

LEE & ASSOCIATES

January 2025 | Real-Time Industrial Availability

Lee & Associates - Atlanta Research
atlantaresearch@lee-associates.com
404.442.2810 (ext. 2139)
www.lee-associates.com/atlanta

ATL MARKET

CLOSES OUT 2024 STRONG

- **Industrial Availability Declines in December 2024:** After an increase in November from several new groundbreakings of speculative product, industrial availability in Atlanta declined in December, driven by strong leasing activity.
- **Sublease Availability Shows Year-Over-Year Decline:** Positive tenant demand led to a 19.5% decline in sublease availability year-over-year, despite a small month-over-month increase.
- **Under-Construction Pipeline at Low Levels, Future Spec Projects Expected:** The under-construction pipeline for industrial properties stood at 5,198,515 square feet at the end of December 2024, marking a low point, with additional speculative projects expected to begin in 2025, boosting availability.

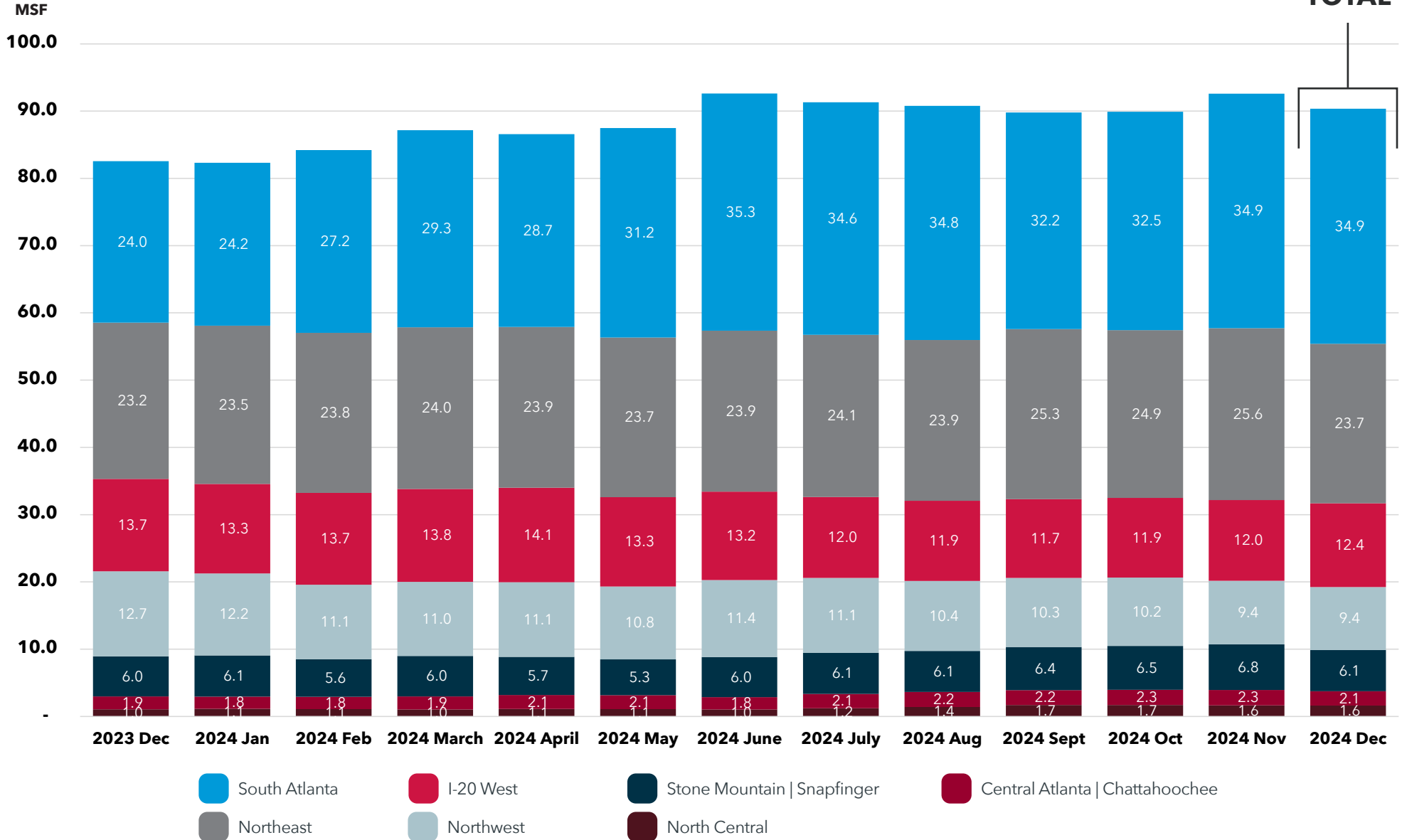
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Total Available SF

ALL BUILDINGS

DEC '24
90.4 MSF
TOTAL

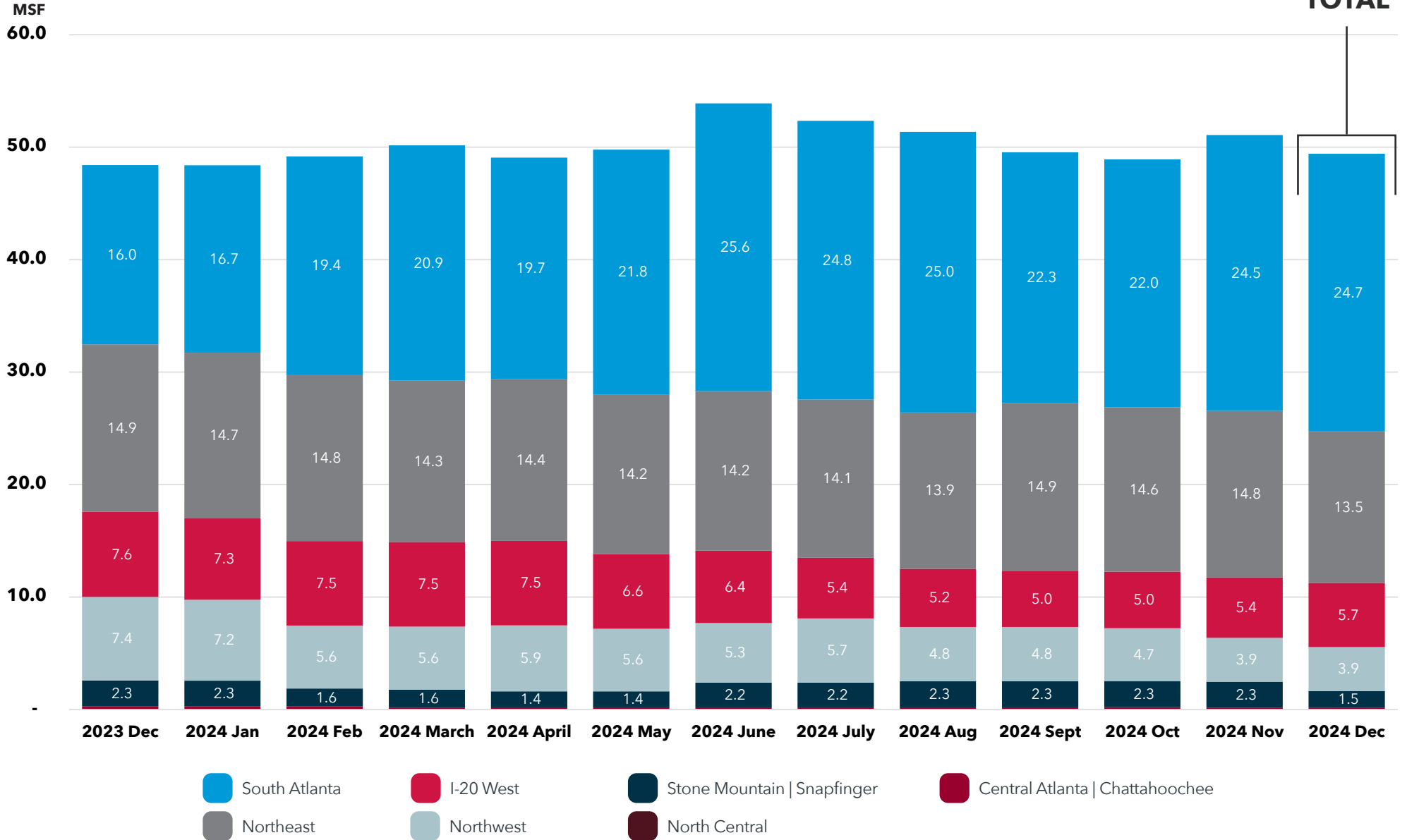


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Total Available SF

BUILDINGS 250,000 SF & ABOVE

DEC '24
49.4 MSF
TOTAL

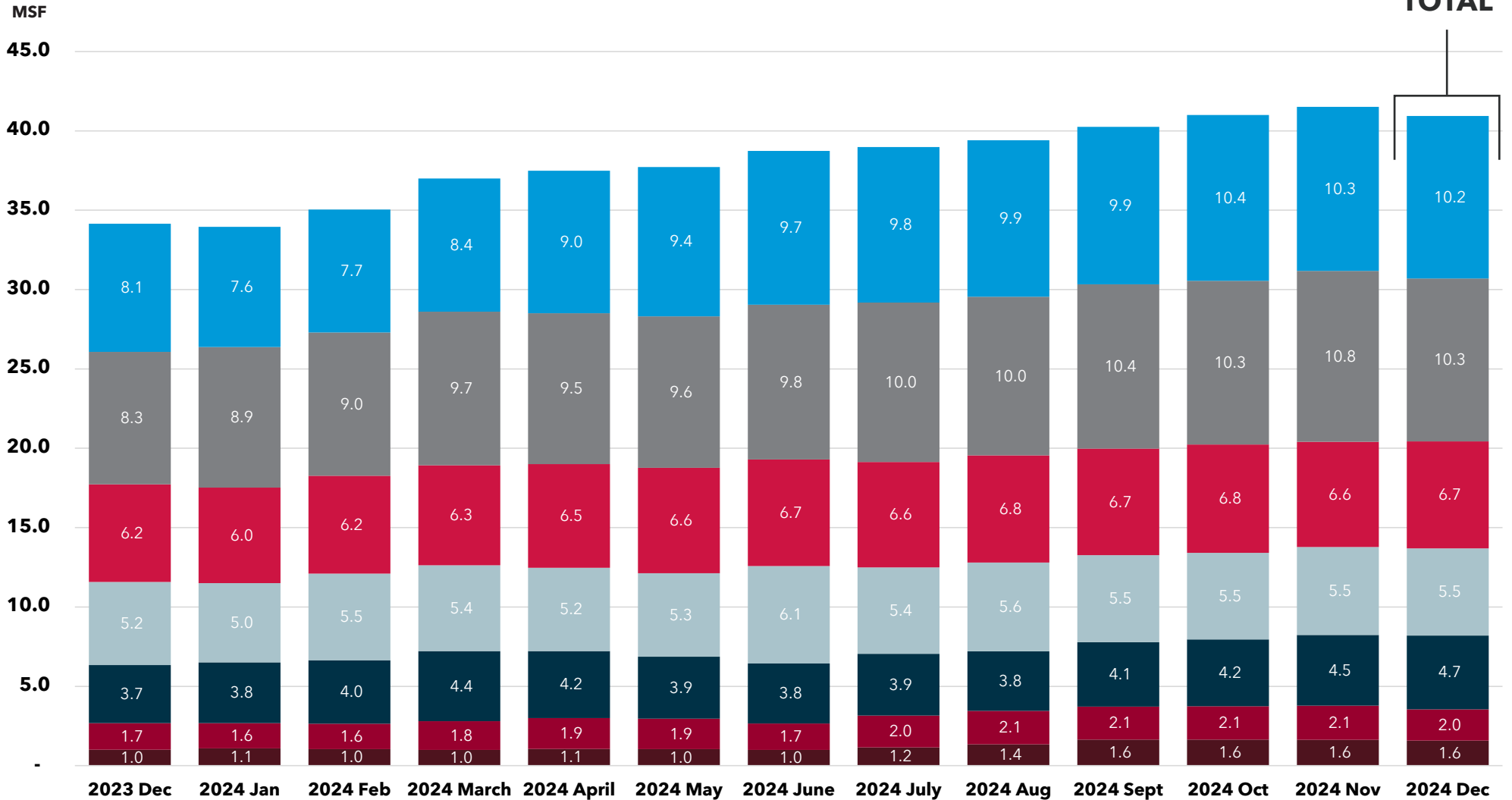


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Total Available SF

BUILDINGS 250,000 SF & BELOW

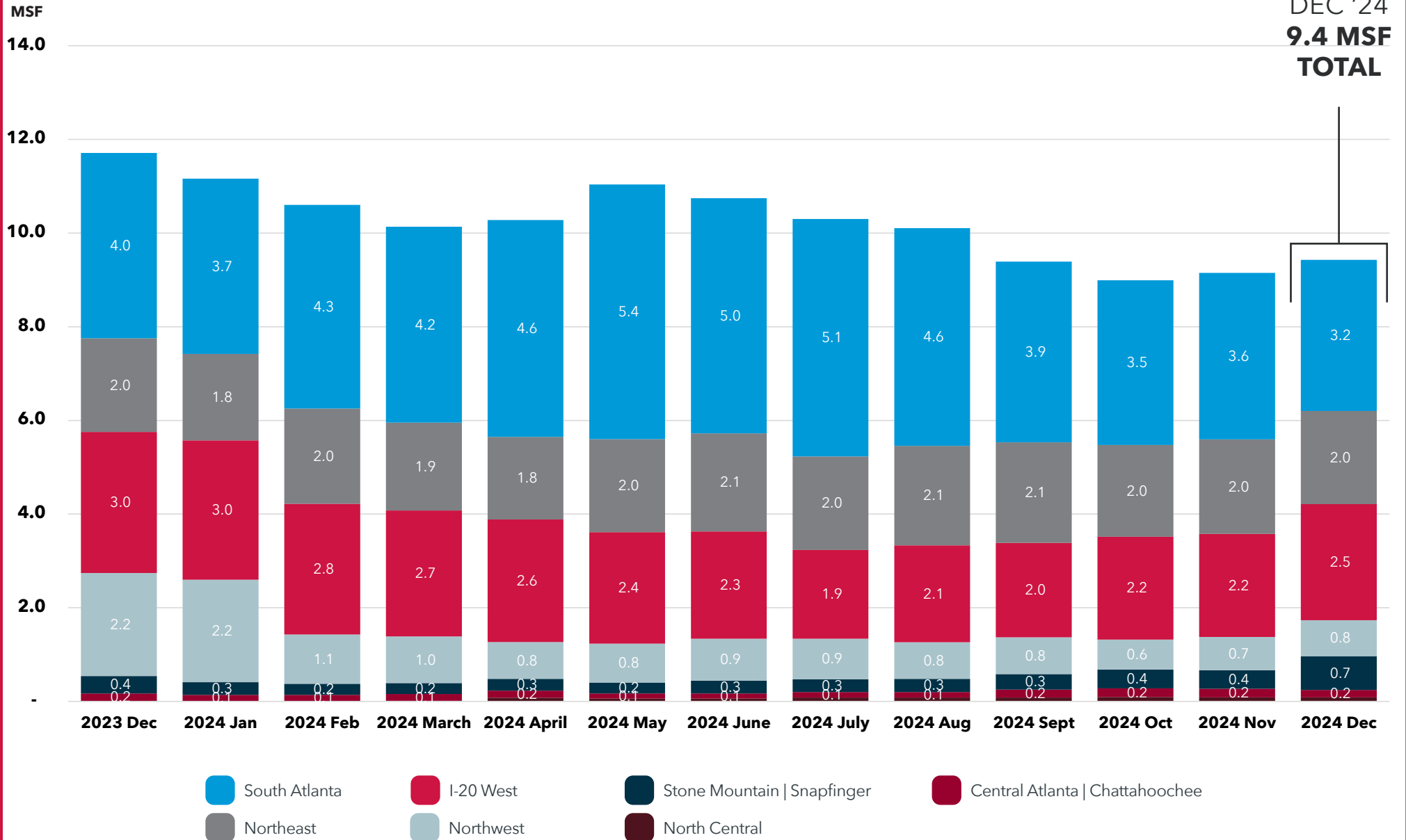
DEC '24
40.9 MSF
TOTAL



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

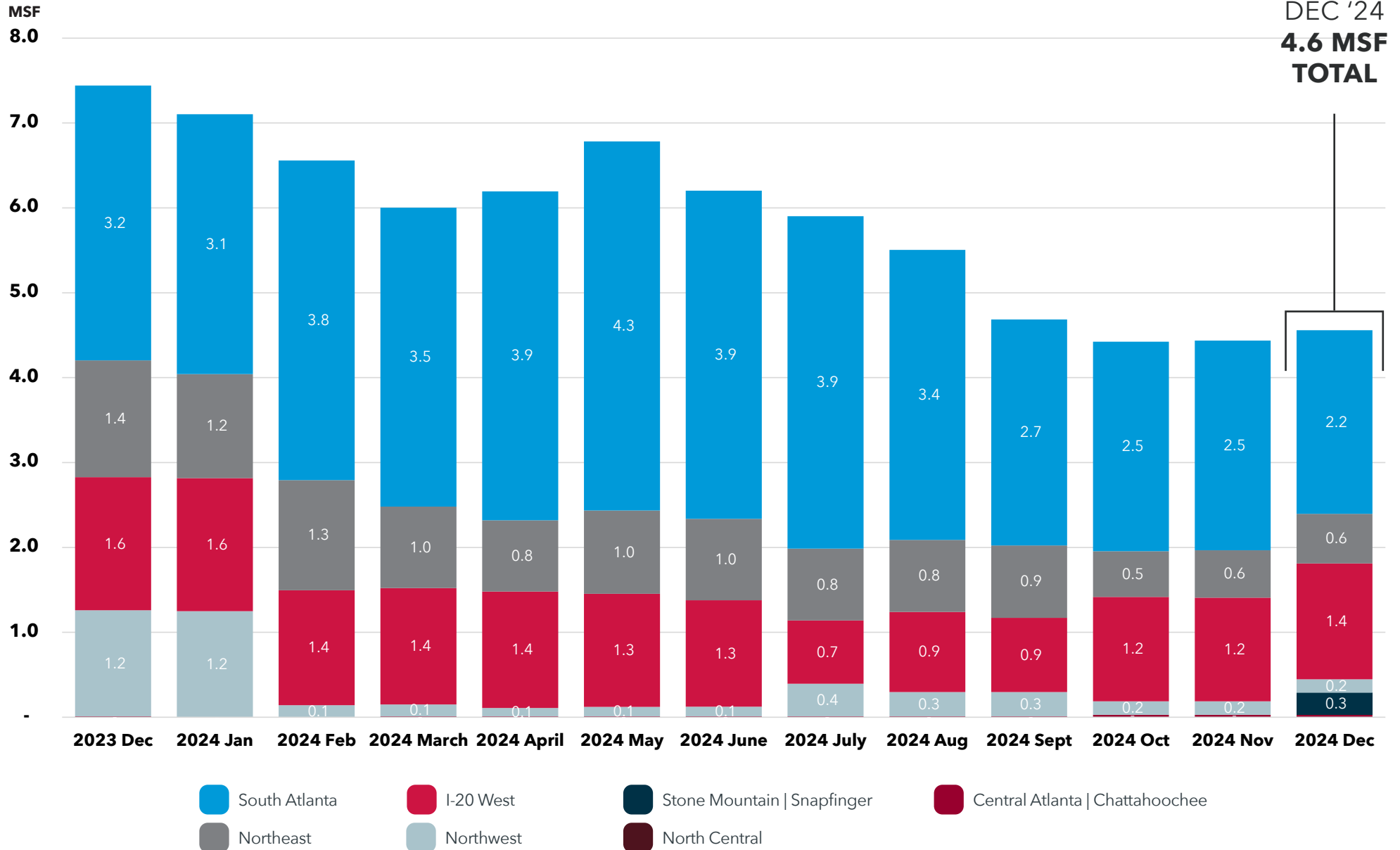
Sublease Available SF

ALL BUILDINGS



Sublease Available SF

BUILDINGS 250,000 SF & ABOVE



Sublease Available SF

BUILDINGS 250,000 SF & BELOW

DEC '24
4.9 MSF
TOTAL

