

LEE & ASSOCIATES

February 2025 | Real-Time Industrial Availability

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ATL MARKET

ENTERS 2025 WITH A SLIGHT
RISE IN AVAILABILITY AND
STRONG FUNDAMENTALS

- **Industrial Overall Availability:** Total available industrial space inched up to 93.03 million SF in January 2025, from 91.37 million SF in December 2024.
- **Sublease Availability:** Sublease availability rose slightly to 9.86 million SF in January 2025, largely due to a new 356,000 SF sublease at 300 Horizon Drive in Northeast Atlanta.
- **Development Activity:** There was little change in development activity from last month, but groundbreakings are expected to increase as strong leasing activity continues.

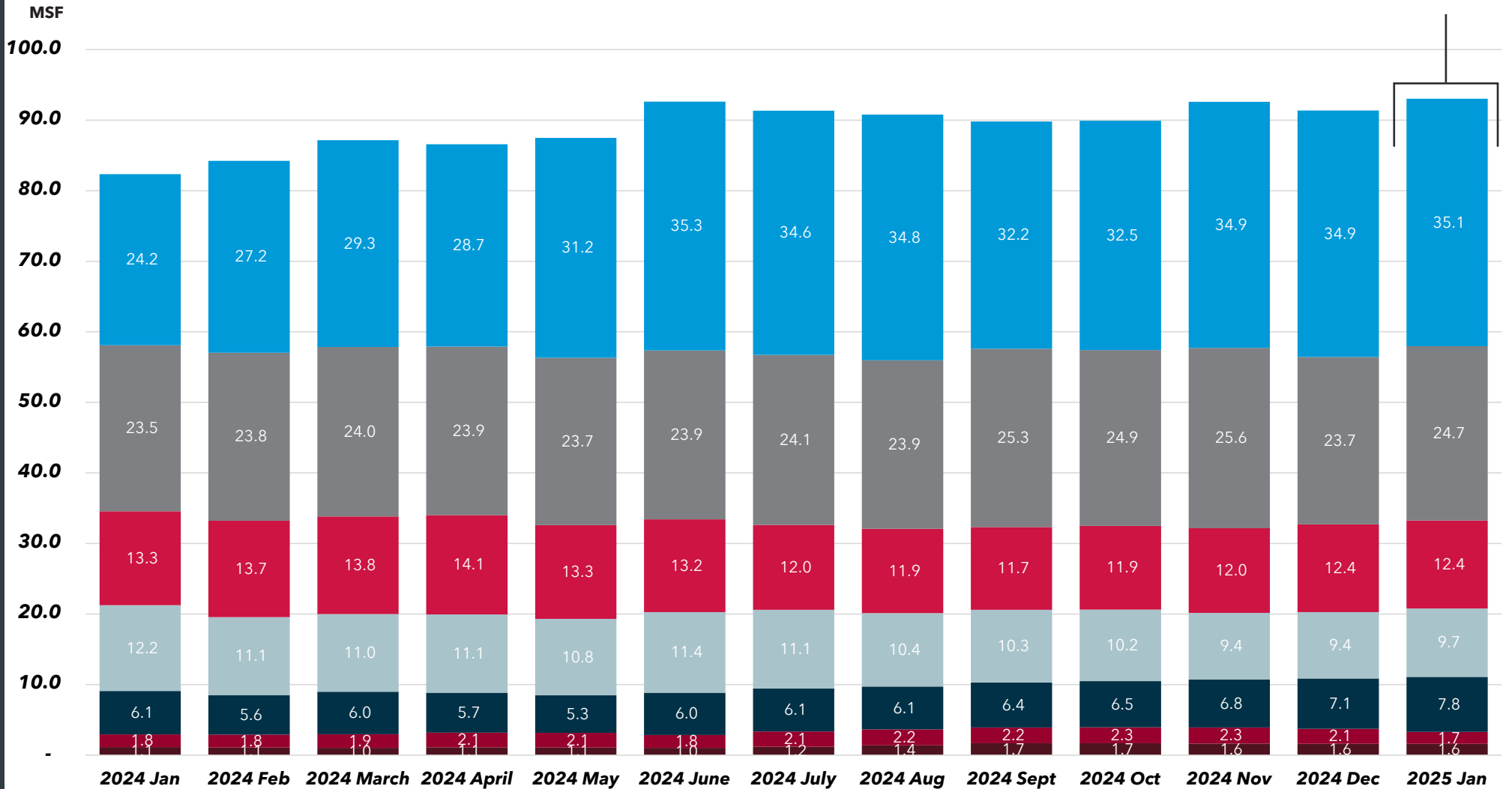
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Total Available SF

ALL BUILDINGS

JAN '25
93 MSF
TOTAL



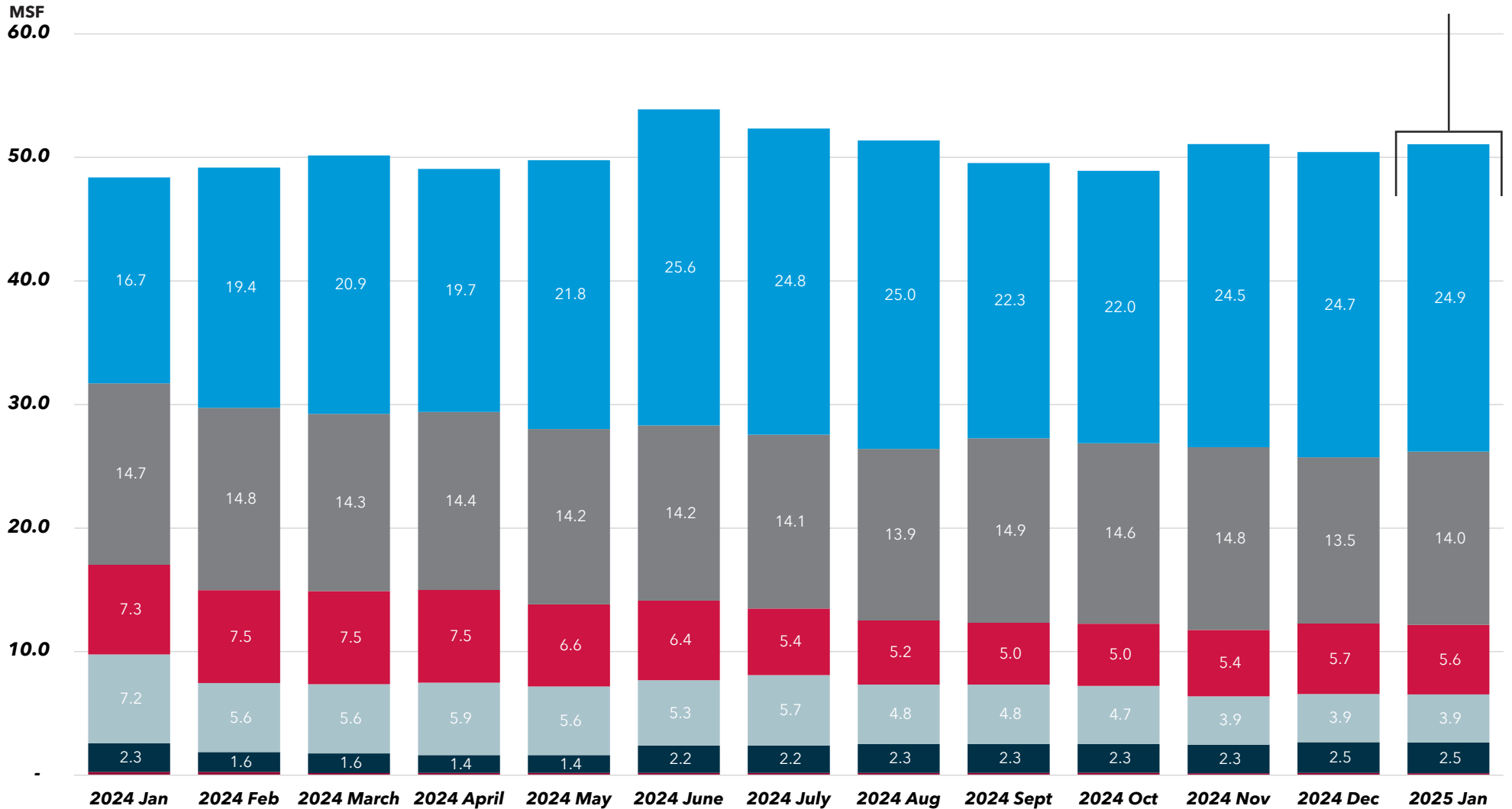
- South Atlanta
- I-20 West
- Stone Mountain | Snapfinger
- Central Atlanta | Chattahoochee
- Northeast
- Northwest
- North Central

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

Total Available SF

BUILDINGS 250,000 SF & ABOVE

JAN '25
51.1 MSF
TOTAL



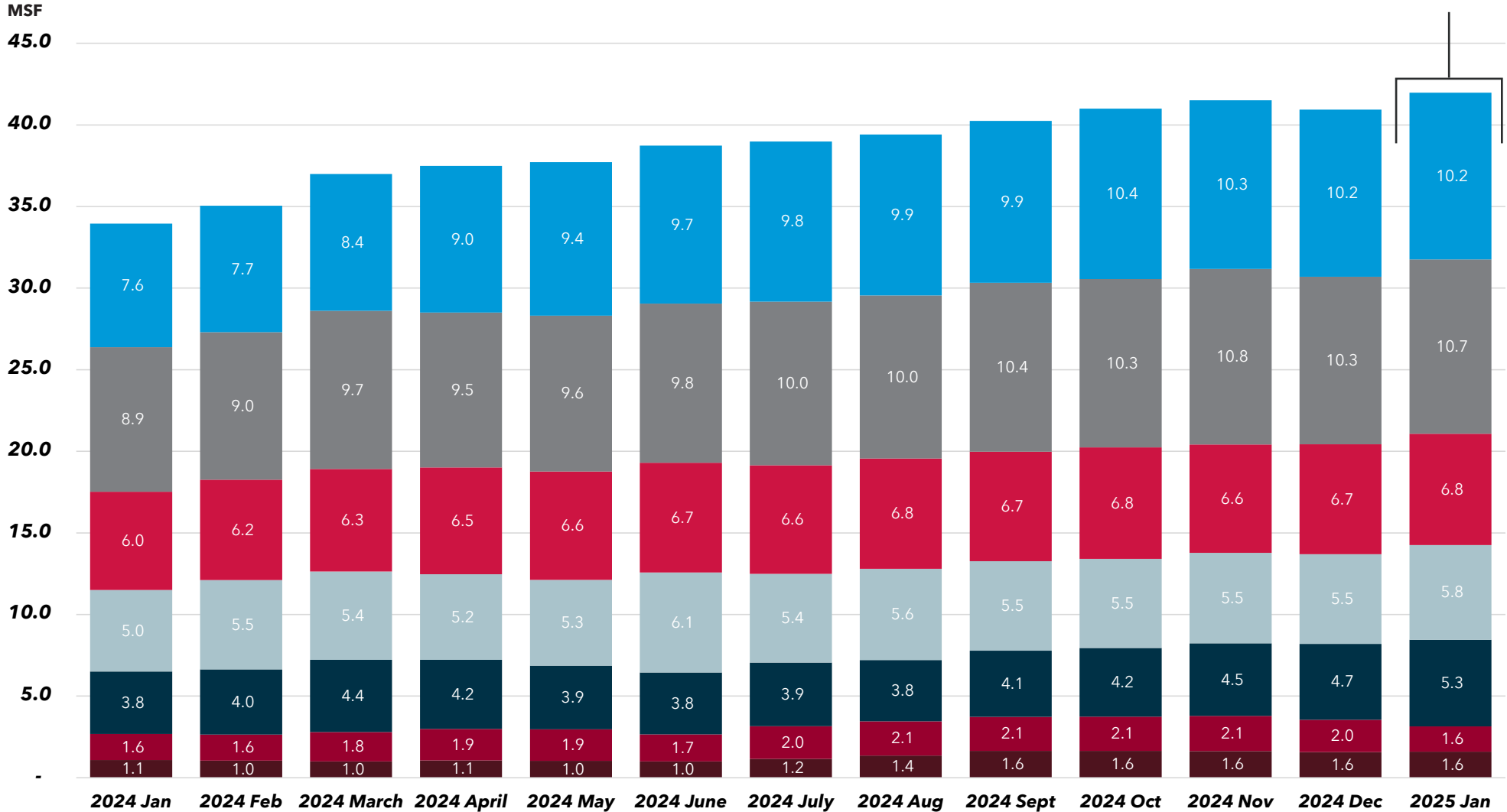
- South Atlanta
- I-20 West
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- Northeast
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*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Total Available SF

BUILDINGS 250,000 SF & BELOW

JAN '25
42 MSF
TOTAL

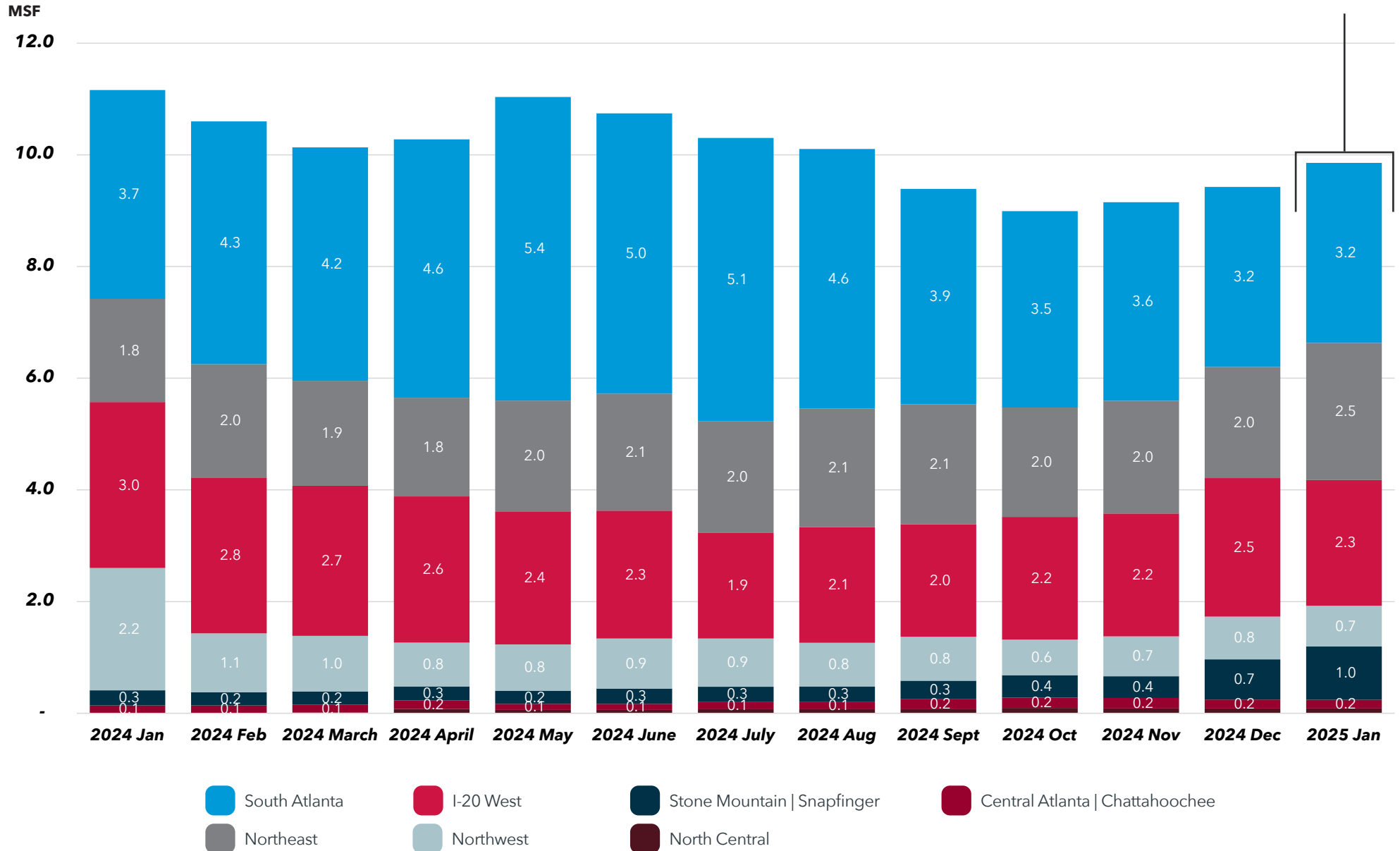


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Sublease Available SF

ALL BUILDINGS

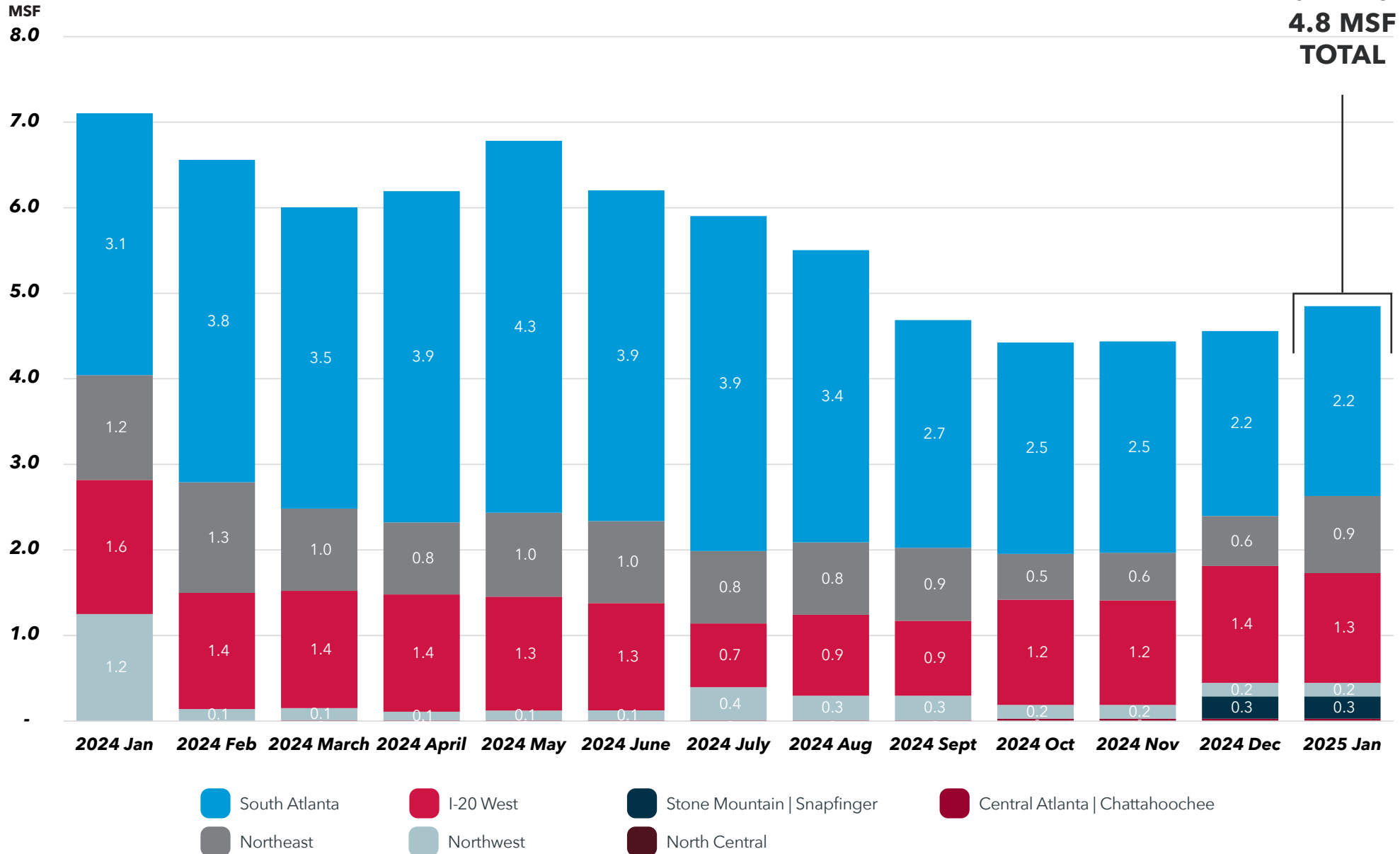
JAN '25
9.9 MSF
TOTAL



Sublease Available SF

BUILDINGS 250,000 SF & ABOVE

JAN '25
4.8 MSF
TOTAL



Sublease Available SF

BUILDINGS 250,000 SF & BELOW

JAN '25
5 MSF
TOTAL

