

# ATLANTA Industrial Market

Q3 2024

## MARKET TRENDS

INDICATOR	Q3 2024	Q3 2023	Y-0-Y
<b>INVENTORY</b>	<b>855 MSF</b>	816 MSF	+39 MSF
<b>VACANCY</b>	<b>7.7%</b>	5.2%	+310 BPS
<b>YTD NET ABSORPTION</b>	<b>5 MSF</b>	5.5 MSF	-0.5 MSF
<b>LEASING ACTIVITY</b>	<b>8.3 MSF</b>	6.0 MSF	+2.3 MSF

## DEVELOPMENT PIPELINE

<b>19 MSF</b> UNDER CONSTRUCTION	<b>43</b> DELIVERIES YTD (#)	<b>16 MSF</b> DELIVERIES YTD (SF)
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## KEY TAKEAWAYS

- ✓ Strong absorption and leasing activity
- ✓ Vacancy rate ticks up
- ✓ 4.4 MSF new supply added
- ✓ Construction starts decline

## Leasing activity strong; construction slows after record supply wave

Over the past year, the Atlanta industrial market has seen a downshift from the flurry of activity several years ago. The area's vacancy rate has now risen to 7.7%, above the market's 10-year average of 5.8%.

Atlanta's net absorption has been inconsistent quarter to quarter for the past year. The number of new industrial leases over 200,000 square feet is picking up somewhat after a slump in early 2023. Since the start of the year, 26 of these leases have been signed, compared to 22 for the same period last year.

Atlanta still offers lower living and business costs compared to major East and West Coast metros, which are likely to continue attracting population and job growth. Over the past few decades, Atlanta has experienced significant in-migration, with many employers noting substantial savings from relocating operations to the area without sacrificing access to quality labor.

### NOTABLE LEASES

**Dick's Sporting Goods**  
914K SF Renewal  
3909 N COMMERCE DR  
South Atlanta

**GE Verona**  
660K SF Renewal  
4955 MASON RD  
South Atlanta

**Petco**  
506K SF Renewal  
930 HWY 124  
Northeast Atlanta

**Geodis**  
500K SF New Lease  
AIRPORT LOGISTIC CENTER  
South Atlanta

### NOTABLE SALES

**Dogwood Portfolio**  
\$185M, \$160/SF  
18 properties | Metro Atlanta  
Buyer: Stolz Real Estate Partners

**Haverty's Distribution Center**  
\$56M, \$69/SF  
1090 Broadway Ave | Northeast  
Buyer: Northwood Investors

**Cumberland Business Park**  
\$52M, \$164/SF  
10 properties | Northwest  
Buyer: Investcorp

**Victory Landing Logistics 1 & 5**  
\$50M, \$135/SF  
3968 & 3996 Gilbert Rd | Northeast  
Buyer: Cabot Properties

**SUBMARKET TRENDS**

<b>LOWEST VACANCY RATE</b>	<b>HIGHEST YTD NET ABSORPTION</b>
<b>STONE MOUNTAIN</b> 4.3%	<b>NORTHWEST</b> 2.4 MSF
ATLANTA 8.3%	ATLANTA 5 MSF
<b>HIGHEST LEASING ACTIVITY</b>	<b>HIGHEST UNDER CONSTRUCTION</b>
<b>NORTHEAST</b> 1.5 MSF	<b>SOUTH ATLANTA</b> 6.6 MSF
ATLANTA 8.3 MSF	ATLANTA 19 MSF



BY SUBMARKET	TOTAL RBA	DIRECT VACANCY %	LEASING ACTIVITY	3Q NET ABSORPTION	YTD NET ABSORPTION	3Q DELIVERIES	UNDER CONSTRUCTION
CENTRAL ATLANTA	11,135,076	9.8%	74,494	22,144	(265,463)	-	-
CHATTAHOOCHEE	18,632,411	8.2%	40,476	(325,561)	(103,366)	-	1,580,863
GAINESVILLE	32,941,177	9.5%	187,497	549,416	125,984	156,141	1,503,728
I-20 W/FULTON IND	126,183,732	7.9%	1,618,741	(52,500)	(514,738)	952,779	1,757,031
JEFFERSON	48,982,319	19.3%	219,581	(446,721)	(38,004)	538,450	1,720,929
NORTH CENTRAL	30,207,128	5.5%	155,076	(90,144)	(315,718)	-	1,219,091
NORTHEAST	157,964,260	5.4%	2,066,828	64,441	(1,271,890)	25,000	1,832,834
NORTHWEST	95,467,034	9.9%	1,544,055	1,049,074	2,407,539	-	967,169
SNAPPINGER/I-20 EAST	58,072,207	7.6%	84,880	(263,381)	1,780,658	-	1,729,595
SOUTH ATLANTA	246,268,828	8.5%	2,124,902	(618,704)	3,254,461	2,724,474	6,622,880
STONE MOUNTAIN	28,646,486	4.3%	197,460	76,576	(86,869)	-	-
<b>TOTALS</b>	<b>854,500,658</b>	<b>7.7%</b>	<b>8,313,990</b>	<b>(35,360)</b>	<b>4,972,594</b>	<b>4,396,844</b>	<b>18,934,120</b>

BY PRODUCT TYPE	TOTAL RBA	DIRECT VACANCY %	LEASING ACTIVITY	3Q NET ABSORPTION	YTD NET ABSORPTION	3Q DELIVERIES	UNDER CONSTRUCTION
FLEX	53,666,186	6.0%	408,880	(149,955)	(378,842)	-	491,348
SHALLOW-BAY	112,908,449	4.3%	484,262	(155,920)	2,023,525	-	904,295
WAREHOUSE	687,926,023	9.2%	7,420,848	270,515	3,327,911	4,396,844	17,538,477

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