE, GA 30121

SIZE (SF)	250,874
TENANT	CEVA Group Plc.
LANDLORD	Transwestern Development Co.
LEASE TYPE	Renewal

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