ATLANTA INDUSTRIAL | Q1 2026

8.5%
VACANCY RATE

4.7 M SF
YTD ABSORPTION

1.4 M SF
NEW SUPPLY

11.6 M SF
UNDER CONSTRUCTION

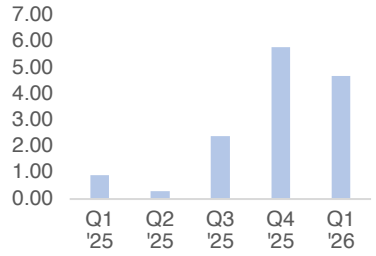
$7.54
AVG LEASE RATE (NNN)

The Atlanta industrial market continued to stabilize in Q1 2026, with bulk transactions accounting for a significant share of activity. Deal flow is increasingly concentrated in larger spaces, particularly those 800,000 square feet and above. Year-to-date absorption totaled 4.7 million square feet, helping push vacancy down to 8.5%.

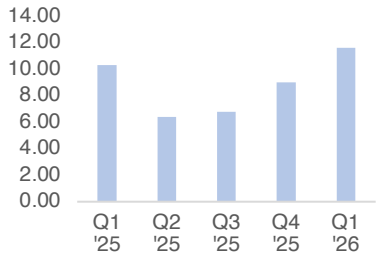
Leasing activity reflects growing tenant confidence, as occupiers continue to commit to larger spaces and longer-term deals rather than prioritizing short-term flexibility. At the same time, owner-user demand has picked up, driven by rising rental rates and a greater desire for operational control. This trend has contributed to increased investment activity, highlighted by the $129.7 million acquisition of a 1.1 million-square-foot facility at Chattahoochee Logistics Center.

Development momentum also strengthened early in the year, with the construction pipeline expanding to 11.6 million square feet—more than half of which is speculative. Ongoing infrastructure improvements continue to support the region's logistics advantages, including the Blue Ridge Connector in Gainesville, which is expected to open in May 2026 and enhance connectivity between Atlanta and the Port of Savannah. Overall, the market appears well-positioned for more sustainable growth through 2026, supported by strong bulk demand and a more balanced development pipeline.

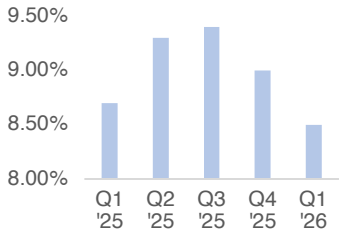
YTD ABSORPTION (MSF)



UNDER CONSTRUCTION (MSF)



VACANCY RATE



HISTORIC COMPARISON

QUARTER	VACANCY	YTD ABSORPTION (MSF)	NEW SUPPLY (MSF)	UNDER CONSTRUCTION (MSF)
Q1 '25	8.7%	0.9	2.1	10.3
Q2 '25	9.3%	0.3	4.4	6.4
Q3 '25	9.4%	2.4	3.9	6.8
Q4 '25	9.0%	5.8	0.5	9.0
Q1 '26	8.5%	4.7	1.4	11.6

*Report includes averages from JLL, Colliers, CBRE, and Cushman & Wakefield.

NOTABLE BUILDING SALES



PROPERTY: 7055 Campbellton Rd
SUBMARKET: I-20 West
BUYER: Amazon
SELLER: Walton Street Capital, LLC
SIZE (SF): 1,128,400
SALE PRICE: $129.7M ($115/SF)
SALE TYPE: Owner-User



PROPERTY: 225 Midland Ct
SUBMARKET: I-75 South
BUYER: Bridge Logistics Properties
SELLER: TA Realty
SIZE (SF): 698,000
SALE PRICE: $80.2M ($115/SF)
SALE TYPE: Investment

NOTABLE LEASES



PROPERTY: 860 John B Brooks Rd
SUBMARKET: I-85 North
LANDLORD: EQT Real Estate
TENANT: Kubota
SIZE (SF): 810,000
LEASE TYPE: New



PROPERTY: 3864 Highway 41
SUBMARKET: I-75 North
LANDLORD: Thor Equities
TENANT: EAE USA
SIZE (SF): 799,000
LEASE TYPE: New



PROPERTY: 1380 Jesse Cronic Rd
SUBMARKET: I-85 North
LANDLORD: Cabot Properties
TENANT: GigaCloud
SIZE (SF): 590,000
LEASE TYPE: Renewal



PROPERTY: 1060 Douglas Hills Rd
SUBMARKET: I-20 West
LANDLORD: Link Logistics Real Estate
TENANT: Cleveland Electric
SIZE (SF): 489,000
LEASE TYPE: New